

**SPECIAL MEETING
GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
APRIL 8, 2021
6:00 p.m.**

I. COMMISSION BUSINESS

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

II. NEW BUSINESS

- A. FSP-2021-08 Hymer Property – Final subdivision plat to subdivide one (1) 5-acre lot from a parent tract of 137 acres located at 269 Browns Mill Road.
- B. PDP-2021-09 St. John School – Cardome Classrooms – Preliminary Development Plan for 8,747 square foot classroom building located at 800 Cincinnati Pike (US 25).
- C. PSP-2021-10 Cherry Blossom Village, Phase 9 – POSTPONED
- D. PDP-2021-11 The Villages at Falls Creek – Request for Preliminary Development Plan approval for 27 townhome units in Phase 2 of Falls Creek Village located east side of Falls Creek Development.
- E. ZMA-2021-12 Singer Property - POSTPONED

III. OTHER BUSINESS

- A. Zoning Text Amendment Mobile Homes – PUBLIC HEARING
- B. Update of Previously Approved Projects and Agenda Items

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

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

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

Motion by Mifflin, second by Singer, to approve the February 11, 2021 minutes. Motion carried.

Chairman Sulski stated that the new Commissioner Dann Smith had been sworn in at workshop by Mr. Perkins.

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

Postponements/Withdrawals

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

Approval of Audit FY 19-20

Mr. Kane discussed a need to approve the FY 19-20 audit prepared by Charles T. Mitchell CPA and presented at Mondays workshop meeting.

Motion by Stone, second by Vest, to approve the Fiscal Year 2019-2020 audit. Motion carried.

Consent Agenda

A representative of the Georgetown Auto Sales (PDP-2021-06) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Vest, second by Smith, to approve the application. Motion carried.

A representative of the Core Controls (PDP-2021-07) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Vest, to approve the application. Motion carried.

FSP-2021-05 Beckett Property – Final subdivision plat to subdivide a 33-acre parcel into four (4) lots located at 4642 Muddy Ford Road.

Mr. Summers stated the applicant is dividing three 5-acre lots with a remainder lot of 18 acres. He stated the property and surrounding properties are zoned A-1. He stated access to the lots would be from Muddy Ford Road and would share an assessment easement. He stated the lots would be in the back of the property. He stated the owner has agreed to abandon the existing northern access entrance to the property due to the proximity to the new entrance.

Commissioner Mifflin questioned if the drainage areas are manmade or natural. Mr. Summers stated he believed the drainage areas are natural.

Rita Jones stated she was with the applicant if there are any questions.

Mr. Krebs stated he believes the drainage areas are natural.

Mr. Beckett, applicant, stated the drainage area is the beginning of Lanes Run Creek.

Ms. Jones and Mr. Beckett stated they agree to the conditions of approval.

Kurt Mason, neighbor, questioned the method of waste disposal for lot 6. Ms. Jones stated they had not received WEDCO's assessment but believed it would be a lagoon system. Mr. Mason questioned the setback for a lagoon system. Mr. Summers stated that is a Health Department regulation. Mr. Kane stated he believes it is a 100-foot setback but would have to check with WEDCO.

After further discussion, **Motion by Smith, second by Singer, to approve the Final Subdivision Plat (FSP-2021-05) subject to eight (8) conditions of approval. Motion carried.**

Election of Officers

Chairman Sulski stated that at Monday's workshop the slate of officers was discussed. He stated that he was recommended to remain as Chairman and Steve Smith as Vice-Chairman. The slate recommended for the other (3) seats on the Executive Committee are James Stone, Charlie Mifflin, and David Vest.

Motion by Singer, second by Vest, approve James Stone, Charlie Mifflin, David Vest, Steve Smith, and Mark Sulski to the Executive Committee with Sulski as Chairman and Smith as Vice-Chairman. Motion carried.

Motion by Singer, second by Smith to adjourn the meeting.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

**HYMER PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
April 8, 2021**

FILE NUMBER: FSP-2021-08

PROPOSAL: Final Subdivision Plat to subdivide one (1) 5-acre lot from a parent tract of 137 acres.

LOCATION: 269 Browns Mill Road

OWNER: Johnnie Hymer Jr.

CONSULTANT: Rory Kahly
EA Partners, PLC



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	Total: ~137 acres (Tract 2: 5.01 acres; Remainder: ~132.24 acres)
Access	Browns Mill Road
Variances/Waivers	1. Reduce the separation distance for a new entrance from 300 feet to 90 feet.

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 5-acre lot from a parent tract of approximately 137 acres. The Project Site was previously subdivided, requiring any future subdivisions to receive approval from the Planning Commission.

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

Access:

The vehicular access to the newly created 5-acre lot is proposed via the existing easement providing access to the lot at 285 Browns Mill Road. As part of this plat, the access easement will be widened to 20 feet, with agreement from the Applicant and the Trust of Carol Roberts.

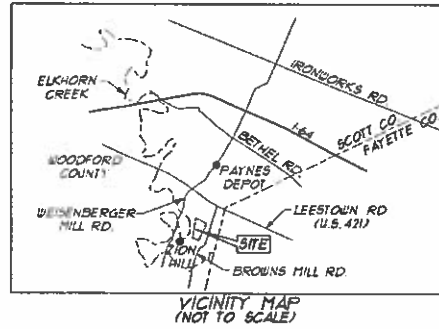
As drawn, the access easement would provide access to a total of four (4) parcels. The *Subdivision & Development Regulations* only allow a maximum of three lots to use such an easement. The Applicant's consultant is aware of this issue and has indicated that there are discussions between the Applicant and the Trust of Carol Roberts. The Applicant is aware that this issue will need to be resolved before the plat can be recorded. Staff is comfortable with the Planning Commission approving this plat with a condition that this issue be resolved prior to the plat being recorded.

RECOMMENDATION:

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

Conditions of Approval:

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



SURVEY NOTES

SURVEY DATE: NOVEMBER 2020
 REFERENCE MERIDIAN:
 THE SURVEY ON THIS PLAT WAS PERFORMED BY GLOBAL POSITIONING SYSTEM METHODS USING A TRIMBLE R6 ROVER W/ GLONASS, ACCESSING TRIMBLE NET RS BASE STATION W/ A RELATIVE POSITIONAL ACCURACY OF: 0.036 +100 PPM.
 THIS SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN RURAL SURVEY.
 THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18-150.

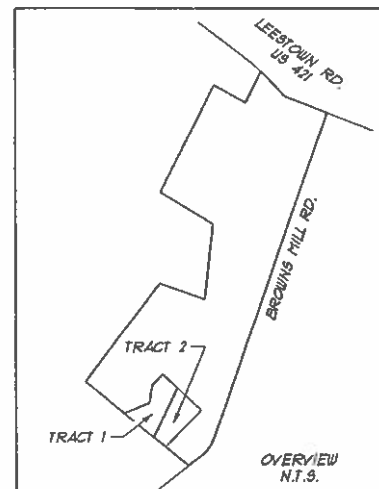
DRAINAGE EASEMENT DESCRIPTION

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.
 PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS ON THEIR PROPERTY.

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPAING GROUND/CITY OF SADDLEVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 130.8 HAVE BEEN MET.

JOHNNIE HYMER JR.	DATE
JOHN HYMER III	DATE
TRUST OF CAROL ROBERTS	DATE



EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 3111 HILL STREET
 LEWINGTON, KENTUCKY 40515
 PHONE (502) 298-8800
 FACSIMILE (502) 298-0897

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

JOHNNIE HYMER JR.	DATE
JOHN HYMER III	DATE
TRUST OF CAROL ROBERTS	DATE

UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITY COMPANY, A/C, GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMISS), THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH OPERATION AND MAINTENANCE OF SAID FACILITY. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE 5 EASEMENTS ON THEM.

JOHNNIE HYMER JR.	DATE
JOHN HYMER III	DATE
TRUST OF CAROL ROBERTS	DATE

PLAT NOTES:

1) MAINTENANCE OF THE 20' ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF TRACT 1, TRACT 2 AND THE JOHNNIE HYMER, JR. TRACT OWNERS.

PURPOSE OF PLAT:

TO DIVIDE TRACT 2 FROM THE JOHNNIE HYMER JR. PROPERTY AS SHOWN.
 TO JOINTLY AGREE ON THE LOCATION OF THE COMMON LINE BETWEEN TRACT 1 AND TRACT 2.
 TO AGREE TO THE EXPANSION OF THE ACCESS EASEMENT TO 20 FOOT.
 ALL OTHER INFORMATION PREVIOUSLY RECORDED IN PLAT SLIDE 2179 IS APPLICABLE AND IS NOT SUPERCEDED.

SITE STATISTICS:
 TOTAL AREA = 131.25 ACRES
 ZONE = A-1 (AGRICULTURAL DISTRICT)
 NO. OF LOTS = 2

MONUMENT INFORMATION

MON.	DESCRIPTION	COORDINATES
#1	IRON PIN W/CAP STAMPED "2119" SET IN THE NORTHEAST CORNER OF LOT 1	N = 225,928.967 E = 1,531,296.374
#2	IRON PIN W/CAP STAMPED "2119" SET IN THE SOUTHEAST CORNER OF LOT 1	N = 225,435.962 E = 1,530,958.376

CERTIFICATION OF THE APPROVAL OF UTILITY EASEMENTS

I (WE) HEREBY CERTIFY THAT THE UTILITY EASEMENTS ARE APPROVED AS SHOWN WITH RESTRICTIONS LISTED HEREON AND THAT UTILITY SERVICE SHALL BE SUPPLIED TO THIS DEVELOPMENT.

JOHNNIE HYMER JR.	DATE
JOHN HYMER III	DATE
TRUST OF CAROL ROBERTS	DATE
KENTUCKY UTILITIES COMPANY	DATE
WINDSTREAM	DATE
COLUMBIA GAS (WHERE ECONOMICALLY FEASIBLE)	DATE
GMISS	DATE

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE GEORGETOWN FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS NOTED HEREON.

SIGNATURE AND TITLE OF FIRE DEPT. REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED TO BE INSTALLED IN THE DEVELOPMENT ENTITLED JOHNNIE HYMER JR. PROPERTY FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

COUNTY HEALTH DEPARTMENT OFFICIAL DATE

CERTIFICATE OF ACCURACY

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

CERTIFICATION OF GMISS INFRASTRUCTURE

THE OWNERSHIP OF WATER LINES, SEWER LINES, FORCE MAINS, PUMP STATIONS AND APPURTENANT STRUCTURES THERETO, EXISTING OR INSTALLED, AND LOCATED WITHIN EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF GEORGETOWN, BY AND THROUGH GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE (GMISS) FOR OPERATION, FOR A PERIOD OF ONE (1) YEAR FOLLOWING RECORDING OF THIS PLAT WITH SCOTT COUNTY CLERK'S OFFICE, ANY AND ALL MAINTENANCE COSTS INCURRED BY GMISS AS A RESULT OF FAULTY EQUIPMENT OR INSTALLATION WILL BE INVOICED TO THE DEVELOPER FOR REIMBURSEMENT TO GMISS.

JOHNNIE HYMER JR.	DATE
JOHN HYMER III	DATE
TRUST OF CAROL ROBERTS	DATE

CERTIFICATION OF THE PROVISION OF WATER ONLY

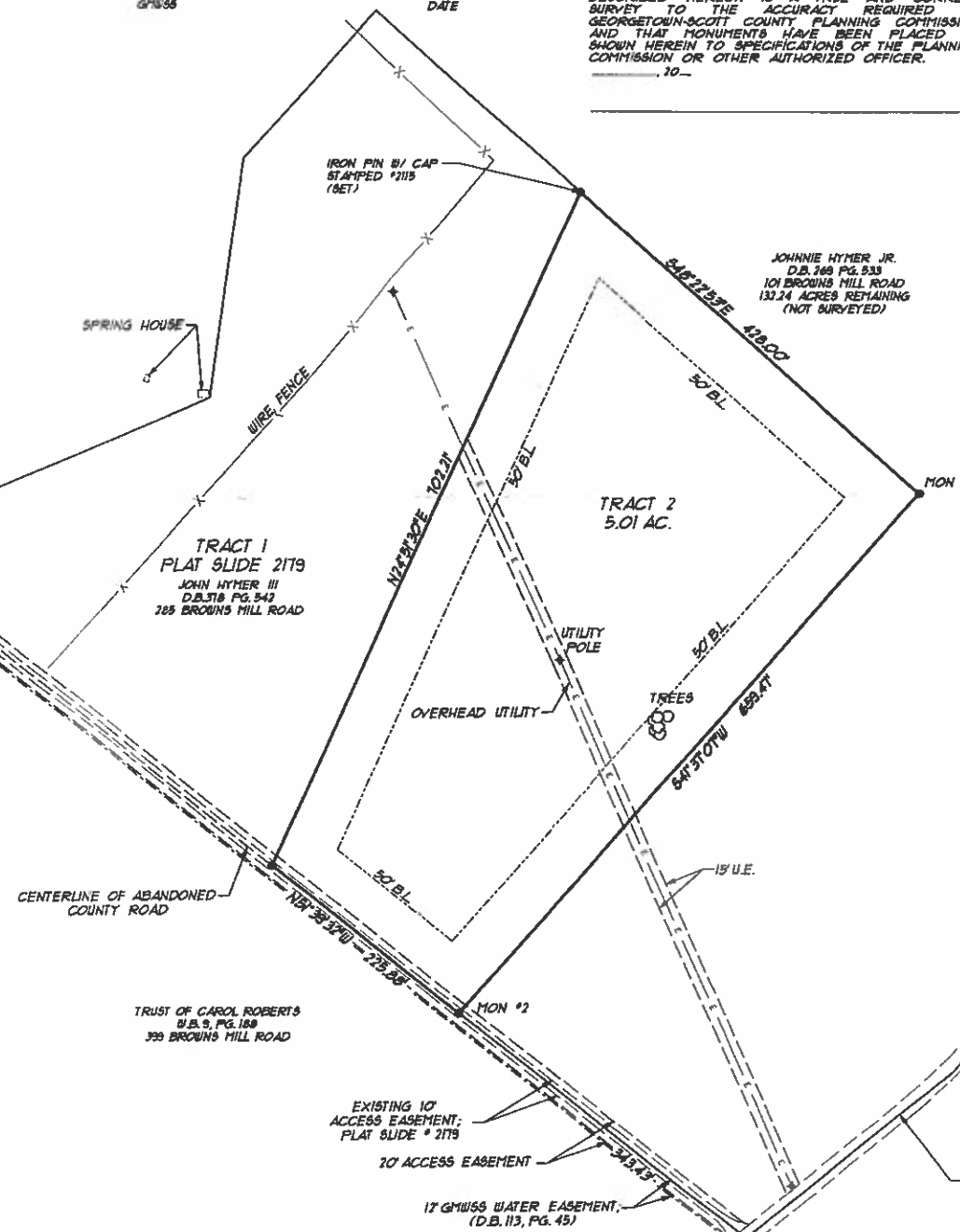
I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMISS), BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY THE PROPERTY LOCATED AT 101 BROWNS MILL ROAD WITH WATER SERVICE. PROVISION OF DEVELOPMENT CONSTRUCTION, AND SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE GMISS BOARD OF COMMISSIONERS, AND GMISS REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WATER LINES, ELEVATED STORAGE TANKS, BOOSTER PUMP STATIONS AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED WATER DISTRIBUTION SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY GMISS AND CONSTRUCTED ACCORDING TO GMISS AND KENTUCKY DIVISION OF WATER APPROVED PLANS AND SPECIFICATIONS. EASEMENTS REQUIRED FOR THE PROPOSED WATER DISTRIBUTION SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO GMISS.

Date
 GMISS GENERAL MANAGER

CERTIFICATE OF GIS DEPARTMENT APPROVAL

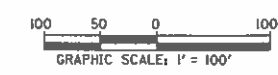
I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN OR SUBDIVISION PLAT SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS.

GIS ANALYST/TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION



FINAL RECORD PLAT
 JOHNNIE HYMER JR. PROPERTY
 (101 BROWNS MILL ROAD)
 GEORGETOWN, SCOTT COUNTY, KENTUCKY
 MARCH 2021

OWNER:
 JOHNNIE HYMER JR.
 101 BROWNS MILL ROAD
 GEORGETOWN, KY.



J:\800 Browns Mill Rd Scott Co\101 Browns Mill Rd.dwg
 FSP-2021-08

**ST. JOHN SCHOOL CARDOME
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
April 8, 2021**

FILE NUMBER: PDP-2021-09

PROPOSAL: Preliminary Development Plan for a 8,747 SF classroom building.

LOCATION: 800 Cincinnati Pike (US 25)

OWNER: Roman Catholic Diocese of Lexington

CONSULTANT: Brent Combs Thoroughbred



STATISTICS:

Zone	P-1B (Professional Office)
Surrounding Zone(s)	A-1 & P-1B
Site Acreage	Total: 30.97 acres
Access	Cardome Center South
Variations/Waivers	None

BACKGROUND:
The Applicant is proposing to replace a smaller (1,240 square feet) single-story building on the Project Site with a larger (8,747 square feet) building.

Plan Review:
The Preliminary Development Plan complies with the setback, building height, and building coverage requirements. There are no proposed changes on the Development Plan to other buildings on the Project Site, and the building proposed for removal is not listed on the National Register of Historic Places.

Access:

This application does not propose any changes to the access to the Project Site or the proposed building location. The Applicant has indicated parking spaces on the development plan to ensure there is adequate spaces available for the school and senior center. Staff requests that when striping for the parking lot is done, that adequate handicap accessible spaces be included.

Landscaping:

There is no landscaping required by the *Landscape & Land Use Buffers Ordinance* as part of this project.

RECOMMENDATION:

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

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to 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.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.



SINGER (OSBURNE)
D.B. 61, PG. 24
ZONE A-1

BEVINS
D.B.148, PG. 964

CITY OF GEORGETOWN
D.B.322, PG. 387



VICINITY MAP

SITE DATA

APPLICANT: ROMAN CATHOLIC DIOCESE OF LEXINGTON	
TOTAL TRACT SIZE	30.67 acre (CAB 12, SLIDE 26)
PORTION AROUND BUILDINGS	14.0 acre
ZONE	P-1B
PROPOSED USE	CLASSROOMS
FRONT YARD SETBACK	25'
SIDE YARD SETBACK	12'
REAR YARD SETBACK	20'
EXISTING BUILDING AREA	+/- 43,270 sq.ft.
PROPOSED BUILDING AREA	+/- 50,778 sq.ft.
MAXIMUM BUILDING COVERAGE	50%
PROPOSED BUILDING COVERAGE	3.8% (total: 8.3% (14 ac)
SENIOR CENTER AVERAGE DAILY USE	8 TO 10 CARS
PROPOSED PARKING FOR SENIOR CENTER	15
ADDED STAFF	15
PROPOSED PARKING FOR STAFF	18
VIA AREA	N/A
REQUIRED INTERIOR LANDSCAPE:	No Additional area
PROPOSED INTERIOR LANDSCAPE:	N/A
REQUIRED INTERIOR TREES:	N/A
PROPOSED INTERIOR TREES:	N/A
APPROX. EXISTING TREE CANOPY	17.0%
PROPOSED TREE CANOPY	18.1%

NOTES:

1. THIS LOT IS NOT WITHIN A SPECIAL HAZARD FLOOD ZONE.
2. THE PROPOSAL IS TO REPLACE AN EXISTING 1240 SQUARE FOOT BUILDING WITH A 8747 SQUARE FOOT BUILDING.
3. THREE TREES WILL BE REMOVED.
4. AERIAL IMAGE IS FROM GOOGLE.
- 5.

CERTIFICATION OF OWNERSHIP AND DEDICATION

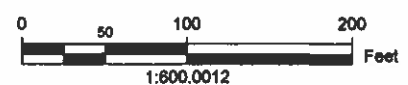
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this platplan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, paths, and other open spaces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

_____, (date), 20____
Owner

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

_____, (date), 20____
Chairman, Georgetown-Scott County Planning Comm.



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



**PRELIMINARY DEVELOPMENT PLAN
ROMAN CATHOLIC DIOCESE OF LEXINGTON
CARDOME-ADDED CLASSROOMS
CINCINNATI PIKE, GEORGETOWN, SCOTT COUNTY, KENTUCKY**

PROJECT NO.	200258	DRAWN BY	ABC
DATE	2-23-2021	REVIEWED BY	ABC
ISSUE		DATE	3-19-2021

**VILLAGES OF FALLS CREEK
PRELIMINARY DEVELOPMENT PLAN, PHASE 2**

**Staff Report to the Georgetown-Scott County Planning Commission
April 8, 2021**

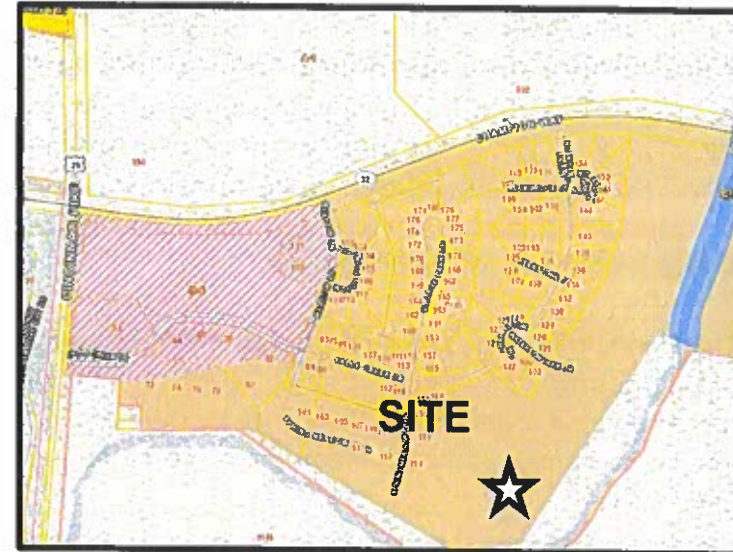
FILE NUMBER: PDP-2021-11

PROPOSAL: Request for Preliminary Development Plan approval for 27 townhome units in phase 2 of Falls Creek Village.

LOCATION: East side of Falls Creek Development

APPLICANT: Oxford Place, LLC

ENGINEER: Brent Combs, PE
Thoroughbred Engineering, Inc.



STATISTICS:

Zone	R-1C (PUD)
Surrounding Zones	R-1C (PUD)
Acreage	4.02 acres
Dwelling Units Proposed	27 Dwelling Units (27 attached townhome units in six buildings)
Dwelling units per acre	6.70 units/acre
Water/sewer available	Yes/Yes
Access	Falls Creek Drive
Variances	None

BACKGROUND:

The applicant is requesting Preliminary Development Plan approval for a 27-unit townhome development in phase 2 of the Villages of Falls Creek. The request is to construct six buildings with attached townhome units with access directly and indirectly from Waterson Park Drive. The applicant is proposing to construct two private drives 20' in width, narrowing to 16' to serve two buildings with thirteen units facing each other and seven units facing Waterson Park Drive with rear access garages. The remaining seven units will have front facing garages at the end of the Waterson Park Drive cul-de-sac.

The 2005 Master Plan designated the area of Phase 2, being considered with this application, as planned for 52 single-family lots on 60' wide and 70' wide lots. Updated FEMA flood maps were adopted for this area in 2013. This significantly increased the amount of floodplain along Dry Run Creek and rendered many of the lots previously planned for phase 2, unbuildable.

At the December 2020 Planning Commission meeting, the applicant submitted an amended Master Plan for review. The Amended Master Plan showed a combination of single-family lots and townhomes in phase 2, with a total of 65 dwelling units. Planning Commission did not take action on the Master Plan, but staff noted its objection to allowing more than the previously approved 52 dwelling units in the remainder of the phase 2 area.

A Preliminary Plat was approved in February 2021 for 35 dwelling units on single-family and attached townhome lots. This Preliminary Development Plan request for 27 townhome units brings the total request for phase 2 to 62 dwelling units, ten more than was previously approved for phase 2, on the original Master Plan. Planning staff is opposed to the increase in density in this area.

Common Scheme of Development:

The Planning Commission staff previously noted it may be necessary for the applicant to comply with the City of Georgetown Common Scheme of Development Ordinance. This requirement has been discussed by staff and after legal review of the Ordinance by the Planning Commission Attorney, it is our legal opinion that as long as this phase of the development is submitted into the Common HOA scheme, it would comply with the Ordinance.

Staff has received a signed affidavit that the Applicant has complied with Planning Commission notification requirements and staff has been informed that the applicant will be hosting a neighborhood meeting via ZOOM on April 6th 2021, to present their plan and get feedback.

Staff does not oppose the construction of duplex townhomes for this area south of Waterson Park Drive. These lots have not been platted, and there has been a change in the floodplain boundary along Dry Run Creek. An updated flood study was completed by FEMA since the original approval, and many of the original lots shown on the Concept Plan would be unbuildable.

The idea of attached townhomes is not incompatible with a TND concept and would be appropriate if it can be done in a sensitive manner. It is the responsibility of the applicant to provide reasonable justification for this proposed change in unit type and density.

Issues to Consider:

Falls Creek was approved as a Planned Unit Development (PUD). Planned Unit Developments allow for some deviation from the dimension and area and technical standards of the Zoning Ordinance if the resulting development provides an overall public benefit and is compatible with goals and objectives of the community, as reflected in the Comprehensive Plan. This project was originally approved to provide an innovative development type for the community following smart-growth principles.

It was approved with a mixture of apartments, mixed-use buildings and townhomes that are typically not permitted in the R-1C zoning district.

The original Master Plan for the Villages of Falls Creek included a plan for 150 single-family homes, 20 townhomes and 163 apartment units. The apartment units were proposed in a combination of mixed-use buildings and stand-alone apartments. The plan was designated a planned unit development (PUD) mixed-use Traditional Neighborhood Development (TND). This terminology was used to sell the community. It is widely accepted among practitioners that a TND is a village-style development, which includes a variety of housing types, a mixture of land uses, an active center, a walkable design and often a transit option within a compact neighborhood scale area.

While Falls Creek generally meets this definition, it has not built out entirely according to plan. The commercial center has been slow to develop and what has been developed has followed a more suburban pattern. There are three buildings constructed in the commercial center, two with drive-thru's and the commercial buildings make no attempt to relate to the neighborhood, but address the exterior roadways.

The mixed-use buildings with office/residential have been abandoned and replaced with 160 stand-alone apartments, 40 apartment units have been constructed and 120 have preliminary approval. Currently, the number of townhome units approved and/or built is 32. If this Preliminary Development Plan for phase 2 is approved as presented, the PUD will have 160 apartments, 59 attached townhomes and 91 single-family homes approved or built, with 28 of the 338 dwelling units allowed by the underlying Zoning approval undetermined.

The residential unit mix in the neighborhood will essentially be 65% apartments and townhomes and 35% single-family. Staff would concur that townhomes were originally approved as part of this development, but multiple changes have been previously approved and staff sees no justification for an increase in density in this area, beyond the 52 dwelling units previously planned. Staff recommends the maximum number of dwelling units in phase 2, remain 52 dwelling units, the number shown in this area on the 2005 Master Plan.

Preliminary Development Plan Comments:

Staff has a couple of issues with the townhome layout. There are two buildings (33 & 34), with 6 and 7 units respectively, which face each other, at a slight angle, across a narrow pedestrian green. This is a design concept that has been used in other communities. However, staff believes that these two-story front facing units are too close together and the public greenspace is too narrow, at least at the western end. The proposed townhome facades are 30' apart at their closest point and a fifteen (15') foot front setback is proposed for these buildings.

The plan does not allow for enough building separation to allow for front porches or comfortable semi-private space between units. Best practice for units facing each other like this would be that they have front porches, that create a more formal buffer of semi-private space. Its possible for porches to be added to some of the units, but the end units are too shallow to allow for front porches. It is recommended that a 25' front setback at a minimum be maintained and the units have a minimum 6' porches along their frontages.

Secondly, access to these units with no frontage on a public street is via a 20' private street which serves as the only vehicular access to these units. The off-street parking for these units are proposed to be 20' wide

“two-car” garages. While these garages technically could fit two compact vehicles, they are functionally 1 ½ car garages with only room for one full size vehicle and some storage area. The applicant is proposing “parallel” parking pads behind these garages 8’-10’ deep, which they are presenting as parallel parking spaces.

Staff believes this is unacceptable in combination with the 20’ access street. We require a driveway a minimum of 18’-20’ in depth to qualify as an off-street parking space. Vehicles will inevitably park in or encroach in the street. The city has indicated they will not drive down private easements for garbage pick-up, so this may cause additional issues from an aesthetic standpoint as the view down the drives from the street will be unsightly.

Lastly, staff is concerned about emergency access to these townhomes with only pedestrian access along the frontage. The Planning Commission Engineer has concluded that these units have their only vehicular access via the private street, so the street should meet our minimum private road width standard of 26’. At a minimum, these private access ways should be a minimum clear width required by the Georgetown Fire Department for fire protection.

Waivers:

The applicants are asking for waivers to width of the access drives for the buildings facing the pedestrian green, as well as a waiver to the requirement for curb, gutter and sidewalk along these private drives. Additionally staff believes a waiver is required to the off-street parking requirements to reduce the off-street parking required from 68 parking spaces to 58 spaces. Twenty of the townhomes are only providing 2 off-street spaces instead of the required 2.5 spaces per unit.

PROCEDURE:

The Planning Commission will take two (2) separate votes for the associated applications:

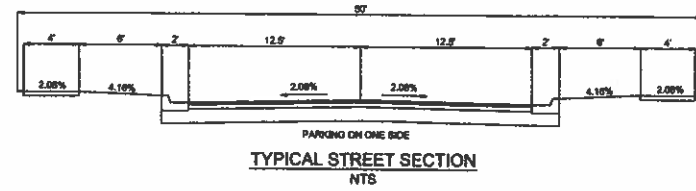
1. The Planning Commission will need to vote on whether or not to allow an amendment to the Common Scheme of Development.

RECOMMENDATION:

Planning Commission staff recommends **Denial** of the Plan as presented, but would recommend **Approval** of the Preliminary Development for the Villages of Falls Creek, Phase 2, with the following conditions:

1. All previous applicable conditions from the zone change for Falls Creek (ZMA-2004-23).
2. This area along with all of phase 2 shall be submitted into the existing HOA scheme.
3. Width of rear access street serving as primary access to units in buildings 33 and 34 be a minimum of 26’ width or minimum width approved by Georgetown Fire Department for fire protection.
4. A 25’ front setback shall be provided between front facing units, this can be reduced to 15’ feet if a front facing porch, a minimum of 6’ in depth is provided for each unit.
5. Minimum depth of parking pads be 18’ if being used to count towards off-street parking requirement. Otherwise, a stand-alone off-street parking area for ten spaces be provided to serve as spillover parking for these units.
6. Open space areas shall be owned and maintained by the HOA and be open and accessible to all residents of the subdivision.
7. All previous architectural standards for Falls Creek shall apply to all phases.

8. The maximum number of dwelling units in the remaining area of phase II shall not exceed the number of units previously approved in the 2005 Master Plan. That plan approved 52 dwelling units.
9. A Final Subdivision Plat and/or Development Plan shall be submitted for review and approval of the Planning Commission staff prior to development.
10. Any revisions or amendments to approved Preliminary Plats and Plans must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
11. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
12. Prior to (as part of) the Final Plat approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved Plat.



CERTIFICATION OF OWNERSHIP AND DEDICATION

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

(date), 20__

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

(date), 20__

Chairman, Georgetown-Scott County Planning Comm.

SITE DATA

OWNER/DEVELOPER: OXFORD PLACE, LLC

ZONE: R-1C PUD

MINIMUM FRONT YARD SETBACK: 20' (15' on private drives)

MINIMUM BACKYARD SETBACK: 20' (15' between bldgs 33 & 34)

MINIMUM SIDE YARD SETBACK: 7.5' (0' between units)

REQUIRED BUILDING COVERAGE: 40%

PROPOSED BUILDING COVERAGE: 23.0% (see table for individual lots)

BUILDING HEIGHT: TWO STORY

BUILDING FOOTPRINT SIZE: SEE CHART

20 - TWO BEDROOM

7 - THREE BEDROOM

NUMBER OF LOTS: 27 LOTS

AVERAGE LOT AREA: 6490 SQUARE FEET

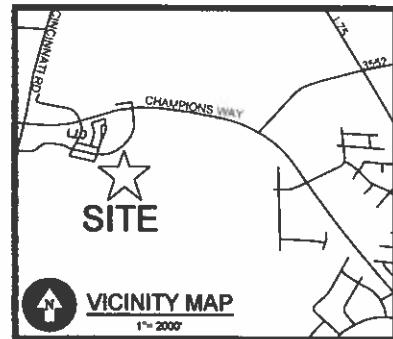
LOTS/NET ACRE: 6.70

AREA OF RIGHT OF WAY: N/A

TOTAL NET AREA (& GROSS): 4.02 ACRES

REQUIRED PARKING: 68 (2.5 PER UNIT)

PROPOSED PARKING: 7 units @ 2 car garage + 2 stalls
20 units @ 2 car garage + 1 parallel stall = 88



OWNER: OXFORD PLACE, LLC
502-863-1733
134 MAIN STREET
GEORGETOWN, KY 40324

LOT #	AREA	BUDG SQ.FT.	% COVER PER UNIT LOT	% COVER PER BUILDING LOT
30A	7,807	1800	20.5	
30B	5,249	1800	30.5	
30C	5,474	1600	29.2	
30D	17,488	1600	9.2	17.8
31A	10,616	1500	14.1	
31B	6,641	1500	22.6	
31C	23,471	1500	7.0	13.8
32A	12,225	1521	12.4	
32B	5,388	1521	28.2	
32C	9,782	1521	15.5	16.7
33A	6,484	1521	23.5	
33B	2,779	1521	54.7	
33C	2,721	1521	55.8	
33D	2,833	1521	57.8	
33E	2,562	1521	59.4	
33F	2,447	1521	62.2	
33G	10,893	1521	14.0	14.9
34A	6,202	1521	24.5	
34B	2,840	1521	53.6	
34C	2,744	1521	55.4	
34D	2,838	1521	57.7	
34E	2,534	1521	60.0	
34F	6,713	1521	22.7	28.4
35A	4,926	1521	35.3	
35B	3,385	1521	44.8	
35C	3,573	1521	43.6	
35D	7,238	1521	21.0	32.8

FOR ENTIRE PARCEL = 23.0%

- FLOODPLAIN
- SHARED ACCESS EASEMENT AREAS
- PREVIOUS PSP 2021-04 PLAN (owned by applicant)

- NOTES:**
- FLOODPLAIN LINE IS FROM F.I.R.M. PANEL 21208C-0181-D WITH EFFECTIVE DATE DECEMBER 21, 2017.
 - IN GENERAL, THE COST OF MAINTENANCE OF THE SHARED ACCESS DRIVES / AREAS AND PRIVATE DRIVES WILL BE SHARED EQUALLY BY THE UNITS SERVED BY THEM.
 - INDIVIDUAL GARBAGE RECEPTACLES WILL BE USED IF NECESSARY. GROUP LOCATIONS WILL BE PROVIDED AT THE PUBLIC STREET.
 - NO FENCES WILL BE ALLOWED IN THE REGULATORY FLOODPLAIN.
 - WATER QUALITY IS PROPOSED TO BE HANDLED BY GREEN INFRASTRUCTURE IN THE FLOODPLAIN OR OTHER OPEN AREAS (FILTER STRIPS, VEGETATED SWALE, ETC.)
 - NO SEWER TAPS ALLOWED ON THE 15' TRUNK LINE.
 - WATER MAIN WILL BE LOOPED FROM HERITAGE APARTMENTS AREA TO CHAMPION WAY.

- WAIVER REQUEST ON WIDTH OF ACCESS DRIVES FOR LOTS 33 & 34, TO 20' (equivalent to a 20' street without parking)
- WAIVER REQUEST FOR CURB AND SIDEWALKS ON ACCESS DRIVES FOR LOTS 33 & 34
- THE SUBDIVISION REGULATIONS ALLOW THREE LOTS TO SHARE A 16' PRIVATE DRIVE

CURRENT APPROVED UNIT COUNT

PH1, UNIT 1	14 SF LOTS
PH1, UNIT 2	8 SF LOTS
PH1, UNIT 3	21 SF LOTS
PH1, UNIT 4	22 SF LOTS
PH1, UNIT 5	28 MF UNITS
+3 SF LOTS	
PH2	29 SF DUPLEX LOTS
THE HERITAGE	80 MF UNITS
THE TRADITIONS	72 MF UNITS
TOTAL APPROVED	278 UNITS
REMAINING	63 UNITS



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



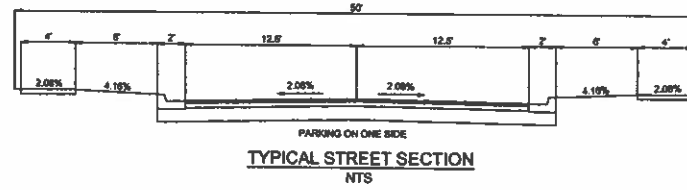
**PRELIMINARY DEVELOPMENT/SUBDIVISION PLAN
FALLS CREEK DEVELOPMENT
PORTION OF PHASE 2**

FALLS CREEK DRIVE, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	DRAWN BY
200258	THC
DATE	REVISION BY
3-1-2021	ABC
ISSUED	DATE
	3-24-2021

PLOT DATE: 3/24/2021 2:32 PM

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SITE DATA

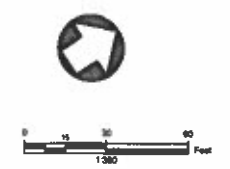
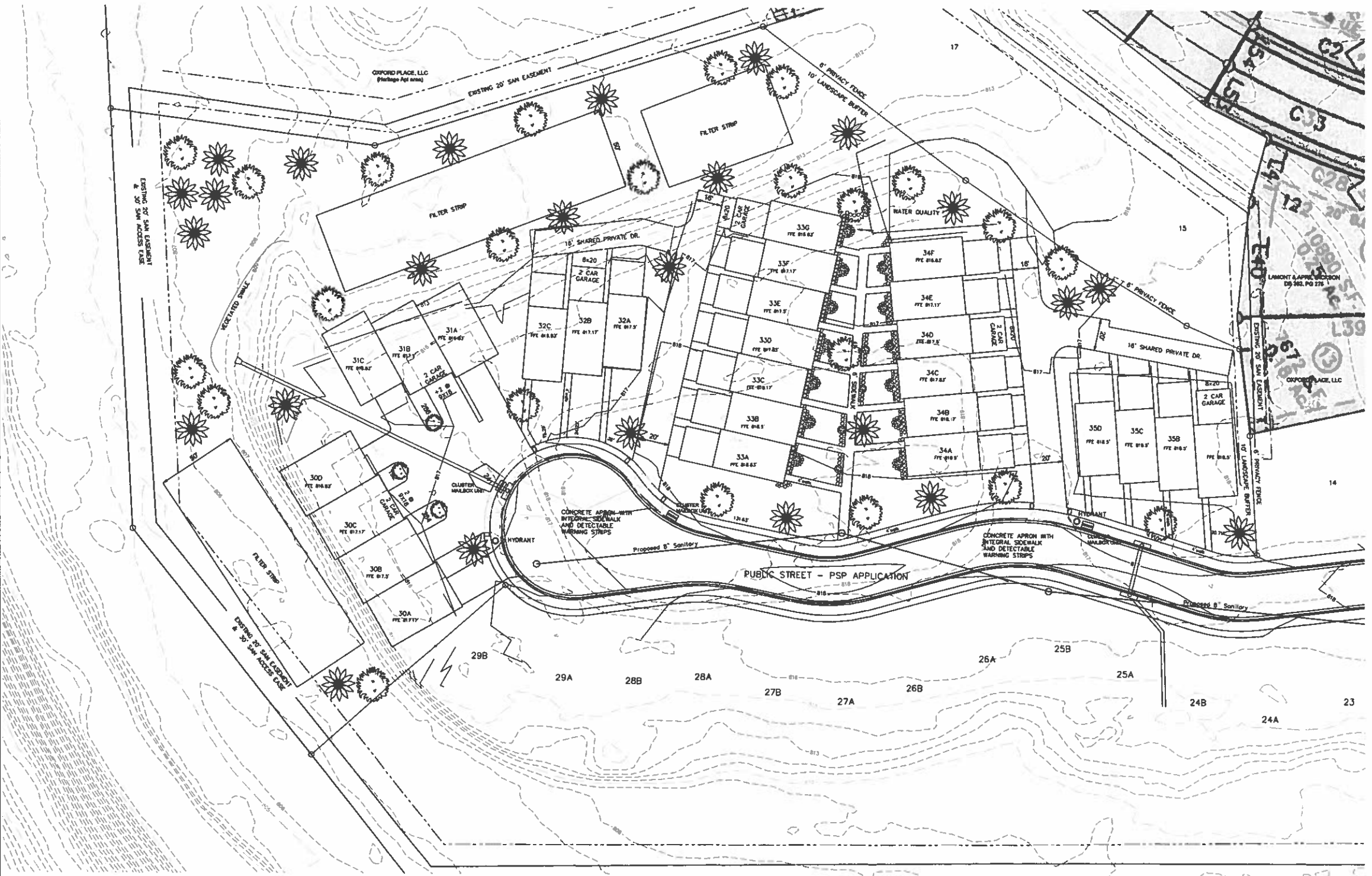
OWNER/ DEVELOPER:	OXFORD PLACE, LLC
ZONE:	R-1C PUD
NUMBER OF LOTS:	27 LOTS
AVERAGE LOT AREA:	6480 SQUARE FEET
LOTS/ NET ACRE:	6.70
VUA (Buildings 30-31):	6907 sq.ft.
REQUIRED INTERIOR LANDSCAPE AREA:	670 sq.ft.
PROPOSED INTERIOR LANDSCAPE AREA:	1003 sq.ft.
REQUIRED INTERIOR TREES:	3
PROPOSED INTERIOR TREES:	3
REQUIRED TREE CANOPY:	20% = 35,963 SQ.FT.
PROPOSED TREE CANOPY:	36,000 sq.ft. (48 Large trees)

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



**GRADING AND LANDSCAPING
 FALLS CREEK DEVELOPMENT
 PORTION OF PHASE 2**
 FALLS CREEK DRIVE, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	200258	OWNER	THC
DATE	3-1-2021	DESIGNER	ABC
REVISION		DATE	



Proposed Text Amendments to the Georgetown – Scott County Zoning Ordinance

All proposed changes are highlighted in yellow.

2.51.1

For the purpose of these regulations, four basic types of mobile homes development have been defined. They are: (1) mobile homes parks; (2) mobile home subdivisions; (3) mobile home camps (or trailer parks); and (4) a mobile home on a single lot and solid foundation. All such uses shall conform to all applicable provisions of KRS 219.120 through 219.250, as amended, all provisions of this ordinance, and all attached special conditions.

A. Mobile Home Parks and Mobile Home Subdivisions: May be permitted as a conditional use only in R-2, **and R-3 and B-2** districts. Mobile home camping areas may be permitted by conditional use in B-2 districts or as accessory uses in recreational areas. All mobile home parks shall be subject to the standards of development established in the Subdivision Regulations. A plat plan shall be submitted to the Enforcement Officer who shall review such plan to see that the following information at a minimum is shown:

1. Name and address of applicant and/or owner.
2. Name, location and size of Mobile Home Park.
3. Approximate dimensions and locations of lots (also numbered), roads and pavement, easements, parks, community buildings, existing buildings to remain, and existing buildings within 200 feet of exterior property lines.
4. Contour lines at an interval of 10 feet along with existing natural features.
5. General location of all utilities and method of sewage disposal.
6. Public or community areas.

7. Large scale plan of at least one typical mobile home lot showing mobile home location, automobile parking space, minimum yard requirements, etc.
8. Location of planting for landscaping or buffer purposes when necessary.
9. Identification of abutting property owners.
10. Proposed street right-of-way and pavement type and widths along with curb gutter and sidewalk proposals.
11. Certificates from the County Health Officer.

When the Enforcement Officer has determined the application for mobile home parks or trailer camps complete, including payment of fees, the application is sent to the Board of Adjustment who shall proceed to consider the application in the same manner as set forth in Paragraph 2.33 and in KRS 100.217 through 100.263.

- B. In the case of Mobile Home Subdivision the applicant is expected to meet all of the requirements for preliminary plat approval in his initial application to the Board. Upon preliminary approval of the mobile home subdivision by the Board the application together with any conditions the Board might attach, the application is forwarded to the Planning Commission for Preliminary and Final Plat consideration. Both bodies must approve the application and act on all variances requested before any site preparation may begin.
- C. Mobile homes are permitted in Agricultural Districts and in Conservation Districts on the minimum lot size established for the district unless provisions of Article II, Section 2.1 (2) are applicable.
- D. Development Standards for Mobile Homes: The following standards and requirements are minimum standards for the development of mobile home facilities and may be increased at the option of the developer but may be decreased only by approved variances by the Board (and Planning Commission as in the case of subdivisions).

There are no minimum nor maximum numbers of mobile homes that may be permitted in an approved development, other than density requirements, special conditions that may be imposed by the Board (or Commission when subdividing), or self-imposed limitations that the developer presents. Development shall be in strict accordance with the plans approved by the Board or Commission, including any and all staged development.

1. Mobile Home Parks and Mobile Home Subdivisions: All requirements of the Zoning District in which such use is proposed and KRS shall apply. *

*Note: This is in keeping with the philosophy that mobile homes should be regulated in the same manner as houses. Therefore, where permitted, mobile home parks, mobile home subdivisions and mobile homes on a single lot are subjected to the same regulations, subdivision and zoning, as single family houses.

2. Mobile Home Camps (or camping areas for trailers) are permitted as a conditional use only in ~~B-3-B-2~~ districts or as conditional accessory uses in major recreational areas. Due to the temporary or seasonal nature of this use, special development regulations are necessary. In addition to fulfilling the requirements of KRS 219.120-219.250 as a minimum, the following requirements are to be followed:

- a. The same application, unless changes were granted, that is submitted to the Board of Adjustment, shall be submitted to the Department of Health for their consideration.
- b. The minimum lot for each trailer is 3,000 square feet.
- c. Adequate open space and recreation areas shall be provided in accessible locations.
- d. Accessory commercial uses are permitted, but no closer than 100 feet from the nearest trailer or camping lot.
- e. The layout and lot arrangement shall be such that provide maximum privacy was an obvious consideration. This may be achieved through landscaping, natural features, radial or alternative lot arrangements, etc.
- f. The surface of the parking area shall be improved, either paved or (8") compacted gravel or as approved by the Board.
- g. All roads shall be improved as approved by the Board.
- h. All lots and streets shall be properly drained.

- E. Issuance of Building Permit: The Planning Commission or the Board of Adjustment, if delegated by the Planning Commission, may attach

reasonable special conditions to its approval of a mobile home development and may direct the Enforcement Officer to issue a building permit. The Enforcement Officer shall not issue a building permit until he has received written authorization from the Planning Commission or Board of Adjustment, and the applicant shall not start construction until he has also obtained a valid construction permit from the State Department of Health as required by ~~Kentucky Revised Statutes 219.150~~ KRS 219.

- F. Issuance of Certificate of Occupancy: The Enforcement Officer shall issue a certificate of occupancy only after he has determined that the mobile home development has been prepared according to all applicable regulations and special conditions. The applicant must also obtain a valid permit to operate from the State Department of Health as required by ~~Kentucky Revised Statutes 219.130~~ KRS 219.
- G. Non-conforming mobile homes and mobile home parks: All mobile homes within the county which are non-conforming may continue in their present location as long as the mobile home is occupied by the present occupant. Should the present occupant move elsewhere, the right to maintain a substandard mobile home park shall terminate and the owners shall be required to move the mobile home.
- H. Mobile homes in agricultural and conservation districts: the following regulations shall be applicable in A-1 and C-1 districts.

Mobile homes may be permitted in Agricultural districts and in conservation districts on the lot sizes specified for farm dwellings.

4.32 CONDITIONAL USES IN R-1B, R-1C DISTRICTS

- A. Home occupations.
- B. Funeral Homes.
- C. Professional offices.
- D. ~~Singular mobile homes on a solid foundation and underpinned in R-1C districts only. This section intentionally left blank.~~
- E. Type II licensed day care facilities (amendment dated 8/20/85)
- F. Bed & Breakfast as defined in Section 2.1 above and limited to those properties with direct access to arterial roads as defined by the Transportation Element of the Comprehensive Plan – W. Main Street (extending to Kentucky Avenue) and S. Broadway (extending to Hiawatha

Trail). Signage shall be limited as set forth in the Sign Ordinance located in Appendix C (amendment effected within the city limits of Georgetown, 10/16/2003, by Ordinance No. 2003-031).

4.35 CONDITIONAL USES IN THE R-2 AND R-3 DISTRICTS

- A. Neighborhood commercial facilities as part of a planned development project. The procedure under Section 2.32-I shall be followed.
- B. Mobile home parks and mobile home subdivisions and mobile homes on a single lot.
- C. Licensed Type II day care facilities. (Amendment dated 1/15/85)
- D. Home Occupations, as defined in section 2.1, above.
- E. Professional Office consisting of a low traffic office providing services, rather than sales or production which would require deliveries, inventories and vehicles, other than automobiles. To satisfy the requirement of low traffic, an office must have limited staff, including the professional(s) and a limited number of clients during the course of an average work day. The Board of Adjustment may require any reasonable documentation demonstrating the absence of moderate to heavy traffic. (Sections 4.35 D and E, Amendment dated 1/26/88)
- F. Bed and Breakfast as defined in Section 2.1 above. (Section 4.35 F added 5/2/91)
- G. Assisted Living Facilities (Section 4.35 G added 9/3/98)

4.422 CONDITIONAL USES

- A. Non-retail commercial
- B. Outdoor storage and processing.
- C. Warehouses.
- D. Signs identifying the commercial activity on the same premises, billboards, etc. Only one sign on the premises may be detached from the principal building. Such free-standing sign shall be at least five feet from side lot lines. No portion of any sign shall extend

beyond any lot line. Flashing or changing lights which might be confused with traffic control lights are not permitted.

- E. Planned development project for commercial use only. The procedure under Section 2.32 shall be followed.
- F. ~~Mobile home parks, trailer camps and mobile home subdivisions.~~