

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**

**AUGUST 11, 2022**

**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of July invoices
- B. Approval of July 14, 2022 minutes
- C. Approval of August 11, 2022 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. ZMA-2022-33 105 Rogers Gap Road – Zoning Map Amendment to change the zoning district from R-1B to A-1 located southeast of the intersection of Cincinnati Road (US-25) and Rogers Gap Road (KY-620), west of 1-75.

**III. NEW BUSINESS**

- A. FSP-2022-36 Rita Jones Property – Final Subdivision Plat to subdivide a 33.2-acre tract into three parcels and a 10.52-acre remainder parcel located at 495 Davis Turkeyfoot Road.
- B. FSP-2022-37 Varellas Property #1 – Final Subdivision Plat to subdivide a 60.57-acre tract into six (6) lots located at 641 Stone Road.
- C. FSP-2022-38 Varellas Property #2 – Final Subdivision Plat to subdivide a 10.392-acre tract into two (2) lots located at 543 Stone Road.
- D. FSP-2022-39 Varellas Property #3 – Final Subdivision Plat to subdivide a 13.881-acre tract into two (2) lots located at 256 Carrick Pike.
- E. PDP-2022-40 Living Waters Fellowship Addition – Preliminary Development Plan to construct a 6,000 SF building for a daycare and meeting space located at 172 Gunnell Road.

**IV. OTHER BUSINESS**

- A. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
July 14, 2022**

The regular meeting was held in the Scott County Courthouse on July 14, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present also were Commissioners Duwan Garrett, Charlie Mifflin, James Stone, Dann Smith, Mary Singer, Director Joe Kane, Planners Matt Summers and Elise Ketz, and Attorney Charlie Perkins. Commissioners Rhett Shirley, David Vest, Brad Green and Engineer Ben Krebs was absent.

Motion by Mifflin, second by Singer, to approve the June invoices. Motion carried.

Motion by Smith second by Stone, to approve the June 9, 2022 minutes. Motion carried.

Motion by Singer, second by Smith, to approve the July agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the application for Phil St. John Property (ZMA-2022-33) is postponed until the next regularly scheduled meeting.

PDP-2021-35 Shed Squad & Sunshine Grow Shop - Preliminary Development Plan for display and sales of sheds and plants/flowers located at US 25 south Georgetown Road, north of Lisle Road.

Mr. Kane stated the property is on the county line and zoned B-2 since 2001. He stated when the property was rezoned the applicant self-imposed restrictions on the property to address concerns of the Director and Planning Commission. He stated the parcel is 3.61 acres and is currently being used to temporarily store material for utility projects.

He stated the preliminary development plan proposes a parking lot with 10 parking spaces. He stated the applicant will add more gravel for the shed storage. He stated Sunshine Grow Shop will be centrally located on the property. He stated a portable building will be used for office space and restroom.

Mr. Kane stated since this site is part of a bigger parcel, the perimeter landscaping requirement can be waived. He stated a 25' landscape buffer is shown along US 25 and a 15' landscape buffer to the south along the county line. He stated the state has planted some trees in the right-of-way and he suggests adding hedges to supplement the trees. He stated the parking lot is not big enough to require interior VUA landscaping but is big enough to need perimeter VUA landscaping.

He stated staff would support a variance for the prefabricated building and perimeter VUA landscaping. He stated technically the applicant would need a variance for the gravel on the parking lot.

Brent Combs, Thoroughbred Engineering, stated the applicant agrees with the conditions of approval.

Commissioner Mifflin questioned the timeline of the applicant moving to this site. Harold Simms, representing Country Cabins, stated the applicant has an agreement with the landowner and the pipe will be moved further down out of the way.

After further discussion, , **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2022-35) subject to eight (8) conditions of approval and three (3) variances. Motion carried unanimously.**

#### Update on Comprehensive Plan

Mr. Summers stated staff held a public meeting and will have upcoming meetings in Sadieville and Stamping Ground. He stated there is a survey on the Planning Commission website if anyone cannot attend a public meeting. He stated there will be no July steering committee meeting.

#### Campground Regulations

Mr. Summers stated that Fiscal Court had asked the Planning Commission to look at campground regulations. He stated Fiscal Court had concern for the proposed campground on the Scott/Woodford County line.

He stated the current Zoning Ordinance labels these as mobile home camping areas. He suggested amending the Zoning Ordinance to more common terminology.

He stated the current regulations are a conditional use in the B-2 district and as a conditional use in any zone as an accessory to a recreational use. He stated after discussions with Fiscal Court and the possibility of a large campground in an agricultural area it was suggested to make a zone change so that there would be more of a public notice. He stated it was suggested to use the A-1R zoning district that already exists.

Mr. Summers stated in order to preserve prime farmland prime soil should not be part of a development.

He stated no full-time residences would be allowed besides one caretaker.

He stated he looked at online resources to figure out a density requirement and most developments averaged ten units per acre.

He stated public water would be a requirement and must have fire department approval.

He stated landscaping should follow the guidelines for cluster developments with fencing and a double row of trees.

Commissioner Mifflin questioned how the fire department provides fire protection. Mr. Summers stated the fire department considers water pressure and number of fire hydrants.

Attorney Perkins questioned if the conditional use is being removed from the B-2 zoning district. Mr. Summers stated that he had not planned on doing that and Attorney Perkins stated he thinks that should be considered.

Commissioner Stone questioned if Whispering Hills is on septic and if so, how does that work. Mr. Summers stated that a local review and a state review is done by the Health Department.

Commissioner Mifflin stated that he feels "adverse impact" should be defined better for number 6. Attorney Perkins stated that some of the language under conditional uses could be added to better define adverse impact. Mr. Summers stated that at the time a zone change is done the Planning Commission would have the capability to define adverse impact based on the context of the site.

Commissioner Singer questioned if this regulation would also apply to a more traditional campground. Mr. Summer stated that he is open to Fiscal Court deciding if they want it to apply to that kind of campground as well. Attorney Perkins suggested maybe another category should be added to address that kind of campground.

Chairman Sulski adjourned the meeting.

Attest:

\_\_\_\_\_  
Mark Sulski, Chairman

\_\_\_\_\_  
Charlie Perkins, Secretary

# 105 ROGERS GAP ROAD ZONING MAP AMENDMENT

## Staff Report to the Georgetown-Scott County Planning Commission AUGUST 11, 2022

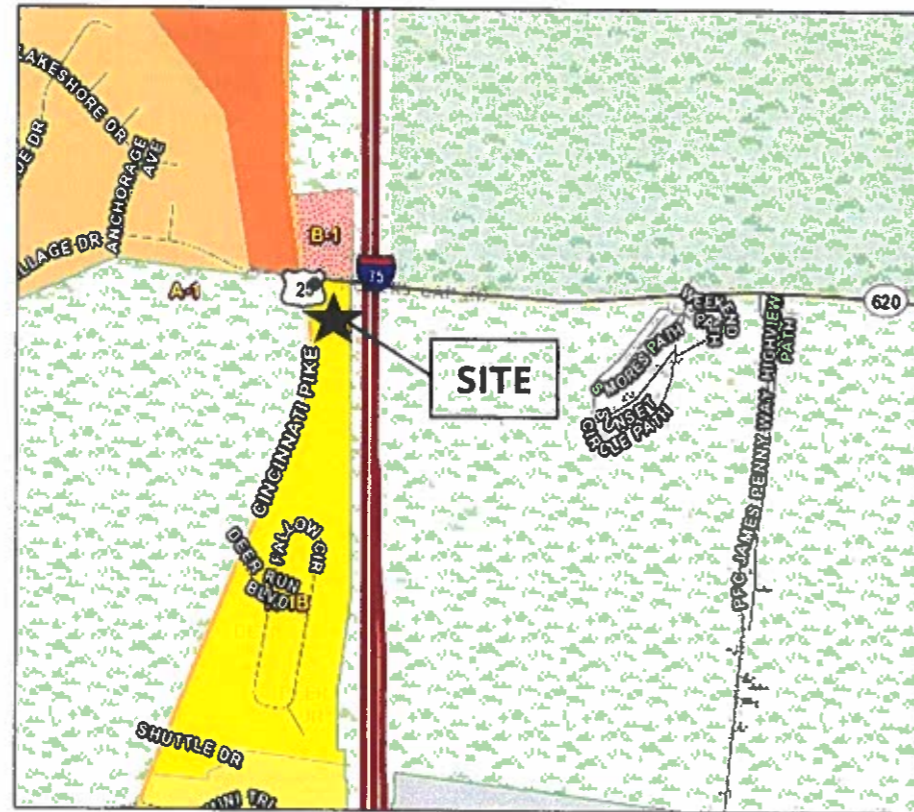
**FILE NUMBER:** ZMA-2022-33

**PROPOSAL:** Zoning Map Amendment to change the zoning district from R-1B to A-1

**LOCATION:** Southeast of the intersection of Cincinnati Road (US-25) and Rogers Gap Road (KY-620), West of I-75

**APPLICANT:** Phil St. John

**CONTACT:** n/a



**STATISTICS:**

Current Zone	R-1B (Single Family Residential)
Proposed Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1, R-1B, and B-1 (Neighborhood Commercial)
Site Acreage	Total: 12.403 acres
Access	Rogers Gap Road
New street required	No
Variance Requested	None

**BACKGROUND:**

The Project Site is a 12.403 area, south of Rogers Gap Road, east of Cincinnati Road and west of I-75, owned by Phil St. John ("Applicant"). The Applicant is seeking to downzone the Project Site from R-1B to A-1 (Agricultural). The Project Site was previously rezoned, subdivided and subsequently platted in the late 1990s/early 2000s as an open space for the Deer Run subdivision property.

## **LEGAL CONSIDERATIONS:**

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

### ***Section 100.213 Findings necessary for proposed map amendment – Reconsideration.***

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

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map in the Comprehensive Plan designates this area as rural residential. The 2017 Comprehensive Plan defines "Rural Residential" as allowing for less dense residential uses in unincorporated areas and are areas of a rural character as a means to not drain resources, increase transportation demands, or further divide large/prime farmland. The uses proposed on the Concept Plan are those of rural residential uses. It is also consistent with the Community Form chapter in the Comprehensive Plan for properties outside of the Urban Service Boundaries to not have urban scale residential or commercial development. This rezoning would establish a maximum density for this property of one (1) dwelling unit per five (5) acres.

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

## **CONCEPT PLAN REVIEW:**

### Access:

There are no issues surrounding access to the Project Site. Since Rogers Gap Road is a state maintained highway, all entrances to the site require KYTC approval.

### Setbacks:

The Applicant's Concept Plan shows no building setbacks. The A-1 zoning district requires a 100-foot setback from US 25 and 50 foot setbacks from all other property lines. Staff recommends establishing the setbacks for the Project Site as mentioned above as to be consistent with the surrounding area.

## **FINDINGS:**

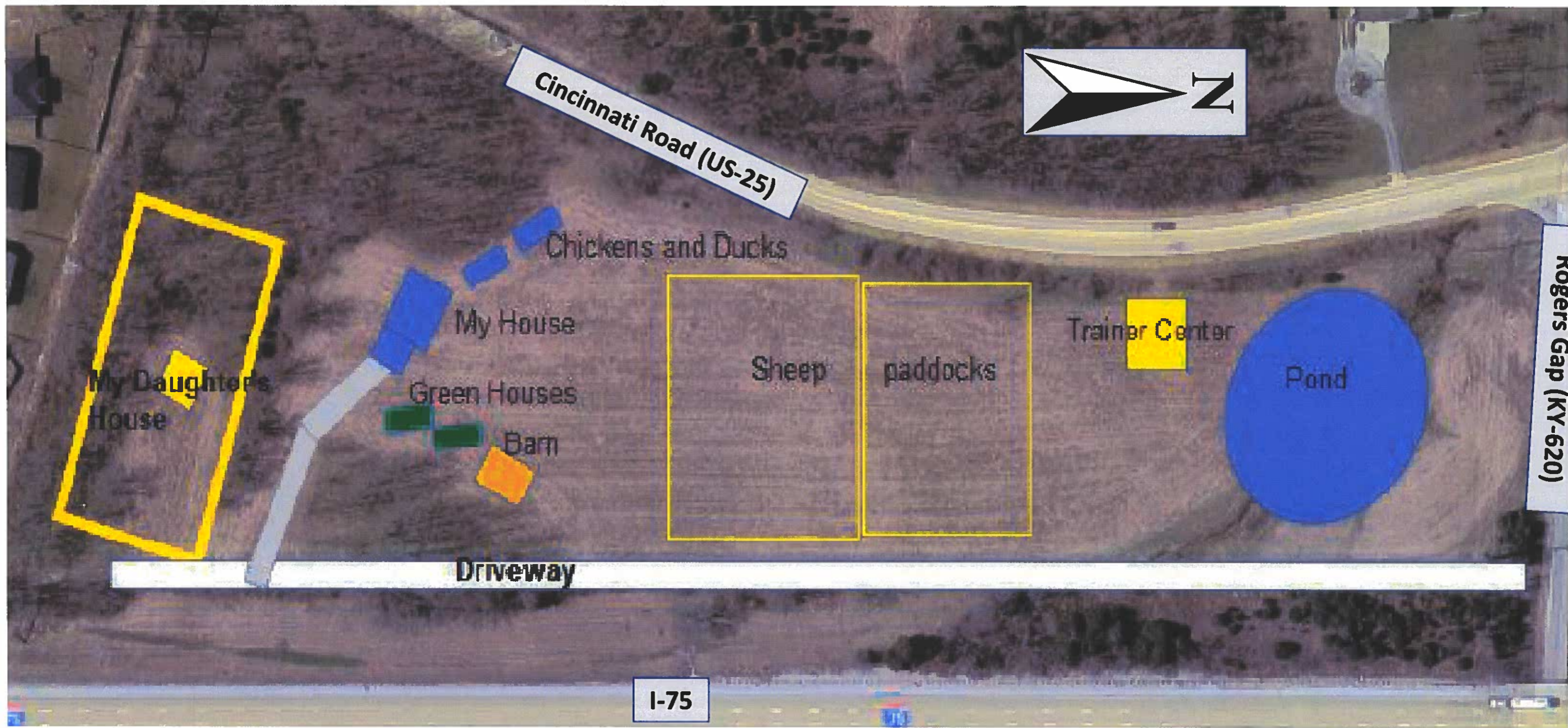
1. The Zoning Map Amendment meets the findings necessary described in KRS 100.213.

**RECOMMENDATION:**

Based on the findings above, staff recommends the Planning Commission recommends **approval** of the application to Scott County Fiscal Court. If approval is recommended, staff suggests adding the following conditions of approval.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. The Applicant shall establish the setback line from US-25 as 100 feet and all other setback lines as 50 feet from their respective property line.
3. The Applicant shall receive KYTC entrance approval for all driveways to the Project Site.



Cincinnati Road (US-25)



Chickens and Ducks

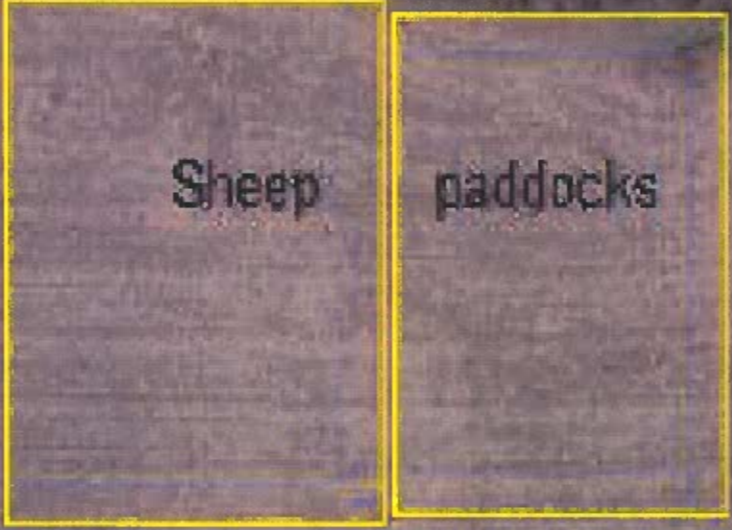


My Daughter's House

My House

Green Houses

Barn



Sheep

paddocks



Trainer Center



Pond



Driveway

I-75

Rogers Gap (KY-620)



**RITA JONES PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
August 11, 2022**

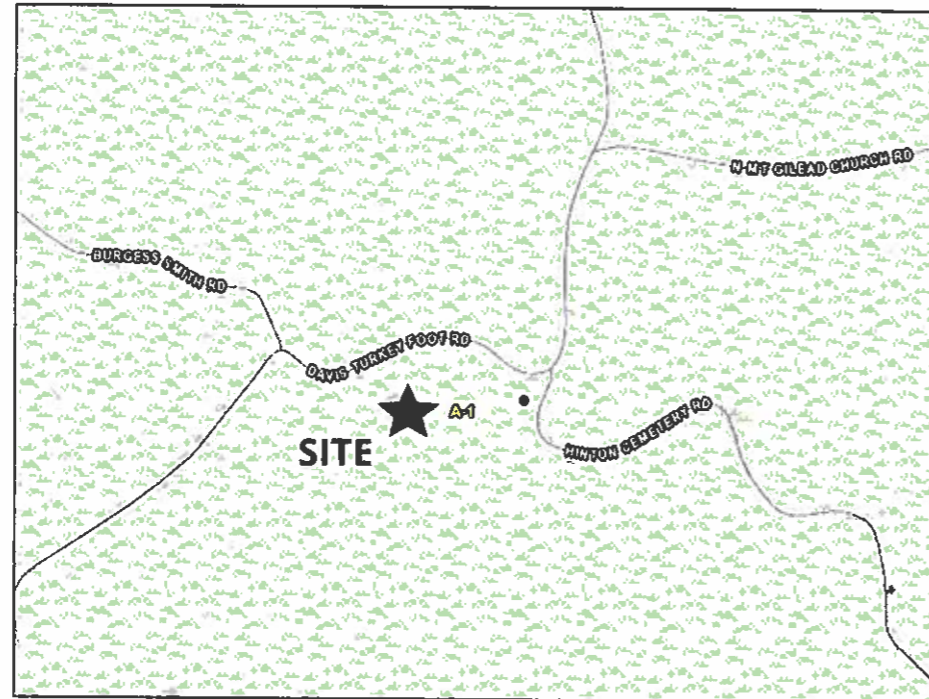
**FILE NUMBER:** FSP-2022-36

**PROPOSAL:** Final Subdivision Plat to subdivide a 33.2 acre tract into three parcels and a 10.52 acre remainder parcel

**LOCATION:** 495 Davis Turkeyfoot Road

**OWNER:** Rita Jones

**CONSULTANT:** Pat Darnell, PLS  
Darnell  
Engineering



**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	33.2 Acres (Total) Parcel 1: 6.3 Ac, Parcel 2: 5.79 Ac, Parcel 3: 10.59 Ac, and Parcel 4 (Remainder): 10.52 Ac
Access	Davis Turkeyfoot Rd (Parcels 1 & 2) and Hinton Cemetary Rd (Parcels 3 & 4)
Variances/Waivers	None

**BACKGROUND:**

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 33.2 acre tract into three parcels and a 10.52 acre remainder parcel. The Project Site has not been previously subdivided, but since it is creating four total tracts is required to receive approval from the Planning Commission.

**Plat Review:**

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

**Access:**

Parcels 1 and 2 will continue to use the existing shared access off of Davis Turkeyfoot Road. Parcels 3 and 4 will continue to use the existing shared access off of Hinton Cemetery Road. Both entrances have approved locations by the Scott County Roads Superintendent.

**RECOMMENDATION:**

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

Conditions of Approval:

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

**CERTIFICATION OF GIS DEPARTMENT APPROVAL**

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

Date \_\_\_\_\_ GIS Analyst/Technician, Georgetown-Scott County Planning Commission

**CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS**

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

Date \_\_\_\_\_ Scott County Health Department Official

**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**

I hereby certify that the development plan shown hereon has been reviewed and found to comply with the Scott County Fire Department regulations, including any conditions of approval or exceptions, noted hereon.

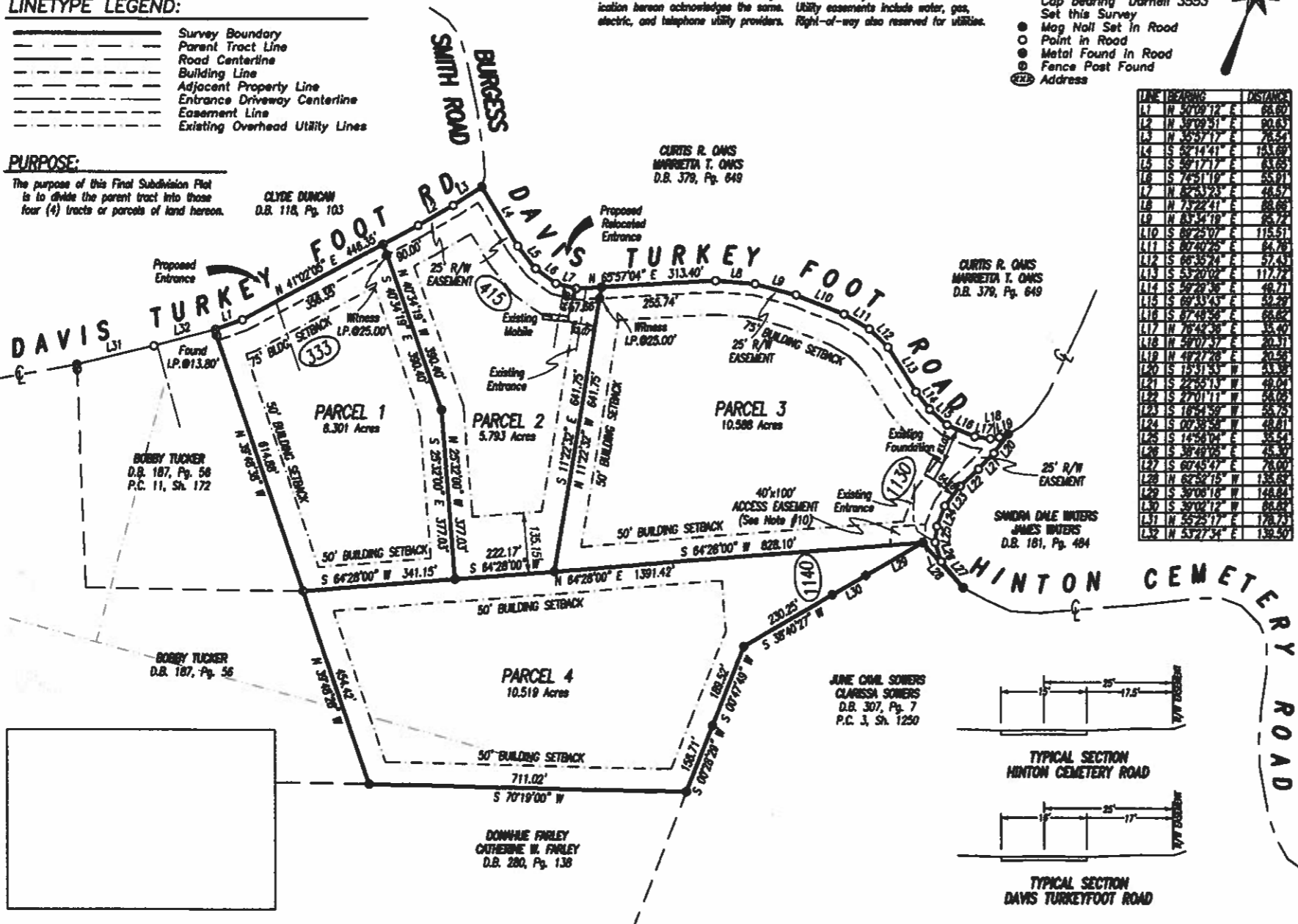
Date \_\_\_\_\_ Scott County Fire Department

**LINETYPE LEGEND:**

- Survey Boundary
- Parent Tract Line
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines

**PURPOSE:**

The purpose of this Final Subdivision Plot is to divide the parent tract into those four (4) tracts or parcels of land hereon.



**CERTIFICATION OF PROVISION OF WATER ONLY**

I hereby certify that Kentucky American has facilities within the water distributions conveyance system to supply the property located at #415 & #495 Davis Turkey Foot Road, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distributions of water, and that Kentucky American shall supply said development with water service.

Date \_\_\_\_\_ General Manager  
Kentucky American Water

**NOTES:**

1. Parcel 1, Parcel 2, and Parcel 3 platted hereon are the same as that tract or parcel of land described in Deed Book 428, Page 277.
2. Property platted hereon is subject to a water line easement in favor of Kentucky-American Water Company as recorded in Deed Book 218, Page 65.
3. Property platted hereon is subject to any and all easements or right-of-way of record and in existence of the date of the field survey shown hereon.
4. Property platted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning.
5. Subject property is currently zoned agricultural (A-1), as well as those adjacent properties shown hereon.
6. Any further subdivisions of this property shall require approval of the Georgetown-Scott County Planning Commission.
7. Property platted hereon does not lie within a flood hazard area as shown on FEMA Flood Community Panel No. 21208C 0125C dated December 21, 2017.
8. Building setback area hereby reserved for utility easement.
9. Access and utility easement being created by this plot, and acknowledged by the Owner's Certification hereon. Some being located on Parcel 3 and hereon Parcel 4. Each shall also share in the maintenance thereof.
10. All proposed entrances off Davis Turkeyfoot Road and Hinton Cemetery Road will require approval of the Scott County Road Department.
11. All setbacks shown hereon are hereby reserved for utility lines. Owner's Certification hereon acknowledges the same. Utility easements include water, gas, electric, and telephone utility providers. Right-of-way also reserved for utilities.

**ADDRESS:**  
#415 & #495 Davis Turkey Foot Road  
Sadville, KY 40370  
(Scott County)

**OWNERS:**  
Rita Jones  
P.O. Box 1106  
Georgetown, KY 40324

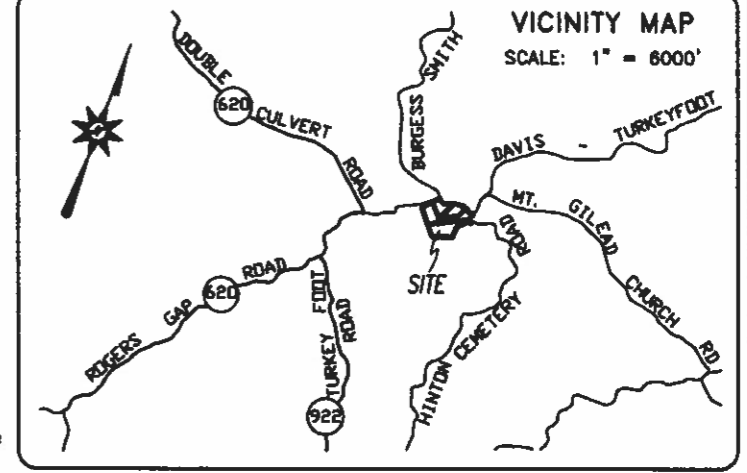
**ZONE:**  
A-1 (Agricultural)

**ACREAGES:**  
Parent Tract = 33.201 Acres  
Less Parcel 1 = 6.301 Acres  
Less Parcel 2 = 5.793 Acres  
Less Parcel 3 = 10.586 Acres  
Remainder (Parcel 4) = 10.519 Acres

**LEGEND:**

- Iron Pin Found
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Set in Road
- Point in Road
- Metal Found in Road
- Fence Post Found
- Ⓧ Address

LINE BEARING	DISTANCE
L1 N 37°09'12" E	68.60
L2 N 37°09'51" E	60.63
L3 N 35°57'17" E	76.54
L4 S 57°14'41" E	153.69
L5 S 57°17'17" E	63.65
L6 S 74°51'19" E	55.01
L7 N 62°53'23" E	48.57
L8 N 73°22'41" E	68.66
L9 N 63°54'19" E	65.77
L10 S 69°25'07" E	115.51
L11 S 67°40'25" E	64.76
L12 S 66°35'24" E	57.43
L13 S 53°20'02" E	117.72
L14 S 52°22'36" E	46.77
L15 S 62°13'43" E	52.29
L16 S 67°48'36" E	66.62
L17 N 76°45'39" E	55.40
L18 N 50°07'37" E	20.31
L19 N 47°22'28" E	20.56
L20 S 15°31'53" W	43.98
L21 S 22°59'13" W	29.04
L22 S 27°01'11" W	56.65
L23 S 16°54'39" W	56.75
L24 S 02°38'50" W	49.01
L25 S 14°50'12" E	35.51
L26 S 30°48'02" E	45.30
L27 S 60°45'47" E	78.00
L28 N 62°52'15" W	135.63
L29 S 30°10'16" W	148.84
L30 S 30°10'12" W	68.83
L31 W 55°25'17" E	128.73
L32 N 53°27'54" E	139.50



**OWNER'S CERTIFICATION**

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by \_\_\_\_\_ Estate of Laura H. Walls by Monica Walls, Administrator, by deed dated October 1, 2021, and recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_ in the Scott County Clerk's office, and do hereby adopt this as my (our) record plot for this property.

Witness \_\_\_\_\_ Owner \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_ Address \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATION**

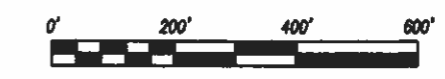
I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky, and bearings are rotated to Kentucky North Zone State Plane.

Date: June 22, 2022  
P.O. Box 175  
Cynthiana, Kentucky 41031

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

I hereby certify that Blue Grass Energy shall supply the Jones property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date \_\_\_\_\_ Blue Grass Energy Representative



PLOTTED: 06/22/22 @ 3:00 BY APD

**FINAL SUBDIVISION PLAT**  
**RITA JONES**  
#415 & #495 DAVIS TURKEY FOOT ROAD

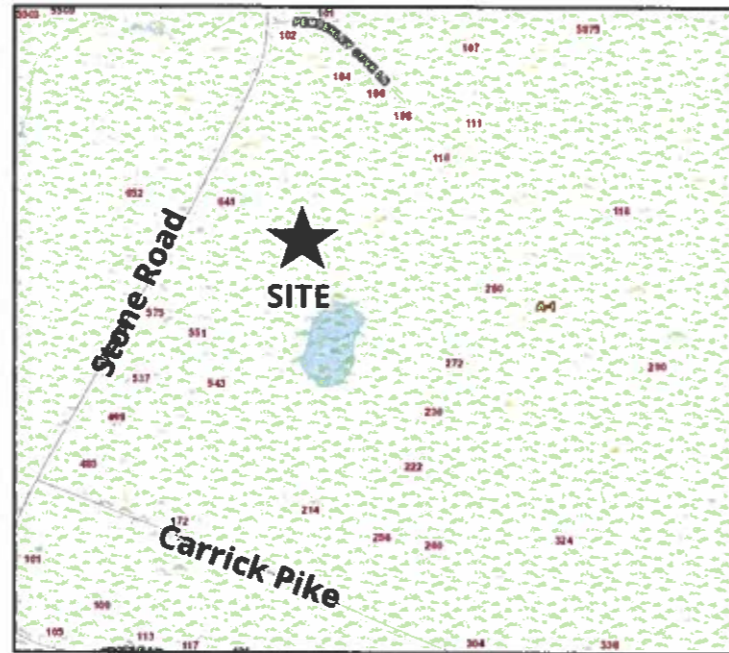
	SCALE 1" = 200'	DATE 06/09/22	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FILE NO. 22-5064	FILED BY JONESRITA	
	FIELD CHECK JT/DD/WJR	JOB FILE JONESRITA	
	DRAWN BY APD	CHECKED BY APD	

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150.

**VARELLAS PROPERTY #1  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
August 11, 2022**

**FILE NUMBER:** FSP-2022-37  
**PROPOSAL:** Final Subdivision Plat to subdivide a 60.57-acre tract into six (6) lots.  
**LOCATION:** 641 Stone Road  
**OWNER:** Jim & Sandra Varellas  
**CONSULTANT:** Allen Darnell  
Darnell Engineering, Inc



**STATISTICS:**  
Zone A-1 (Agricultural)  
Surrounding Zone(s) A-1  
Site Acreage 60.571 acres (Parcel 1: 10.5 acres; Parcel 2: 10.5 acres; Parcel 3: 6.33 acres; Parcel 4: 5.0 acres; Parcel 5: 5.0 acres; Parcel 6: 23.241 acres)  
Access Stone Road  
Variances/Waivers None

**BACKGROUND:**  
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 60.571-acre farm into six lots.

**Plat Review:**  
The proposed plat shows the appropriate setbacks and the proposed lot meets the lot size requirements. The plat shows all appropriate certifications from utility providers. Part of the setback on Parcel 5, on the western side, need to be adjusted, where the lot is not 250 feet wide.

**Access:**  
The plat shows Parcels 1 & 2 to share a proposed entrance at the northern side of the Project Site's frontage on Stone Road. The plat shows Parcels 3, 4, and 5 sharing an entrance and access easement. Parcel 6 will use the existing entrance already serving the house at 641 Stone Road.

Staff has mentioned to the Applicant there are issues with the sight distance for the proposed entrance for Parcels 1 & 2 (indicated on the plat as "Proposed Shared Entrance #1"). The other proposed and existing entrances are located such that Proposed Shared Entrance #1 cannot be moved further south to a safe location. The Planning Commission Engineer has notified the Applicant that sufficient sight distance to the North could not be verified during field review of the entrance location and requested that a survey/engineering exhibit be provided to document a minimum of 350 ft. of sight distance, or that vegetation/embankment could possibly be removed to improve the sight distance. Staff recommends postponement of the application until it can be demonstrated that all proposed lots can have sufficiently safe access.

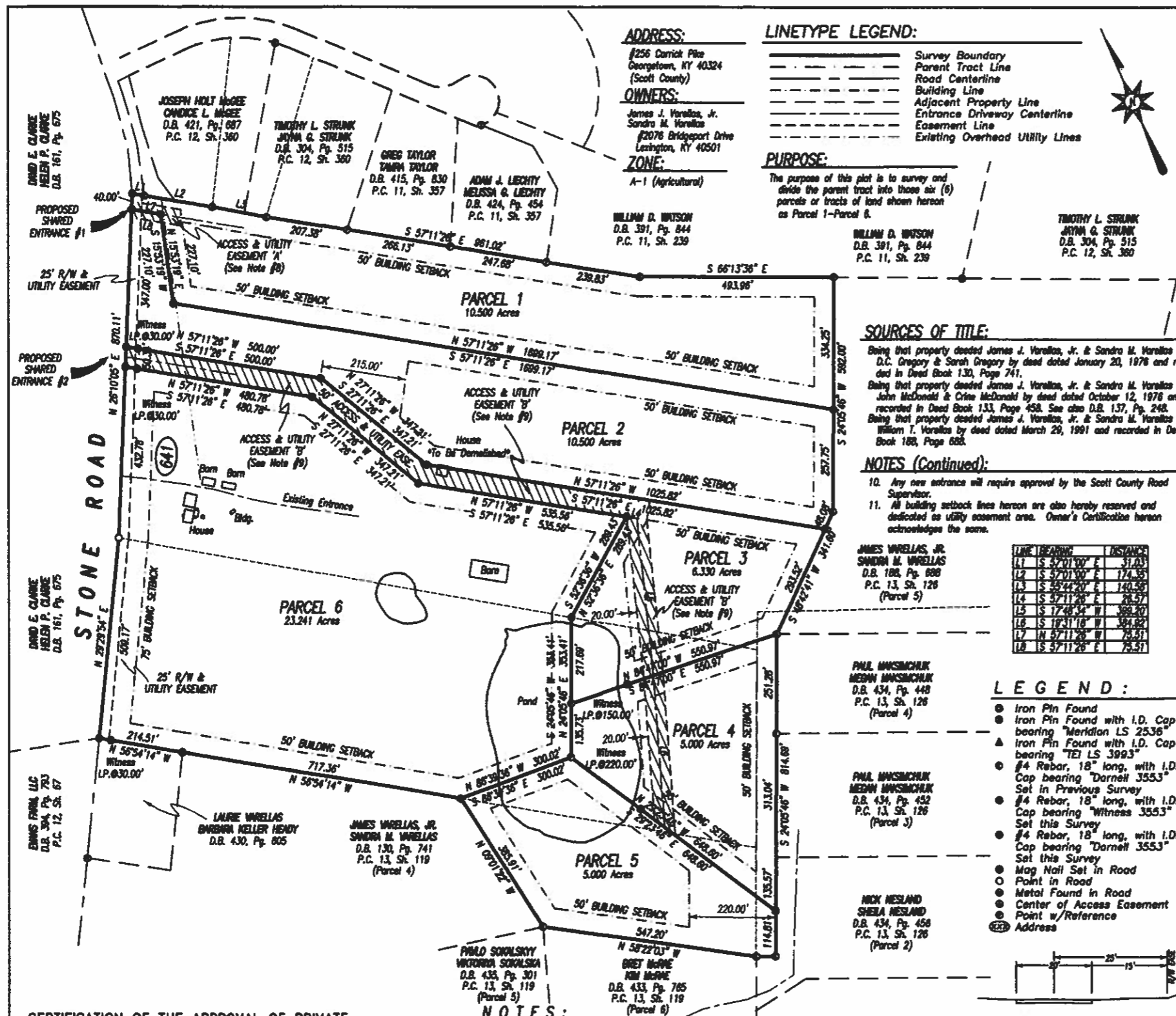
**RECOMMENDATION:**

Staff recommends **Postponement** of the Final Subdivision Plat.

If the Planning Commission approves the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. New entrances must be approved by the County Road Supervisor and/or Planning Commission Engineer prior to the plat being recorded.
6. The Planning Commission Engineer or County Road Supervisor may require entrances to be constructed prior to the plat being recorded.



**ADDRESS:**  
#256 Cornick Pike  
Georgetown, KY 40324  
(Scott County)

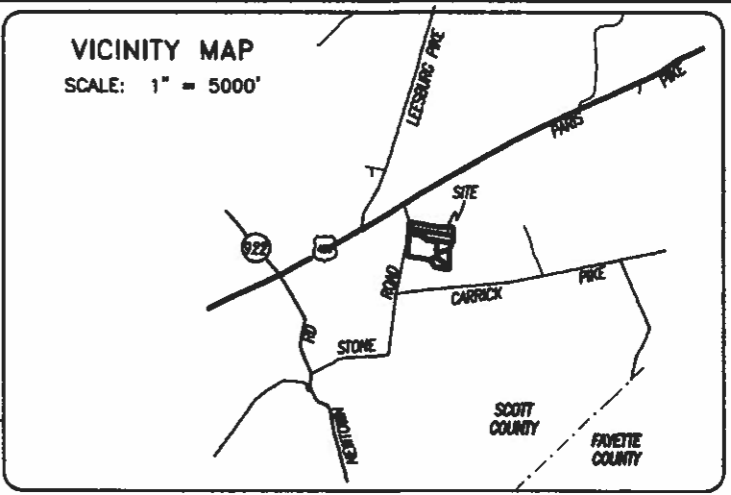
**OWNERS:**  
James J. Varellos, Jr.  
Sandra M. Varellos  
#2078 Bridgeport Drive  
Lexington, KY 40501

**ZONE:**  
A-1 (Agricultural)

**LINETYPE LEGEND:**

- Survey Boundary
- Parent Tract Line
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines

**PURPOSE:**  
The purpose of this plot is to survey and divide the parent tract into those six (6) parcels or tracts of land shown hereon as Parcel 1-Parcel 6.



**OWNER'S CERTIFICATION**

I (we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by \_\_\_\_\_, by deed dated \_\_\_\_\_, and recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_ in the Scott County Clerk's office, and do hereby adopt this as my (our) record plot for this property.

Witness \_\_\_\_\_ Owner \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_ Address \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATION**

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectro SP 80 Base and Spectro SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky, and bearings are rotated to Kentucky North Zone State Plane.

Date: July 25, 2022  
P.O. Box 175  
Cynthiana, Kentucky 41031

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

I hereby certify that Blue Grass Energy shall supply the Varellos property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date: \_\_\_\_\_ Blue Grass Energy Representative

**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**

I hereby certify that the development plan shown hereon has been reviewed and found to comply with the Scott County Fire Department regulations, including any conditions of approval or exceptions, noted hereon.

Date: \_\_\_\_\_ Scott County Fire Department  
PLOTTED: 07/25/22 @ 5:00 BY APD

**SOURCES OF TITLE:**

Being that property deeded James J. Varellos, Jr. & Sandra M. Varellos by D.C. Gregory & Sarah Gregory by deed dated January 20, 1978 and recorded in Deed Book 130, Page 741.

Being that property deeded James J. Varellos, Jr. & Sandra M. Varellos by John McDonald & Crine McDonald by deed dated October 12, 1976 and recorded in Deed Book 133, Page 458. See also D.B. 137, Pg. 248.

Being that property deeded James J. Varellos, Jr. & Sandra M. Varellos by William T. Varellos by deed dated March 26, 1991 and recorded in Deed Book 188, Page 688.

**NOTES (Continued):**

10. Any new entrance will require approval by the Scott County Road Supervisor.
11. All building setback lines hereon are also hereby reserved and dedicated as utility easement area. Owner's Certificate hereon acknowledges the same.

JAMES VARELLAS, JR.  
SANDARA M. VARELLAS  
D.B. 188, Pg. 688  
P.C. 13, Sh. 128  
(Parcel 5)

LINE BEARING	DISTANCE
1. S 57°01'00" E	37.03'
2. S 57°01'00" E	174.35'
3. S 55°44'20" E	140.50'
4. S 57°11'26" E	78.57'
5. S 17°48'34" W	369.20'
6. S 19°31'18" W	364.82'
7. N 57°11'26" W	73.51'
8. S 57°11'26" E	73.51'

PAUL MANSCHURK  
MELBA MANSCHURK  
D.B. 434, Pg. 448  
P.C. 13, Sh. 128  
(Parcel 4)

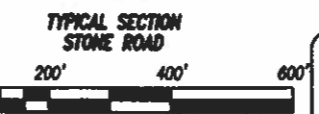
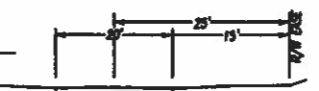
PAUL MANSCHURK  
MELBA MANSCHURK  
D.B. 434, Pg. 452  
P.C. 13, Sh. 128  
(Parcel 3)

NICK NESLAND  
SHEILA NESLAND  
D.B. 434, Pg. 456  
P.C. 13, Sh. 128  
(Parcel 2)

PAUL SORULSKY  
VICTORIA SORULSKA  
D.B. 435, Pg. 301  
P.C. 13, Sh. 119  
(Parcel 5)

BRET MORNE  
KIM MORNE  
D.B. 433, Pg. 785  
P.C. 13, Sh. 119  
(Parcel 6)

- LEGEND:**
- Iron Pin Found
  - Iron Pin Found with I.D. Cap bearing "Meridian LS 2536"
  - ▲ Iron Pin Found with I.D. Cap bearing "TEI LS 3993"
  - #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
  - #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
  - #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
  - Mag Nail Set in Road
  - Point in Road
  - Metal Found in Road
  - Center of Access Easement
  - Point w/Reference Address



**CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS**

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

Date: \_\_\_\_\_ Scott County Health Department Official

**CERTIFICATION OF PROVISION OF WATER ONLY**

I hereby certify that Kentucky American has facilities within the water distribution conveyance system to supply the property located at Stone Road, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distributions of water, and that Kentucky American shall supply said development with water service.

Date: \_\_\_\_\_ General Manager  
Kentucky American Water

- NOTES:**
1. Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, and Parcel 6 plotted hereon are a portion of that tract or parcel of land described in Deed Book 130, Page 741; Deed Book 133, Page 458; Deed Book 137, Page 248; and Book 188, Page 688.
  2. Property plotted hereon is subject to that telephone line easement in favor of South Central Bell Telephone Company as recorded in Deed Book 149, Page 748.
  3. Property plotted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
  4. Property plotted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
  5. Any further division of the property plotted hereon shall require approval of the Georgetown-Scott County Planning Commission.
  6. Property plotted hereon and all adjacent property is zoned agricultural (A1), unless otherwise noted.
  7. Property plotted hereon is not located in a flood hazard area as shown on FEMA Flood Community Panel No. 21209C (225D) dated December 21, 2017.
  8. Access & Utility Easement 'A' being hereby created by this plat, and acknowledged by the Owner's Certification hereon. Same being created to benefit Parcel 1 and Parcel 2 hereon and located on Parcel 1 and Parcel 2. Parcel 1 and Parcel 2 shall share in the maintenance thereof. Same being more particularly described as forty (40) feet wide and one hundred (100) feet in depth.
  9. Access & Utility Easement 'B' being hereby created by this plat, and acknowledged by the Owner's Certification hereon. Same being created to benefit Parcel 4 and Parcel 5 hereon and located on Parcel 3 and Parcel 4. Parcel 3, Parcel 4, & Parcel 5 shall share in the maintenance thereof.

FINAL SUBDIVISION PLAT  
**JAMES J. VARELLAS, JR.**  
**SANDARA M. VARELLAS**  
#641 STONE ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 03/21/22	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
FILE NO. 22-4984	FILENAME VARELLASRP3	JOB FILE VARELLAS	
FIELD CREW JF/NC/WR	CHECKED BY APD		

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150.

**VARELLAS PROPERTY #2  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
August 11, 2022**

**FILE NUMBER:** FSP-2022-38  
**PROPOSAL:** Final Subdivision Plat to subdivide a 10.392-acre tract into two (2) lots.  
**LOCATION:** 543 Stone Road  
**OWNER:** Jim & Sandra Varellas  
**CONSULTANT:** Allen Darnell  
Darnell Engineering, Inc



**STATISTICS:**  
Zone A-1 (Agricultural)  
Surrounding Zone(s) A-1  
Site Acreage 10.392 acres (Parcel 4-A: 5.008 acres; Parcel 4-B: 5.384 acres)  
Access Stone Road  
Variances/Waivers None

**BACKGROUND:**  
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 10.392-acre farm into two lots. The Project Site was previously subdivided earlier this year.

**Plat Review:**  
The proposed plat shows the appropriate the setbacks and the proposed lot meets the lot size and width requirements. The plat shows all appropriate certifications from utility providers.

**Access:**  
The plat shows the lots will share a previously platted entrance with 537 Stone Road (Parcel 3 from the plat recorded on Cabinet 13, Slide 119). The newly created lot will contribute to the maintenance of the existing entrance/easement.

## **RECOMMENDATION:**

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

### Conditions of Approval:

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



**CERTIFICATION OF PROVISION OF WATER ONLY**

I hereby certify that Kentucky American has facilities within the water distributions conveyance system to supply the property located at #543 Stone Road, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distributions of water, and that Kentucky American shall supply said development with water service.

\_\_\_\_\_  
Date General Manager  
Kentucky American Water

**CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS**

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

\_\_\_\_\_  
Date Scott County Health Department Official

**NOTES:**

- Parcel 4-A and Parcel 4-B platted hereon are the same as Parcel 4 shown as Plat Cabinet 13, Sheet 119 and a portion of that land described in Deed Book 130, Page 741.
- Property platted hereon is subject to that telephone line easement in favor of South Central Bell Telephone Company as recorded in Deed Book 149, Page 748.
- Property platted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
- Property platted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
- Any further division of the property platted hereon shall require approval of the Georgetown-Scott County Planning Commission.
- Property platted hereon and all adjacent property is zoned agricultural (A1), unless otherwise specified hereon.
- Property platted hereon is not located in a flood hazard area as shown on FEMA FIRM Community Panel No. 21209C 02250 dated December 21, 2017.
- Proposed Fifty (50) Foot Access and Utility Easement being created by this plot, and acknowledged by the Owner's Certification hereon. Same being one hundred (100) feet deep and located on Parcel 4-B and benefits Parcel 4-A, Parcel 4-A and Parcel 4-B shall share in the maintenance thereof. Each shall also share in the maintenance of the Proposed Shared Entrance #2 as shown on Minor Subdivision Plat filed of record in Plat Cabinet 13, Sheet 119 in the Scott County Clerk's Office as described in Note #9 on said Plat.
- A twenty-five (25) foot electric easement is hereby created along each lot line and within the building setback lines. Same being created by this plot, and acknowledged by the Owner's Certification hereon and shall benefit Blue Grass Energy.
- Twenty (20) Foot Drainage easement shall be centered on the existing drainage ditch or swale and is hereby reserved. Same being acknowledged by the Owner's Certification hereon.

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Meridian LS 2536"
- ▲ Iron Pin Found with I.D. Cap bearing "TEI LS 3993"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Set in Road
- Point in Road
- Metal Found in Road
- ⊕ Railroad Spike Found
- ⊕ Address

**ADDRESS:**

#172 Conick Pike  
Georgetown, KY 40324  
(Scott County)

**OWNERS:**

James J. Varellas, Jr.  
Sandra M. Varellas  
#2076 Bridgeport Drive  
Lexington, KY 40501

**ZONE:**

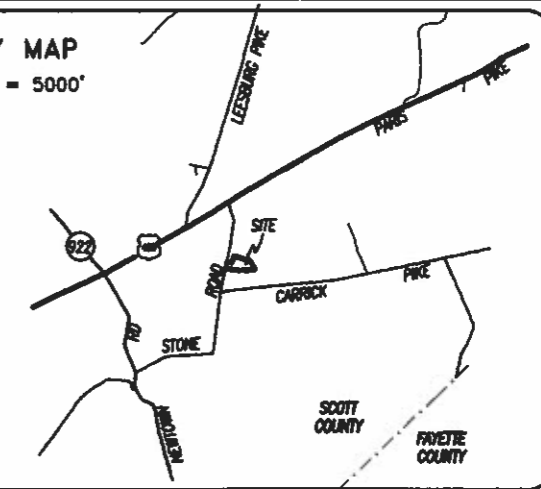
A-1 (Agricultural)

**PURPOSE:**

The purpose of this plot is to survey and divide the parent tract into those two (2) parcels or tracts of land shown hereon as Parcel 4-A and Parcel 4-B.

**VICINITY MAP**

SCALE: 1" = 5000'



**OWNER'S CERTIFICATION**

(we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by James J. Varellas, Jr. & Sandra M. Varellas, by deed dated January 20, 1978, and recorded in Deed Book 130, page 741 in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

\_\_\_\_\_  
Witness Owner  
\_\_\_\_\_  
Owner  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Date Address

**LAND SURVEYOR'S CERTIFICATION**

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are related to Kentucky North Zone State Plane.

July 25, 2022 Date  
P.O. Box 175  
Cynthiana, Kentucky 41031

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

I hereby certify that Blue Grass Energy shall supply the Varellas property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

\_\_\_\_\_  
Date Blue Grass Energy Representative

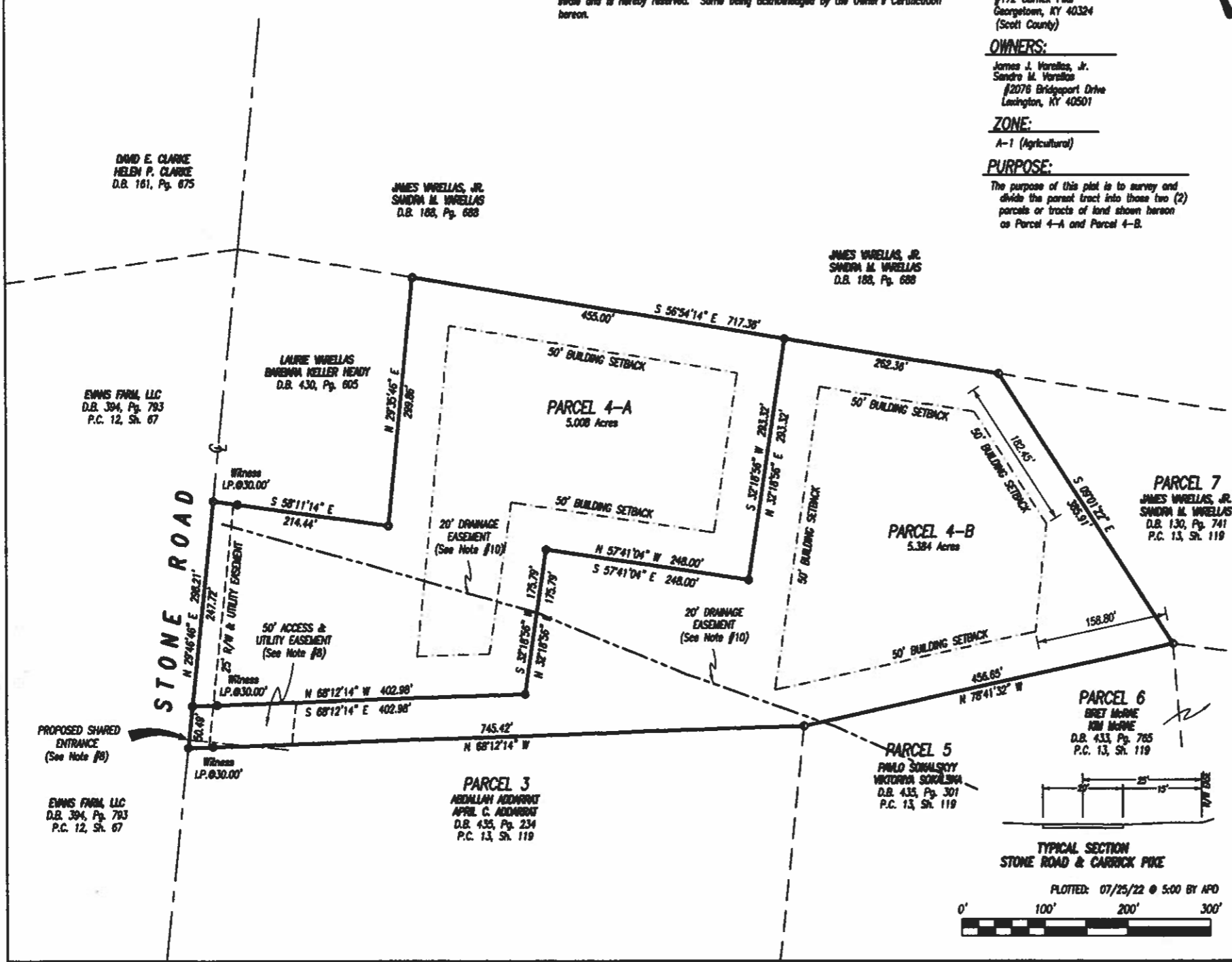
**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**

I hereby certify that the development plan shown hereon has been reviewed and found to comply with the Scott County Fire Department regulations, including any conditions of approval or exceptions, noted hereon.

\_\_\_\_\_  
Date Scott County Fire Department

**AMENDED FINAL SUBDIVISION PLAT  
JAMES J. VARELLAS, JR.  
SANDARA M. VARELLAS  
#543 STONE ROAD**

	SCALE 1" = 100'	DATE 03/21/22	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8857 THE PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150
	FILE NO. 22-4984	FILENAME VARELLASRP4	
	FIELD CREW JF/MC/WR	JOB FILE VARELLAS	
	DRAWN BY APD	CHECKED BY APD	



DAVID E. CLARKE  
HELEN P. CLARKE  
D.B. 161, Pg. 675

JAMES VARELLAS, JR.  
SANDARA M. VARELLAS  
D.B. 188, Pg. 688

JAMES VARELLAS, JR.  
SANDARA M. VARELLAS  
D.B. 188, Pg. 688

LAURIE VARELLAS  
BRENDA KELLER HEADY  
D.B. 430, Pg. 605

EVMS FARM, LLC  
D.B. 394, Pg. 793  
P.C. 12, Sh. 67

PARCEL 7  
JAMES VARELLAS, JR.  
SANDARA M. VARELLAS  
D.B. 130, Pg. 741  
P.C. 13, Sh. 119

PARCEL 5  
PAOLO SOMALSKY  
VICTORIA SOMALSKY  
D.B. 435, Pg. 307  
P.C. 13, Sh. 119

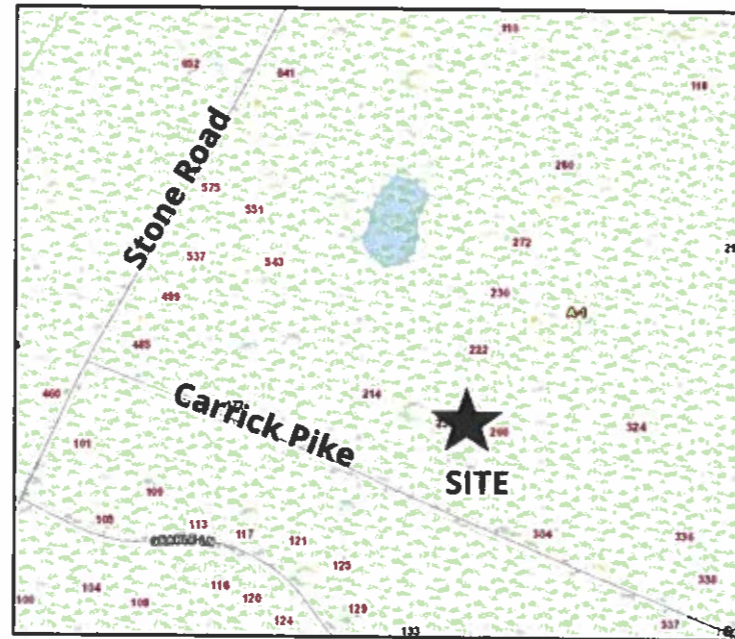
PARCEL 6  
BRET MORNE  
KIM MORNE  
D.B. 433, Pg. 785  
P.C. 13, Sh. 119

PARCEL 3  
ABDALLAH AADHARAT  
APRIL C. AADHARAT  
D.B. 435, Pg. 234  
P.C. 13, Sh. 119

**VARELLAS PROPERTY #3  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
August 11, 2022**

**FILE NUMBER:** FSP-2022-39  
**PROPOSAL:** Final Subdivision Plat to subdivide a 13.881-acre tract into two (2) lots.  
**LOCATION:** 256 Carrick Pike  
**OWNER:** Jim & Sandra Varellas  
**CONSULTANT:** Allen Darnell  
Darnell Engineering, Inc



**STATISTICS:**  
Zone A-1 (Agricultural)  
Surrounding Zone(s) A-1  
Site Acreage 13.881 acres (Parcel 1-A: 6.917 acres; Parcel 1-B: 6.964 acres)  
Access Carrick Pike  
Variances/Waivers None

**BACKGROUND:**  
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 13.88-acre parcel into two lots. The Project Site was previously subdivided earlier this year.

**Plat Review:**  
The proposed plat shows the appropriate setbacks and the proposed lot meets the lot size and width requirements. The plat shows all appropriate certifications from utility providers. The plat shows several karst areas based on Kentucky Geological Survey maps. Karst areas identified on the plat would need to be avoided for residential construction unless studied by a qualified professional and deemed safe.

There is a shed shown on the plat which exists on the proposed property line between parcels 1-A and 1-B. The shed will need to be either moved to a location in compliance with the setbacks, or removed from the property prior to the plat being recorded. The recorded plat will need to reflect the new location or removal of the shed.

**Access:**

Both parcels are proposed to share a 40-ft. access easement/entrance. There are appropriate notes on the plat regarding the use of the access and its future maintenance.

**RECOMMENDATION:**

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

Conditions of Approval:

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

**LAND SURVEYOR'S CERTIFICATION**

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are related to Kentucky North Zone State Plane.

July 25, 2022

Date

P.O. Box 175  
Cynthiana, Kentucky 41031

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

I hereby certify that Blue Grass Energy shall supply the Varellos property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date

Blue Grass Energy Representative

**NOTES:**

- Parcel 1-A and Parcel 1-B platted hereon are the same as Parcel 1 shown on Plat Cabinet 13, Sheet 128 and a portion of that property described in Deed Book 133, Page 458 and Deed Book 137, Page 248.
- Property platted hereon is subject to that telephone line easement in favor of South Central Bell Telephone Company as recorded in Deed Book 149, Page 748.
- Property platted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
- Property platted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
- Any further division of the property platted hereon shall require approval of the Georgetown-Scott County Planning Commission.
- Property platted hereon and all adjacent property is zoned agricultural (A1), unless otherwise noted.
- Property platted hereon is not located in a flood hazard area as shown on FEMA FIRI Community Panel No. 21209C 0225D dated December 21, 2017.
- Forty (40) Foot Access & Utility Easement being hereby created by this plat, and acknowledged by the Owner's Certification hereon. Same being located on Parcel 1-A and Parcel 1-B and benefits each of those tracts or parcels of land. Parcel 1-A and Parcel 1-B shall share in the maintenance thereof.
- All building setback lines shown hereon are also hereby reserved and dedicated as utility easement area.
- All potential property owners shall be aware that Kentucky Geological Survey has identified sinkhole hazard related features and shown hereon. Property and geotechnical evaluations may be advised prior to home construction within these areas. Areas shown based on Kentucky Geological Survey maps only.

**ADDRESS:**

#256 Carrick Pike  
Georgetown, KY 40324  
(Scott County)

**OWNERS:**

James J. Varellos, Jr.  
Sandra M. Varellos  
#2076 Bridgeport Drive  
Lexington, KY 40501

**ZONE:**

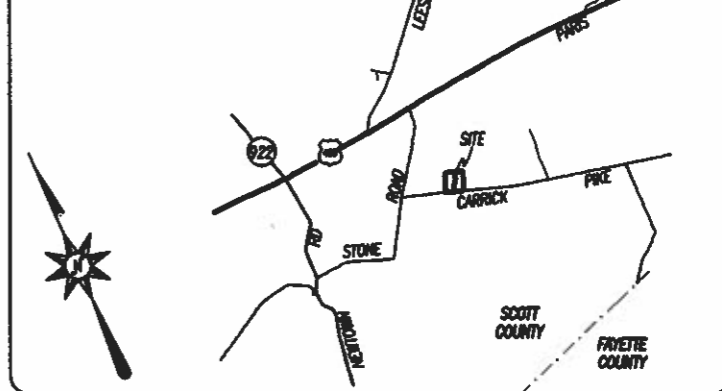
A-1 (Agricultural)

**PURPOSE:**

The purpose of this plat is to survey and divide the parent tract into those two (2) parcels or tracts of land shown hereon as Parcel 1-A and Parcel 1-B.

**VICINITY MAP**

SCALE: 1" = 5000'



**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**

I hereby certify that the development plan shown hereon has been reviewed and found to comply with the Scott County Fire Department regulations, including any conditions of approval or exceptions, noted hereon.

Date

Scott County Fire Department

**CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS**

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

Date

Scott County Health Department Official

**CERTIFICATION OF PROVISION OF WATER ONLY**

I hereby certify that Kentucky American has facilities within the water distributions conveyance system to supply the property located at Carrick Pike & Stone Road, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distributions of water, and that Kentucky American shall supply said development with water service.

Date

General Manager  
Kentucky American Water

**OWNER'S CERTIFICATION**

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by John McDonald & Criss McDonald (See Also Deed Book 137, Page 248), by deed dated October 12, 1978, and recorded in Deed Book 133, page 458 in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness

Owner

Witness

Owner

Address

Date

Address



PLOTTED: 07/25/22 @ 5:00 BY APD

**FINAL SUBDIVISION PLAT**  
**JAMES J. VARELLAS, JR.**  
**SANDARA M. VARELLAS**  
#256 CARRICK PIKE

	SCALE	DATE	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	1" = 100'	05/21/22	
	FILE NO.	FILENAME	
	22-4964	VARELLASRPP	
FIELD CREW	DPO FILE		
JF/MC/WR	VARELLAS		
DRAWN BY	CHECKED BY		
APD	APD		

LINE	BEARING	DISTANCE
L1	S 23°32'43" W	78.12
L2	N 23°32'43" E	78.12

**LINETYPE LEGEND:**

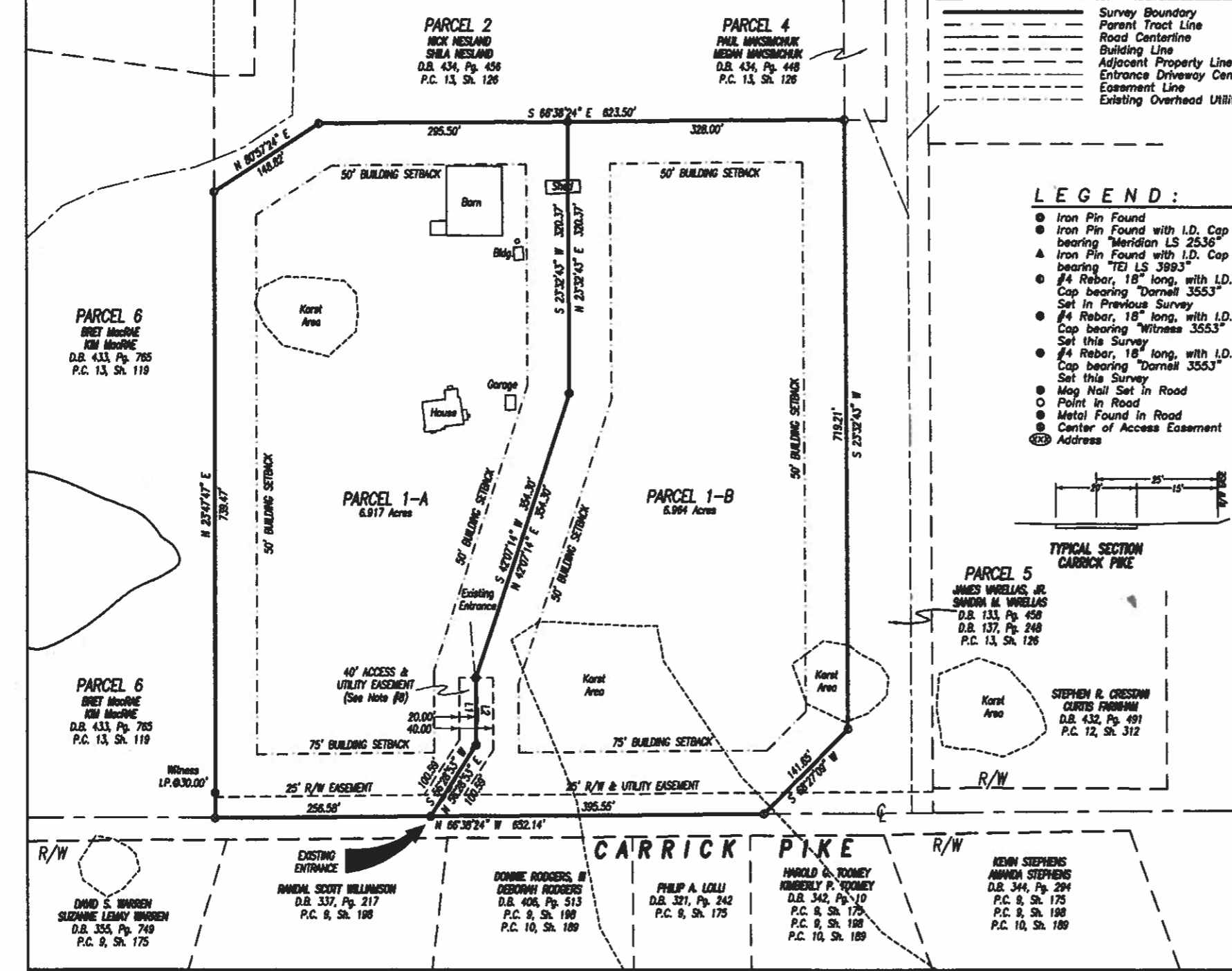
- Survey Boundary
- Parent Tract Line
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Meridian LS 2536"
- ▲ Iron Pin Found with I.D. Cap bearing "TEI LS 3993"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set this Survey
- Mag Nail Set in Road
- Point in Road
- Metal Found in Road
- Center of Access Easement
- ⊗ Address



TYPICAL SECTION  
CARRICK PIKE



**PARCEL 6**  
BRET MACRINE  
KIM MACRINE  
D.B. 433, Pg. 765  
P.C. 13, Sh. 119

**PARCEL 2**  
NICK NESLAND  
SHILA NESLAND  
D.B. 434, Pg. 456  
P.C. 13, Sh. 126

**PARCEL 4**  
PAUL MANSBACHUR  
MEDIAN MANSBACHUR  
D.B. 434, Pg. 448  
P.C. 13, Sh. 126

**PARCEL 5**  
JAMES VARELLAS, JR.  
SANDARA M. VARELLAS  
D.B. 133, Pg. 458  
D.B. 137, Pg. 248  
P.C. 13, Sh. 126

**STEPHEN R. CRESWELL**  
CURTIS FARRIMAN  
D.B. 432, Pg. 491  
P.C. 12, Sh. 312

**PARCEL 6**  
BRET MACRINE  
KIM MACRINE  
D.B. 433, Pg. 765  
P.C. 13, Sh. 119

**DAVID S. WARREN**  
SUZANNE LEMAY WARREN  
D.B. 355, Pg. 749  
P.C. 9, Sh. 175

**RANDAL SCOTT WILLIAMSON**  
D.B. 337, Pg. 217  
P.C. 9, Sh. 198

**DONNIE RODGERS, II**  
DEBORAH RODGERS  
D.B. 406, Pg. 513  
P.C. 9, Sh. 189  
P.C. 10, Sh. 189

**PHILIP A. LOLL**  
D.B. 321, Pg. 242  
P.C. 9, Sh. 175

**HAROLD & ROONEY**  
KIMBERLY P. ROONEY  
D.B. 342, Pg. 10  
P.C. 8, Sh. 175  
P.C. 9, Sh. 188  
P.C. 10, Sh. 189

**KENN STEPHENS**  
ANNA STEPHENS  
D.B. 344, Pg. 294  
P.C. 8, Sh. 175  
P.C. 9, Sh. 188  
P.C. 10, Sh. 189

**LIVING WATERS FELLOWSHIP ADDITION  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
August 11, 2022**

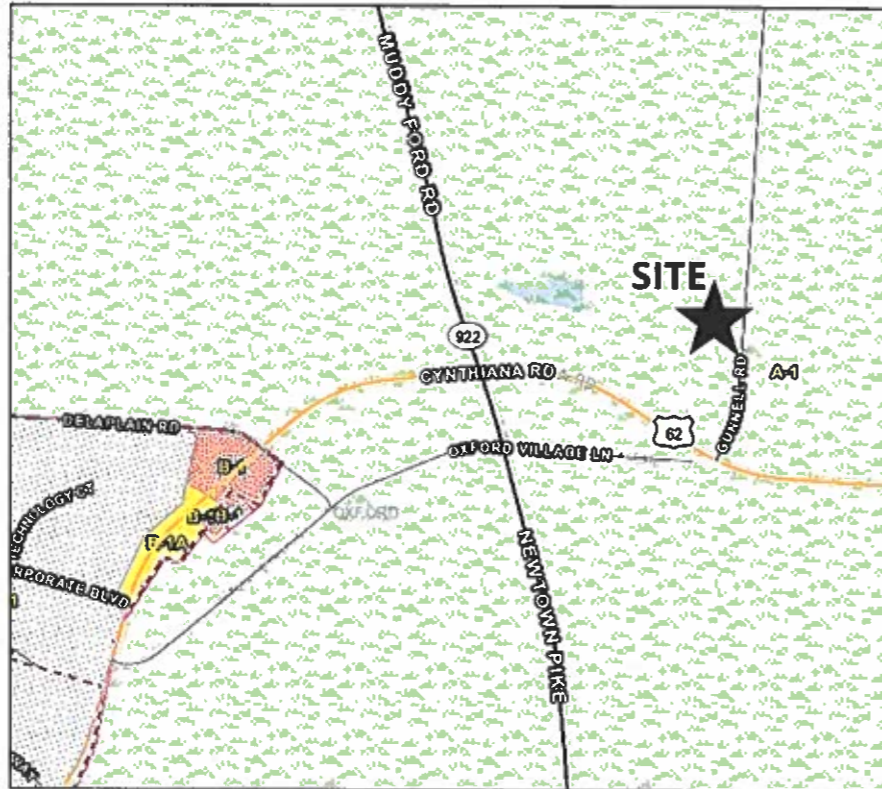
**FILE NUMBER:** PDP-2022-40

**PROPOSAL:** Preliminary Development Plan to construct a 6,000 SF building for a daycare and meeting space

**LOCATION:** 172 Gunnell Pike

**APPLICANT:** Rev. Darryl Gaunce  
Living Waters Fellowship

**ENGINEER:** Fred Eastridge  
Thoroughbred Engineering



<b>STATISTICS:</b>	
Zone	A-1 (Agricultural)
Surrounding Zone	A-1
Proposed Use	Daycare and meeting space
Site Acreage	5.6 acres
Building Area	17,117 SF total (10,248 SF existing church, 929 SF existing accessory structures, and 6,000 SF proposed building)
Max. Building coverage	20%
Building Coverage	7.04%
Parking Required	50 spaces
Parking Provided	51 spaces
Access	Gunnell Pike
Variations/Waivers	(1) Reduce ILA landscaping from 10% to 4.8% (2) Reduce tree canopy coverage from 13% to 5.38% (3) Waiver for gravel parking lot/storage area (4) Waiver for VUA perimeter landscaping around 3,996 SF drop off path

**BACKGROUND:**

The application before the Planning Commission is a Preliminary Development Plan to construct a 6,000 SF building for daycare and meeting space and a 3,000 SF playground area. The Project Site is near the intersection of Gunnell Pike and Cynthiana Road. The operations of the daycare program were approved as Conditional Use Permits in late 2021 and early 2022 (ref. S-2021-34 and S-2022-16).

**PRELIMINARY DEVELOPMENT PLAN REVIEW:****Setbacks and Building Standards:**

A-1 zoning setbacks are 50' on all property lines. The existing building and sheds follow the setback requirements. None of the existing structures are proposed to be relocated. The footprint of the existing structures covers 11,177 SF. The total proposed footprint will add 6,000 SF to the site, for a total site coverage of 17,177 SF, or 7.04% of the lot area.

*Proposed Building Height:* The building height proposed is 5 feet greater than permissible in the A-1 zoning district. Greater height can be considered, given the horizontal building setback is increased by the vertical height addition requested. Based off of current layout, this increased setback has been attained.

**Vehicular Access & Pedestrian Circulation:**

*Driveways & Access:* The Applicant is proposing no new entrances and will continue to utilize the existing parking lot with no expansion.

*Parking Spaces:* The proposed number of parking spaces meets the minimum parking requirements. The standard for a church is 1 space for every 3 seats in the main assembly area. The required parking is fifty (50) spaces. The main assembly capacity is not changing, the new building would add multi-purpose area and daycare services. Due to the differing days and hours of operation between the daycare program and congregational services, staff feels it reasonable to not require additional parking as part of this development plan.

**Gravel Parking Lot Storage Area:**

There is an approximately 7,700 SF gravel parking lot/storage with a church van and school bus parked on it. The lot is labelled on the plat as "existing gravel storage area". The lot was installed without a development plan on the site sometime between initial construction and now. Staff is unaware of a reason why outdoor storage area would be necessary for the operations of a church or daycare.

Staff interprets this area as a gravel parking lot based off of current uses. Gravel lots easily fall into disrepair from long-term use and are prone to potholes and uneven surfaces. Regular driving on a gravel parking lot causes stones to migrate and kicks up stones, dust, and debris which is a nuisance to adjoining properties and individuals using the lot. Staff is usually against gravel parking lots, except in limited scenarios. Requests for gravel storage typically occurs in instances secondary to an industrial or commercial use and on properties that are storing large equipment or truck trailer areas.

In spite of concerns about long-term use of a gravel lot for parking, Staff is agreeable to it remaining on the property as long as it is maintained properly. It fits with the agricultural character, would have limited use, and is consistent with other approved development plans in the area. If the Planning

Commission motions to approve its ongoing presence on the site, Staff requires that it adhere to all regulations related to parking lots, including but not limited to landscaping requirements, parking space size, and drive aisle standards. In addition, Staff requires that a plan to prevent gravel migration be submitted for staff review as part of the Final Development Plan.

**Land Use Buffers and Landscaping:**

*Interior Landscape Areas (ILAs):* Staff finds that the landscape plan for ILAs is non-compliant.

*Existing Parking Lot ILAs:* Since preliminary development plan approval in 2006, the site has had (2) two of its parking lot landscape islands completely removed and plantings on an additional 2 removed. This has resulted in a loss of 11 trees and 661 SF of ILA areas, equivalent to 30% of the total ILA area required. The current application fails to include new plantings to replace these lost trees and areas, nor addresses the additional need for ILAs in the gravel parking area.

The Applicant has requested a variance to the parking lot landscaping requirements from 10% to 4.8%. The Applicant has not supplied a justification for the variance as requested by Staff at the TRC meeting.

Staff does not support this variance. Plantings are required per the *Landscape and Land Use Buffers Ordinance* for the benefit of the landowner and surrounding properties. Plantings improve the appearance of VUAs, protect, promote, and preserve the aesthetic appeal, character, and value of the community, and reduces the negative impacts of sound and light associated with vehicular use on a property. Staff does not endorse or support the action to remove the plantings, perimeter landscaping and landscape islands. If the plants within an island die or the island fall into disrepair, they must be replaced and repaired, not removed outright. Not wanting to maintain an island or buffer is not a valid reason to remove one. Staff requires that all plantings must be replaced and maintained as per the current regulations.

*Gravel Storage Area:* The uses on the gravel storage area are for parking of church vehicles. Any VUA of the lot as sized on the plat requires interior landscape island areas equivalent of 10% of the VUA area, and that 1 tree be planted per 250 SF of interior island area. If the Planning Commission grants a variance to allow for gravel surface on the parking lot, it is recommended that a waiver be granted to the interior VUA landscaping. This waiver is not applicable to the VUA perimeter landscaping for the gravel lot or the ILA requirements for the paved lot.

*Property Perimeter Landscaping:* Not required as adjoining agricultural properties.

*VUA Perimeter Landscaping:* Staff finds that the landscape plan for VUA Perimeter is non-compliant.

*Proposed Drop-Off Lane:* On the submitted plat, there is a waiver requested for the property perimeter landscaping along the proposed 3,996 SF drop off path. Due to the location on the site, Staff determines that property perimeter landscaping is not required and that the requested waiver is null.

*Gravel Storage Area:* As stated above, Staff interprets the gravel storage area as a parking lot. The vehicle use area (VUA) as sized would require VUA perimeter landscaping of 1 tree per 40 LF and a 3-foot hedge would be required around the VUA parallel to the Gunnell Pike frontage and

abutting neighboring property to the north. Staff recommends against any request for VUA perimeter plantings to be waived, citing the benefits of plantings listed previously.

*Tree Canopy Requirements:* Staff finds that the landscape plan for tree canopy is non-compliant.

*Existing Site:* At the time of the 2006 plan, there was no requirement for total tree canopy area for development. Since then, an ordinance has passed requiring between 10% and 15% of total site tree coverage, dependent on the percent of preserved tree canopy area. Based off of the preserved trees on the north of the property and the few remaining trees from the 2006 plan, Staff calculates the current tree canopy coverage to be 13,137 SF, or 5.38% of total site area. Past practices base the percent required upon the portion of the property which is being altered, or in this instance 3.5 acres of the total 5.6 acre lot. This results in a current tree canopy percentage of 8.6%. In this instance, 11% site coverage must be attained, resulting in the additional planting of 3,659 SF of tree canopy, or 2.4% total site area.

With the replanting of ILA trees in the paved parking lot, as well as the north and east perimeter of the gravel parking/storage lot, staff believes that the additional tree canopy plantings can be satisfied with general ease. Staff therefore recommends against any request for a tree canopy variance.

**Stormwater:**

A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan. If the Planning Commission approves the gravel parking lot, preliminary grading should also be shown.

**Signs:**

Any and all signs will need to comply with the Zoning Ordinance.

**RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plan for a 3,000 SF building addition, with the following waiver(s)/variance(s) and conditions of approval:

Waiver

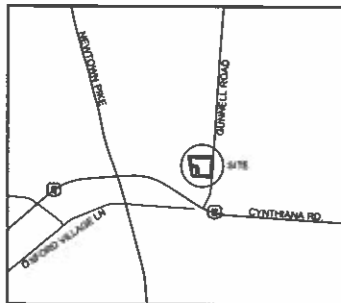
1. Waiver for gravel parking lot/storage area
2. ***If gravel parking lot/storage area is approved:*** Waiver to the ILA, but not to the VUA perimeter, requirements for the gravel parking lot/storage area. Waiver/variances to ILAs not applicable to the paved parking lot.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.



4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
6. The Final Development Plan shall have a species specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
7. The Applicant shall replace all improperly removed trees and ILA islands in the existing paved parking lot in accordance with all related regulations.
8. The Applicant shall satisfy all requirements set forth by the Scott County Fire Department.
9. ***If gravel parking lot/storage area is approved:*** The Applicant shall submit a plan to prevent gravel migration for staff review as prior to (as part of) the Final Development Plan approval.



**VICINITY MAP**  
SCALE: 1" = 2000'

- LEGEND**
- PROP. WATER VALVE
  - PROP. FIRE HYDRANT
  - EX. UTILITY POLE
  - EX. OVERHEAD ELECTRIC
  - EX. FIBER OPTIC BOX
  - EX. WATER LINE
  - EX. WATER METER
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - EX. MAJOR CONTOUR
  - EX. MINOR CONTOUR

**REQUESTED VARIANCES**

- PARKING LOT LANDSCAPING TO REDUCE THE PARKING INTERIOR LANDSCAPING FROM 10% TO 4.8%
- TREE CANOPY COVERAGE TO REDUCE THE TREE CANOPY REQUIRED FROM 12.6% (30,736 S.F.) TO 7.8% (19,038 S.F.)
- PERIMETER LANDSCAPING FOR NEW DRIVE 232' OF HEDGE & 6 TREES

**DESIGN ENGINEER**

THOROUGHbred ENGINEERING  
CONTACT: FRED EASTRIDGE, P.E.  
P.O. BOX 481  
LEXINGTON, KY 40588  
PHONE: 859-785-0383

**SITE DATA**

**PROPERTY INFORMATION:**

PARCEL NUMBER: 206-20-023 000  
STREET ADDRESS: 172 GUNNELL ROAD, GEORGETOWN, KY 40324  
DEED BOOK: 0 B 377, PG 163  
PLAT REFERENCE: CAB 11, SL 285  
LOT SIZE: 5.6 ACRES (243,936 SQ FT)

**OWNER/DEVELOPER:**

CHURCH OF GOD MOUNTAIN ASSEMBLY  
LIVING WATER FELLOWSHIP TRUSTEES  
172 GUNNELL RD  
GEORGETOWN, KY 40324

**PROJECT INFORMATION:**

EXISTING SQUARE FOOTAGE	CHURCH	10,248 SQ FT
	ACCESSORY BLDGS	+ 928 88 SQ FT
	TOTAL	11,176 88 SQ FT
EXISTING BUILDING LOT COVERAGE	11,101 88 SQ FT / 243,936 SQ FT = 0.0455 (4.55%)	
PROPOSED USE	PROPOSED DAYCARE WITH DRIVEWAY	
PROPOSED BUILDING HEIGHT	1 STORY @ 35' TALL	
PROPOSED SQUARE FOOTAGE	6,000 SQ FT (3,000 SQ FT FOR EACH BUILDING)	
	3,000 SQ FT (PLAYGROUND AREA)	
PROPOSED BUILDING LOT COVERAGE	9,000 S.F. / 243,936 S.F. = 0.0369 (3.69%)	
TOTAL LOT COVERAGE	4.55% (EXISTING) + 3.69% (PROPOSED) = 8.24%	

**ZONING INFORMATION:**

ZONING CLASSIFICATION: A-1 (AGRICULTURAL)

**BUILDING SETBACKS**

TOTAL: 50'  
SIDE: 50'  
SIDE: 50'

**PARKING INFORMATION:**

PARKING REQUIREMENT (PLACE OF PUBLIC ASSEMBLY): ONE PARKING SPACE FOR EVERY THREE PERSONS BASED ON MAXIMUM CAPACITY

PARKING REQUIRED (PLACE OF PUBLIC ASSEMBLY): 150 SEATS/3 = 50 SPACES

ADA PARKING REQUIREMENT: ONE SPACE PER ONE TO 25 PARKING SPACES

PARKING PROVIDED (PLACE OF PUBLIC ASSEMBLY): 51 SPACES (49 STANDARD SPACES, 2 ADA SPACES)

**LANDSCAPE DATA:**

EXISTING V.U.A. (PARKING LOT): 23,265 43 SQ FT  
PROPOSED V.U.A. (DRIVEWAY): 3,996 40 SQ FT  
TOTAL V.U.A.: 27,261 83 SQ FT  
EXISTING INTERIOR LANDSCAPE AREA: 1,674 39 SQ FT  
PROPOSED INTERIOR LANDSCAPE AREA: 1,312 45 SQ FT

**TREE CANOPY:**

SITE AREA: 243,936 S.F. (5.6 ACRES)  
EX. TREE COVERAGE: 19,038 S.F. (7.8%)  
NEW TREE CANOPY REQUIRED: 11,709 S.F. (11,709 S.F.)  
TOTAL TREE COVERAGE REQUIRED: 30,736 S.F. (30,736 S.F.)

**FLOOD INFORMATION:**

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, THE PROPERTY LIES WITHIN THE ZONE "X" AND NOT IN THE 100 YEAR FLOOD PLAIN MAP #21209C01500, EFFECTIVE DATE: DECEMBER 21, 2017

**PURPOSE OF THIS AMENDED DEVELOPMENT PLAN**

THE PURPOSE OF THIS AMENDED PRELIMINARY DEVELOPMENT PLAN IS TO ADD A 6,000 S.F. BUILDING FOR A CHILD DAYCARE.

**NOTE:**

THE CHILD DAYCARE WILL SHARE THE EXISTING PARKING CURRENTLY SHOWN. THE HOURS OF OPERATION FOR THE DAYCARE SHALL BE MONDAY-FRIDAY. THE CHURCH OPERATES IN THE EVENINGS AND ON SUNDAYS.

**GENERAL NOTES**

- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION
- THE DEVELOPMENT PLAN SHALL MEET THE CURRENT STORMWATER CONTROL AND WATER QUALITY CONTROL REGULATIONS
- THE EXISTING POND SHALL BE USED FOR WATER QUALITY CONTROL
- THE PARKING LOT AND LANDSCAPING IS SHOWN AS PER PREVIOUS APPROVED DEVELOPMENT PLAN

**CONDITIONAL USE PERMITS**

- S-2021-34 CUP FOR DAYCARE OPERATIONS IN EXISTING WORSHIP SPACE
- S-2022-18 AMENDED CUP TO EXPAND OPERATIONS TO THE NEW STRUCTURE

**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 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 NOTED OTHERWISE.

**COMMISSION'S CERTIFICATION**

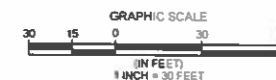
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL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

OWNER OR OWNERS \_\_\_\_\_

DATE \_\_\_\_\_

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. \_\_\_\_\_

DATE \_\_\_\_\_



DAVID R. & LINDA D. LESTER  
D.B. 328, PG. 842  
PLAT CAB. 8, SLIDE 365  
10.537 ACRES  
ZONE A-1

W.K. HENRY  
D.B. 297, PG. 602  
PLAT CAB. 8, SLIDE 365  
5.00 ACRES  
ZONE A-1

JONATHAN WHITE  
D.B. 410, PG. 575  
ZONE A-1

THE CLOSEST EX. FIRE HYDRANT IS 380' (±5') NORTH OF THE WEST SIDE OF GUNNELL ROAD

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



**AMENDED  
PRELIMINARY DEVELOPMENT PLAN  
LIVING WATERS FELLOWSHIP**  
172 GUNNELL ROAD, GEORGETOWN, SCOTT COUNTY, KY 40324

PROJECT #	220252	DESIGNED BY	POC
DATE	07-01-2022	REVISION BY	FRE

ISSUED FOR REVIEW	
REVISION	DATE

**PDP**

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects: 7	
	2019-01	Cherry Blossom Subdivision - Phase 9
	2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)
	2018-57	Price Farm Phase 3 (Abbey at Old Oxford)
	2019-02	South Crossing - Phase 1 (McClelland Cir)
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)
	2018-05	Woodland Park (Betty Yancey) Phase 2
<b>Dedication/Final Work</b>	Number of Projects: 9	
	2002-52	Deer Run - Phase 3A
	2002-52	Deer Run - Phase 3B
	2005-26	Edgewood Subdivision - Phase 1
	2006-28	McClelland Springs Subdivision Phase 2A
	2004-51	Pleasant Valley Phase 4B, 4C, & 4E
	2004-51	Pleasant Valley Phase 4D & 4F
	2008-40	Thoroughbred Acres Unit 7D, Section 1
	2019-10	White Oak Condominiums Phase 4 (Remaining)
2018-05	Woodland Park (Betty Yancey) Phase 1	
<b>Approved/Bonded</b>	Number of Projects: 12	
	2006-80	Barkley Meadows (Duncan Fightmaster) Phase 2
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2017-43	Fox Run Subdivision - Phase 1
	2019-39	Harbor Village Unit 1, Phase 3C
	2019-46	Jones Prop - Willow Brook Ln Ext
	2017-24	Pinnacle At Mallard Point
	2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D
	2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C
	2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)

# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>			
	<b>Number of Projects: 16</b>		
	2018-43	Amerson North Townhomes	DEV-R
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2021-28	Community Trust Bank - 107 Amerson Way	DEV-C
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C
	2021-40	KY Farm Bureau - 101 Trackside	DEV-C
	2022-20	Lone Tree Properties - 107 Demand Ct	DEV-C
	2020-18	Ohnheiser Co. LLC - 167 Industry Rd	DEV-C
	2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2019-03	South Crossing - Apartments	DEV-R
	2022-13	Universal Piping - Enterprise Way	IND
	2021-24	Whitaker Prop Distrib Center - Carley Kaden	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
<b>Final Inspection</b>			
	<b>Number of Projects: 4</b>		
	2017-33	American Mini (Self-Storage 1047 Paris Pike)-Ph 1	DEV-C
	2021-22	Bluegrass Baptist Church - Phase 2	DEV-C
	2016-38	Cyron Holdings	IND
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C

## List of all Active Projects/status

Application	Project Name	Type	Status
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2017-33	American Mini (Self-Storage 1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Review
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2018-22	Amerson South Townhomes	DEV-R	Complete
2006-80	Barkley Meadows (Duncan Fightmaster) Phase 2	RES	Approved/Bonded
2022-28	Best Pets Animal Clinic - US 62	DEV-C	Under Review
2021-22	Bluegrass Baptist Church - Phase 2	DEV-C	Final Inspection
2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C	Complete
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	No Activity
2019-01	Cherry Blossom Subdivision - Phase 9	RES	Under Construction
2005-47	Cherry Blossom Subdivision Phase 8	RES	Warranty Period
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Warranty Period
2022-29	Chick-Fil-A, Tiger Way - Redevelopment	DEV-C	Under Review
2021-28	Community Trust Bank - 107 Amerson Way	DEV-C	Under Construction
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Review
2021-41	Crosswinds Center (105 Crosswinds) Skyline/Dunkin	DEV-C	Under Review
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2002-52	Deer Run - Phase 3A	RES	Dedication/Final Work
2002-52	Deer Run - Phase 3B	RES	Dedication/Final Work

<b>Application</b>	<b>Project Name</b>	<b>Type</b>	<b>Status</b>
2018-10	Dog Haus Development	DEV-C	No Activity
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-04	Falls Creek Residential - Phase 2	RES	Under Review
2017-43	Fox Run - Phase 2	RES	Under Review
2017-43	Fox Run Subdivision - Phase 1	RES	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2020-43	Harbor Village - Phase 4	RES	Under Review
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2021-40	KY Farm Bureau - 101 Trackside	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	No Activity
2022-20	Lone Tree Properties - 107 Demand Ct	DEV-C	Under Construction
2014-01	Love's - Light Mechanical Services Addition	DEV-C	Under Review
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)	RES	Under Construction
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2013-09	Northside Christian Church - 101 Ferguson	DEV-C	Final Inspection
2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C	Under Construction
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Construction
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Warranty Period

Application	Project Name	Type	Status
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	No Activity
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Dedication/Final Work
2004-51	Pleasant Valley Phase 4D & 4E	RES	Dedication/Final Work
2004-51	Pleasant Valley Phase 5	RES	Under Review
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Warranty Period
2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Warranty Period
2018-57	Price Farm Phase 3 (Abbey at Old Oxford)	RES	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Approved/Bonded
2021-42	R&L Carriers - Cherry Blossom Way Spur	DEV-C	Under Review
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Warranty Period
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4	RES	Warranty Period
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Warranty Period
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec1C	RES	Warranty Period
2019-03	South Crossing - Apartments	DEV-R	Under Construction
2019-02	South Crossing - Phase 1 (McClelland Cir)	RES	Under Construction
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Approved/Bonded
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	Under Review
2015-29	Sutton Place, Phase 3-B	RES	Warranty Period
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2008-40	Thoroughbred Acres Unit 7D, Section 1	RES	Dedication/Final Work
2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C	Under Review
2022-13	Universal Piping - Enterprise Way	IND	Under Construction
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	Under Review

<b>Application</b>	<b>Project Name</b>	<b>Type</b>	<b>Status</b>
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Under Construction
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Approved/Bonded
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Construction
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Approved/Bonded
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Under Construction
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Dedication/Final Work
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Dedication/Final Work
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Construction
<b>Total Number of Active Projects:</b>		92	