GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA

June 9, 2016
6:00 p.m.

I. COMMISSION BUSINESS

A. Approval of May invoices
B. Approval of May 12, 2016 minutes
C. Approval of May 16, 2016 minutes
D. Approval of June agenda
D. Items for postponement or withdrawal
E. Consent Agenda

II. OLD BUSINESS

A. PDP-2016-08 Clark's Pump 'n Shop Store – Preliminary Development Plan for a new gas station/convenience store with drive thru on .9 acres zoned B-2, located on the southeast corner of Paris Pike and McClelland Circle. POSTPONED
B. PDP-2016-14 Canewood Center Drive Restaurant & Bar – Preliminary Development Plan for a 5,686 sq. ft. restaurant and bar on .72 acres, located on lot #5 of the Canewood Center. WITHDRAWN
C. PDP-2016-19 Overlook at Elkhorn Creek Phases III & IV – Amended Final Development Plan for 44 multi-family units on 4.77 acres and 112 multi-family units on 9.13 acres, zoned R-3, located on Dover and Scotland Drives. WITHDRAWN

III. NEW BUSINESS

A. FSP-2016-27 Bishop Property – Final Subdivision Plat for one 5-acre tract located on the west side of Mulberry Lane in Sadieville.
B. FSP-2016-28 Eagle Bend Tracts 8, 9, & 10 – Final Subdivision Plat for three 5+ acre tracts located in the Eagle Bend subdivision in Sadieville.
C. PDP-2016-29 Smith-Wainscot Duplexes – Preliminary Development Plan for two duplexes located at 200 Pocahontas Trail. POSTPONED
D. PDP-2016-30 C-Logic, Inc. – Preliminary Development Plan for a 7,200 sq. ft. warehouse and 800 sq. ft. office on 3.884 acres located on the south side of Weisenberger Mill Road.
E. ZMA-2016-34 and FSP 2016-31 Bealmear Property Tracts 2C-G – Zone change request and Final Subdivision Plat for five 5+ acre tracts located on the southwest corer of Yarnalton Pike and Ironworks Road.
F. PDP-2016-32 Coppage Road– Wireless Communications Facility – Preliminary Development Plan for a 195' self-supported cell tower with a 5' lightning arrestor, located on a 98' x 98' fenced area within a 100' x 100' lease area, located on the west side of Coppage Road.

G. PDP-2016-33 TMMK Paint Reborn – Preliminary Development Plan for a 454,819 sq. ft. building and the removal of parking and container storage on 20.25 acres, located in the east side of the Toyota facility on Cherry Blossom Way.

IV. OTHER BUSINESS

A. Colony Unit 11 Plat determination
B. HB 55 Open House Training
C. Update of previously approved projects and agenda items

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
May 12, 2016

The regular meeting was held in the Scott County Courthouse on May 12, 2016. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Regina Mizell, Byron Moran, John Shirley, Steve Smith, and Frank Wiseman, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Director Joe Kane and Commissioners Jeff Caldwell and Mark Sulski.

Chairman Jones read a Resolution acknowledging the Commission's gratitude for the service of Janet Holland, whose terms on the Commission have come to an end. Janet served for eleven years and exemplified the involved citizen who provided serious and well considered questions and opinions. **Motion by Shirley, second by Smith, to adopt the Resolution acknowledging the Commission's appreciation for Janet's active service, support, and leadership. Motion carried unanimously.**

Motion by Wiseman, second by Smith, to approve the April invoices. Motion carried.

Motion by Smith, second by Moran, to approve the April 14, 2016 minutes. Motion carried.

Motion by Mizell, second by Smith, to approve the May agenda. Motion carried.

Postponements/Withdrawals

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

Motion by Shirley, second by Mizell, to approve the postponements and withdrawals. Motion carried.

Consent Agenda

A representative of the Delaplain Industrial Park Lot 3 application agreed to their conditions of approval and there were no comments from the public or Commission.

Motion by Shirley, second by Wiseman, to approve the Delaplain Industrial Park Lot 3 application. Motion carried.

A representative of the Delaplain Industrial Park Lot 3, Parcel 4 application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Wiseman, second by Smith, to approve the Delaplain Industrial Park Lot 3, Parcel 4 application. Motion carried.

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

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

ZMA-2016-21 Cyron Holdings – Zone change request for approximately 5.9 acres from A-1 to I-1 and Conceptual Development Plan for a 50,000 sq. ft. facility and potential 24,000 sq. ft. addition, located on the southeast corner of Barkley Lane and Delaplain Rd. PUBLIC HEARING

Chairman Jones opened the public hearing.

Everyone intending to speak before the Commission was sworn in by Mr. Perkins.

Mr. Summers reviewed the staff report, stating that the request is in agreement with the Comprehensive Plan. He addressed the Conceptual Development Plan, stating that, because the site is surrounded by the BP-1 zoning of the Lanes Run Industrial Park which has specific design standards, the applicant has agreed to comply with those standards.

Regarding vehicular access, he explained the applicant's proposal to make Barkley Lane their private driveway. They will need to work with the City and/or County to acquire the right-of-way, and if acquired, will widen the road for truck use. The street beyond their frontage would be abandoned.

Landscaping will be addressed at the development plan stage.

He recommended approval subject to nine (9) conditions.

Chairman Jones asked if a traffic study was required. Mr. Summers stated that it will be done at the development plan stage.

John Rompf, representing the applicant, stated that they agreed to abide by the BP-1 performance standards (except the requirement to have 25 acres).

Betsy Groff, adjoining property owner, expressed concern about the hours of operation, stormwater drainage, noise, lights, and increased traffic. She also expressed concern about the bridge at the end of Barkley Lane, which is not well maintained. She stated that heavy rains flood the bridge and water backs up. If the bridge deteriorates further, brush and debris will clog it up more, causing more flooding that will back up into the floodplain.

Paul McQuirtor, owner of Cyron Holdings, stated that the hours of operation will probably be daytime hours. He didn't foresee that that would change in the immediate future. He stated that the performance standards of the BP-1 zone address the lighting, noise, and drainage issues.

Mr. Combs stated that the regulations specify that water leaving the site after development cannot be more than what leaves the site before development. He stated that the abandonment of Barkley Lane beyond this property would almost certainly include the removal of the old bridge, which would help water back-up situation.

Mr. McQuirtor stated that the type of businesses will include warehousing, assembly, and repair of tools. The extent of the noise would be from tractor-trailer trucks coming onto and leaving the site.

Chairman Jones closed the public hearing.

Motion by Shirley, second by Mizell, to recommend approval of the rezoning request from A-1 to I-1 based on staff's recommendations, including its compliance with the Comprehensive Plan. By roll call vote, motion carried 5-0.

PDP-2016-23 Lena Wise Property – Preliminary Development Plan for a 2,400 sq. ft. large animal working facility, zoned A-1 (Agriculture), located at 1364 Lexington Road.

Mr. Summers reviewed the staff report. He noted that this is an amendment to the previously-approved application for a 7,521 sq. ft. dog kennel. This application proposes a 2,400 sq. ft. large animal facility and a 12' wide gravel driveway extending to the back of the lot to serve that facility.

He stated that concern was expressed about potential noise from this facility. He stated that the applicant can better address that issue.

He recommended approval of the Preliminary Development Plan and the waiver to allow the gravel driveway as the driveway will get minimal use so chances of dust impacting the neighbors is minimal. The gravel driveway will also have less impact on stormwater.

Scott Weakley, applicant, stated that they had a large animal clinic at their previous site, which is being sold. They would like to move the clinic to provide the service to the local farmers. He stated that the barn would be primarily enclosed, but some areas might be open to allow air flow and ventilation. He described the clinic operation, which will be a Morton-type building. He stated that the livestock will not make much noise if they are in the pasture.

Mr. Weakley stated that one reason for the gravel is to prevent horses from slipping on pavement when being unloaded from a trailer. Normal operating hours will be from 7:30–5:00, but emergencies sometimes occur. He stated that Scott County has been identified by the USDA as an area in need of large animal veterinary services, and that they have recently hired a veterinarian who will specialize in large animals.

Chairman Jones asked about fencing. Mr. Weakley stated that in the future they hope to construct paddocks, a fenced unloading area, and a fence between the kennel facility and the large animal facility.

Roger Quarles asked about the septic system. Mr. Weakley stated that bathroom facilities will be in the kennel building. Mr. Quarles stated that noise from the operation will negatively impact his adjacent commercial venture for weddings and picnics. He expressed concern about drainage onto his property and animals getting loose. He asked that a perimeter fence be required and that the same noise mitigation measures be required for the large animal facility as were required for the kennel. He added that a 6' fence is necessary to contain animals that are agitated, not a regular farm fence.

Mr. Weakly agreed that the existing fence is not substantial enough and that a better fence needs installed. The location of the fence and the type of building were discussed.

Scott Trisch, Mr. Weakley's partner, stated that both their property and Mr. Quarles' property are zoned A-1. They are using their property for agricultural purposes, yet Mr. Quarles is concerned that his wedding business will be impacted. Mr. Trisch felt that they could rightfully be concerned that his wedding business (loud music, etc.) could upset their animals.

Mr. Quarles stated that they were granted approval and invested money in the wedding business before the dog kennel and large animal facility were proposed.

Commissioner Shirley felt that the large animal facility is more of an agricultural use than a wedding business.

Commissioner Smith stated that there is a need for a large animal services in Scott County. He often has to take animals to Harrison County for treatment.

Mr. Quarles stated that he is simply asking that the same restrictions be placed on this facility that were placed on the kennel.

It was agreed that a condition #10 would be added requiring a fence to be constructed as proposed.

Stormwater drainage was discussed.

Motion by Shirley, second by Wiseman, to approve the Preliminary Development Plan subject to the nine (9) conditions of approval plus the tenth (10) condition regarding appropriate fencing, and including the waiver regarding the gravel driveway. Motion carried.

ZMA-2016-24 Bluegrass Baptist Church Zone Change – Zone change request for approximately 3.3 acres from A-1 to B-2 Highway Commercial and Conceptual Development Plan for a 12,000 sq. ft. equipment and tool rental facility, located on the southwest corner of U.S. 25 S. and New Coleman Lane. PUBLIC HEARING

Chairman Jones opened the public hearing.

Ms. Chan reviewed the staff report. She stated that the property is located south of the Greenbelt and the Urban Service Area which has historically been intended to remain agricultural, through the Comprehensive Plan and the 2013 US 25 Small Area Plan. She stated that the proposed zone of B-2 would allow any commercial use and at 50% building coverage of the site. She stated that there are constraints on this site with the need for an on-site septic system, so that does limit the way they could use it.

She described the proposed conceptual plan for a tool rental facility. She then reviewed the permitted uses, conditional uses, setbacks and other standards in the B-2 zone.

Ms. Chan then reviewed the Comprehensive Plan criteria for granting zone changes. As outlined in detail in the staff report, she reviewed why this application does not comply with any of the criteria. Staff recommended denial of the zone change on those grounds.

Chairman Jones asked about sanitary sewer. Ms. Chan stated that the applicant intends to use on-site septic because they do not have access to public sewer. Chairman Jones then asked if New Coleman Lane is acceptable for use by tractor trailers. Mr. Combs stated that the new section is probably acceptable.

Kyle Fannin, Pastor of Bluegrass Baptist Church, reviewed the history and growth of the church. He stated that this 3.3 acres would soon be outgrown by the church, and noted their unsuccessful attempts to purchase adjacent property. They subsequently purchased 18 acres on Ironworks Road, and recently had a Preliminary Development Plan approved for their proposed facility on that property.

Pastor Fannin felt they have justifiable evidence to support the zone change. He felt that there have been major changes of economic, physical, or the social nature of the area which were not anticipated in the adopted Comprehensive Plan. He presented maps/photos from 2005 and 2016 showing changes that have been made in the area, including a two lane road that took part of their property and Bevins Motor Company. He showed photos of other B-2 uses in the area.

Brian Fulcher, Associate Pastor of Bluegrass Baptist Church, stated that as former Pastor of New Hope Independent Baptist Church, that congregation purchased the property in 2004 from Bill Bevins. Their intent was to build on the property, which was five acres at that time. After right-of-way was purchased by the State for the road widening, and another transaction with Bill Bevins, the church had 3.43 acres. In 2011, the church voted to dissolve as a congregation and give all of its assets to Bluegrass Baptist Church. He joined the staff in 2012. He continued to describe the history of their plans to expand.

Pastor Fulcher felt that A-1 zoning for the property is out of place and that B-2 zoning would benefit the citizens of Scott County.

David Culton, Bypass Rental, opposed the proposed business for the property because it is a corporate competitor of his business, and his business was denied on B-2 zoned property in Georgetown. He was told that his business belonged on I-1 zoned property.

Peggy Blanton, Coleman Lane resident, stated that the notification letter did not state that the proposed use is for an equipment rental company. She opposed the application because that type of use will negatively impact the rural environment

they chose to live in when they purchased their property. She expressed concern about New Coleman Lane handling the weight of tractor trailer trucks.

John Sosbie, an attorney with an interest in agricultural property, clarified that Sunbelt Rental rents industrial and farm equipment. He felt farm rental equipment would be useful in an agricultural area.

Ms. Chan stated that Bypass Rental was denied because of the outdoor storage. The Board of Adjustment ultimately ruled that outdoor storage needs additional screening and other concerns addressed when in a B-2 zone.

In response to Pastor Fannin's comment that approving the zone change is common sense and would not change the character of the area, Ms. Chan stated that it would change the character by allowing commercial zoning to extend further. There are other uses allowed within A-1 zoning, not just agriculture. Rural residential use and several conditional uses are permitted, such as veterinary clinic, church, and school. So other uses are allowed, just smaller-scaled uses that would not promote expansion of B-2 uses.

She stated that in reading Sunbelt Rental's information, she gathered that rental of agricultural equipment is not their primary focus. Their primary focus is commercial in nature and they should be located in an urban area. Chairman Jones asked if I-1 zoning is more appropriate for these types of rental businesses. Ms. Chan felt that I-1 or B-2 could be appropriate, but in B-2 Sunbelt will encounter the same issues that Bypass encountered and will need a conditional use permit for outdoor storage, or contain all the equipment indoors.

Mr. Culton stated that the Board of Adjustment stated that Bypass Rental is more suited to I-1 (Light Industrial) zoning because of the outdoor storage. Ms. Chan added that the Board of Adjustment met twice, and at the second meeting determined that B-2 zoning was not appropriate, that they needed to be in an I-1 zone.

Pastor Fannin stated that Bevins Motor Company has outdoor storage, so another business with outdoor storage will not change the viewshed. He maintained that rezoning the property to B-2 is common sense. He stated that slaughterhouses, junkyards, and kennels are also conditional uses in the A-1 zone.

Ms. Chan stated that as a planner, the planning and zoning side of an issue is what is considered, not an entity's business deal.

Commissioner Wiseman stated he was recently looking for 4 acres of farmland to rent, so that it is not true that the property cannot be used for agriculture. Mr.

Culton stated that Sunbelt rents more equipment for commercial, contractor, and homeowner use, not necessarily agricultural use.

Commissioner Wiseman stated that there was justification for approving Bevins Motor Company because of its relationship to agriculture. He felt that the Commission "has its finger in the dike," and if this application is approved, the damn will be torn down. Pastor Fannin stated that the Commission is competent and can review case by case, and no other properties are in the same set of circumstances as this property. He stated that this is an isolated case with extraneous circumstances.

Chairman Jones stated that several more properties further south on U.S. 25 could follow suit and ask for rezoning to B-2. He stated that a Small Area Study was done and approved that recommended the area remain agricultural.

Commissioner Shirley stated that the Bevins zone change was approved the day of or night before the U.S. 25 Small Area Study was completed and adopted. The Commission supported the vast majority of citizens who wanted the corridor to remain agricultural. The community said they did not want the road to look like Nicholasville Road in Fayette County. Taxpayer money was spent to formulate a plan supported by the community.

Pastor Fannin felt that the church members' opinion should have been given more weight since they own the property. He stated that the issue is not about money, but they do want to maximize their investment. He emphasized that there have been significant changes to this property, both physically and economically, as they have demonstrated.

Commissioner Smith stated that he supported the Bevins zone change because it was crucial that they remain in the county, as they are the only farm dealership here. He stated that agriculture provides the viewscape that most people want to preserve, whether it's cattle, sheep, horses, or crops. If agriculture is not doing well, our viewscapes are not doing well. The justification for approving Bevins was an effort to help that agricultural industry and every farmer in the county was supportive. He felt that most of the public would be supportive also if they realized how critical that support is to agriculture. He stated that there was no intention when it was zoned to B-2 to create a B-2 zone from there to Lexington. Approving this current zone change may do that.

Jessica Noto, Bluegrass Baptist Church member, stated that a variance is approved when not approving it causes undue hardship. Ms. Chan stated that this is a zone change application, not a variance.

Commissioner Smith stated that it would be especially unfair to Bypass Rental given that they had to locate on industrial property.

Pastor Fannin felt that by approving the application, the Commission is not opening up the floodgates to commercial development for everyone on U.S. 25. He stated that if they cannot sell this property for commercial use, then the quality of the church they are building on Ironworks and Coleman Lane will suffer.

Amy Barron, realtor for the applicant, stated that the property was never appraised for residential use as it is doubtful that anyone would want to build a house next to Bevins Motor Company. She asked if Sunbelt Rental were not buying the property if it is rezoned, would the Commission allow another B-2 use. Commissioner Shirley felt that many of the permitted uses that could locate on the property and further south of U.S. 25 are inappropriate.

Discussion continued on what type of business would be appropriate on the site.

John Sosbie felt that the economic and physical changes have already happened in the area, which justifies the zone change.

Paul Carrico, Bluegrass Baptist Church member, listed other commercial sites that are visible coming into Georgetown on U.S. 25 from the south. Pastor Fannin stated that Coleman Lane would be a good cutoff point for commercial development.

With no other comments from the applicant or public, Chairman Jones closed the public hearing.

Chairman Jones sympathized with both sides of the issue.

Commissioner Shirley felt strongly that approving the application will open the floodgates to development and go against the wish of the community to preserve the remaining open space on U.S. 25 South. He stated that it is directly against the Comprehensive Plan and U.S. 25 Small Area Plan, and would cause the planning staff and community to feel like their efforts are meaningless.

Commissioner Wiseman asked if the matter could be continued because it is late and he preferred to have more time to consider his vote.

The time limit on taking action on a zone change was researched and discussed by Mr. Perkins. It was agreed to continue the matter to a special meeting on Monday, May 16, at 4:30 in the Planning Office.

Motion by Wiseman, second by Smith, to postpone the vote and continue the meeting to Monday, May 16 at 4:30 p.m. in the Planning Office. By roll call vote, motion carried 5-0.

Kennel definition – PUBLIC HEARING Continued

Ms. Chan stated that more siting, location, and performance standards for kennel operations need to be discussed.

Commissioner Shirley felt that action should be taken soon. He proposed allowing a maximum of 10 dogs with a 500' setback in the County, and allowing a kennel only in B-2 commercial or industrial districts within City limits, both with other noise, etc. restrictions.

Commissioner Shirley asked Scott Weakley, Veterinarian, how these regulations will affect his business. Mr. Weakley stated that he has several clients who have 10-12 female dogs for breeding, but not in Scott County. Several clients in Scott County have 4-5 dogs, but it is not a commercial business. He knows several people who foster dogs, but not usually more than 3-5 at a time. He felt the regulations being discussed are reasonable.

Chairman Jones noted that the City of Stamping Ground already limits the number of dogs to five. Mr. Perkins stated that the City of Stamping Ground would have to adopt this ordinance themselves, if they wish.

Commissioner Wiseman felt the fine for non-compliance should be a fine imposed each week, instead of each day. Commissioner Shirley suggested 10 days.

It was agreed that the last sentence in Section 7 would read: Each day's continuance after a 10-day warning will be a violation of this ordinance and constitute a separate offense.

It was agreed that Staff will amend the proposed ordinance to reflect the changes discussed, and present it for action at the meeting on Monday, May 16.

Brian Hayes, northern Scott County resident, stated that it would be difficult in northern Scott County to find property with capacity for a 500' setback. That issue was discussed again. Chairman Jones and Commissioner Mizell supported the 500' standard. Commissioner Wiseman suggested 300'. Commissioner Shirley agreed with 300'. Ms. Chan suggested 10 acres and a 300' setback.

Motion by Jones, second by Mizell, to approve a 500' setback in the proposed kennel ordinance. The motion tied 3-3.

It was agreed that staff would provide a 500' and a 10-acre/300' option and the Commission would take action on the matter at the May 16 meeting.

Chairman Jones closed the public hearing and continued the matter to the Monday, May 16 meeting.

Election of Officers

Motion by Wiseman, second by Mizell, that Chairman Jones remain Chairman by acclamation. Motion carried.

Motion by Shirley, second by Moran, to elect Commissioner Smith as Vice Chairman. Motion carried.

Chairman noted that since the Chair and Vice Chair are from the County, two City Commissioners are needed for the Executive Committee.

Motion by Moran, second by Wiseman, to elect Commissioner Moran to the Executive Committee.

The second seat was available to either Commissioner Caldwell or Sulski. Chairman Jones expressed concern that if two Toyota employees are on the committee (Moran and Caldwell), it may cause problems with maintaining a quorum and periodic conflicts of interest. After discussion, it was decided to postpone election of the second Executive Committee member to the Monday, May 16 meeting.

The meeting was then adjourned.

Respectfully,

_____

Rob Jones, Chair

Attest:

_____

Charlie Perkins, Secretary

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
CONTINUED MEETING
MINUTES
May 16, 2016

The continued meeting was held in the Planning Office on May 16, 2016. The meeting was called to order by Chair Rob Jones at 4:30 p.m. Present were Commissioners Regina Mizell, Byron Moran, John Shirley, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, and Attorney Charlie Perkins. Absent was Commissioner Jeff Caldwell.

ZMA-2016-24 Bluegrass Baptist Church Zone Change – Zone change request for approximately 3.3 acres from A-1 to B-2 Highway Commercial and Conceptual Development Plan for a 12,000 sq. ft. equipment and tool rental facility, located on the southwest corner of U.S. 25 S. and New Coleman Lane.

Chairman Jones called the meeting to order.

The Commission continued discussed on the zone change. Commissioner Shirley read a section of the staff report that stated: "The Comprehensive Plan Future Land Use Map and the 2013 U.S. 25 Small Area Study Future Land Use Plan considered the highway widening project and found that the land on either side of Coleman Lane should remain Agricultural and Rural Residential. The adopted 2006 Comprehensive Plan and the 2011 updated Goals and Objectives have consistently called for the protection of the southern prime farmland areas for agricultural uses, uses that support agriculture and rural residential at the one unit to five acre densities."

Commissioner Smith stated that the corner of Lisle Road and U.S. 25 is already available for commercial property, and the industrial building that is zoned B-2 is also for sale. He did not support more B-2 zoning.

Commissioner Sulski felt that property should be developed for its best use, that the property cannot be farmed, and that the road was widened to accommodate more development. Chairman Jones disagreed, stating that the road was widened to accommodate existing traffic. Commissioner Shirley stated that if the road was widened to accommodate development, then infrastructure would have been put in place. He stated that the Health Department and State officials were consulted about extending sewer, and it was agreed that sewer would not be extended because it would trigger more development.

Commissioner Shirley stated that he voted against the Bevins zone change, and he does not support this zone change.

Commissioner Sulski asked if anyone present was against the zone change. An adjoining property owner stated that she opposed the zone change because she does not wish to live beside an equipment rental facility. She stated that her basement flooded last year and she was concerned that the flooding problem could worsen.

Regarding drainage, Mr. Kane stated that stormwater drainage would need to stay the same after development as before development. The standard is to maintain drainage, not improve drainage.

Mr. Perkins asked Mr. Sulski if he read the findings when the Commission approved the Bevins zone change. Mr. Sulski replied that he was not on the Commission at that time. Mr. Perkins suggested that he read the record because it made significant distinctions between agricultural-related and nonagricultural-related uses, and that is the issue here. Mr. Sulski felt that Bevins Motor Company is still a retail store. Mr. Perkins stated that he needs to read what the Commission did and what the Fiscal Court adopted.

Chairman Jones expressed concern about the lack of sewer service for the site. It was noted that Cane Run is one of the most polluted creeks in the County, with most of the pollution coming from Fayette County. The proliferation of septic tanks can potentially make the situation worse.

Commissioner Smith reminded the audience that the Comprehensive Plan is undergoing an update at this time, and that they should become involved. Mr. Kane added that each Comprehensive Plan update since 1991 has specifically stated that that corridor is to be protected. Mr. Sulski asked Ms. Chan if that feeling is being expressed during this latest update. Ms. Chan stated that it is, including during the 2013 U.S. 25 Small Area Study. Chairman Jones asked how the current Agriculture and Environment Committee is leaning. Mr. Summers stated that they still wish to preserve prime farmland, even though it may not be farmable, and there are still a variety of uses and conditional uses allowed in the A-1 zone.

Mr. Sulski asked if the Economic Development subcommittee has expressed a desire to develop toward Lexington. Ms. Chan stated that there hasn't been a Future Land Use Map even drafted, so the existing Land Use Map is what needs to be followed.

Motion by Wiseman, second by Shirley, to recommend denial of the zone change request from A-1 Agriculture to B-2 Highway Commercial for 3.3 acres, based on its non-compliance with the Comprehensive Plan and U.S. 25 Small Area Plan. By roll call vote, motion carried 4-2 with Sulski and Moran dissenting.

Kennel Definition

Mr. Kane made recommended changes to the performance standards based on comments made at the May 12 meeting. He added that kennels are permitted by right in B-2, I-1, and I-2 zones in the cities. In unincorporated areas, they will remain a conditional use, but will have to meet the adopted performance standards. The options for those standards are: 1) increasing the setback to 500', or 2) requiring a minimum 10-acre lot size with a 300' setback. He also proposed allowing by right kennels in B-2, I-1, and I-2 zoning in the county, with a 100' setback.

The feasibility of increased setbacks on B-2 property was discussed, because B-2 lots are typically not very large. Mr. Perkins stated that if setbacks can't be increased, then that is when soundproofing requirements are necessary. Mr. Kane stated that there are soundproofing standards in the building code and he discussed those standards. Mr. Perkins stated that a reasonable soundproofing standard can be required, but if the Commission also requires a setback that requires a large, expensive B-2 lot, it will in effect outlaw kennels. He stated that the only requirement needed is that sound cannot leave the property. How the applicant accomplishes that is their choice, either by a large setback or by soundproofing.

Mr. Kane stated that 40 decibels is the acceptable noise level to escape a building in an urban environment. Commissioner Smith asked the parties present if that is acceptable to them. John Logan, interested party, did not know how loud how 40 decibels is. He stated that his preference is to simply limit the number of dogs, which he anticipated would not happen, so he hoped for a 500' setback. Commissioner Shirley reminded him that that would prevent kennels on 5-acre tracts.

Mr. Logan discussed the various dog kennels/rescue operations in the County.

Mr. Kane read the proposed changes: *Kennels are allowed by right in the B-2, I-1, and I-2 districts in the cities of Georgetown, Stamping Ground, Sadieville and the unincorporated County and shall be designed according to the following guidelines. In unincorporated areas of the County, they shall be allowed as a conditional use in the A-1 district with the additional minimum setback and minimum lot sizes designated below.*

Motion by Shirley, second by Sulski, to recommend that kennels are allowed by right in the B-2, I-1, and I-2 districts in Georgetown, Stamping Ground, and Sadieville, and the unincorporated County, and in the unincorporated areas of the County, kennels are also allowed in the A-1 district with a 10-acre minimum lot size and a 300' setback by conditional use. Specific standards for soundproofing in the B-2, I-1, and I-2 districts both within the City limits and in the County will be set by separate motion. By roll call vote, motion carried 6-0.

An appropriate decibel level for noise leaving the property was discussed. Commissioner Sulski noted the level of specific sounds, such as normal conversation, a refrigerator humming, and a garbage disposal. It was agreed that 50 decibels would be acceptable.

Motion by Smith, second by Mizell, to recommend that 50 decibels is the acceptable noise level at the property line, and that the 100' setback be eliminated in the B-2, I-1, and I-2 districts. Motion carried 5-0 (Commissioner Wiseman left the meeting).

Motion by Smith, second by Shirley, to recommend approval of the proposed kennel ordinance to Fiscal Court and the legislative bodies of the three cities. Motion carried 5-0.

Election of Officers – Executive Committee member

Commissioner Sulski stated that he would like to be elected to the Executive Committee.

Chairman Jones reported that after consulting the by-laws, it was found that the Chair and Vice Chair are automatically on the Executive Committee, and their City or County affiliation does not matter. The remaining two positions must be one from the City and one from the County.

Commissioner Moran, who was elected at the May 12 meeting, is a City appointee. After discussion about not having an available County appointee, it was agreed that Commission Sulski (City appointee) would be Vice Chair, and Commissioner Smith (County appointee) would be the County appointee.

Commissioner Shirley reminded the Commission how important attendance is at the meetings, which are often called at the last minute.

Motion by Smith, second by _____, to elect Commissioner Sulski for Vice Chair, as he (Commissioner Smith) will step away from that position. Motion carried.

Motion by Jones, second by Sulski, to elect Commissioner Smith to the Executive Committee. Motion carried.

The meeting was then adjourned.

Attest: Respectfully,

_____ _____

Charlie Perkins, Secretary Rob Jones, Chair

BISHOP PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
June 9, 2016

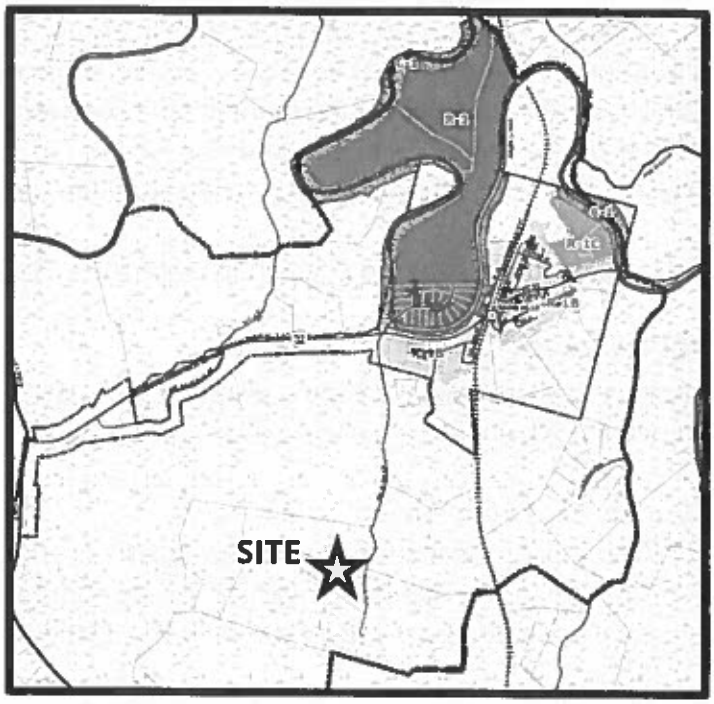
FILE NUMBER: **FSP-2016-27**

PROPOSAL: Final Subdivision Plat to create one new tract of 7.614 acres, with 44.82 acres remaining in the parent tract.

LOCATION: 450 Mulberry Lane, Sadieville

APPLICANT: Martin L. Bishop

SURVEYOR: Joel Day, Meridian Associates, LLC



STATISTICS:

Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Acreage	Tract 1: 7.614 acres
	Tract 2 (remainder): 44.820 acres
Proposed Use	Agricultural
Access	Tract 1 via existing entrance from Mulberry Lane
	Tract 2 via proposed entrance from Mulberry Lane
Variance Requested	None

BACKGROUND:
The parent tract is currently 52.434 acres located on the west side of Mulberry Lane in Sadieville. The property is zoned A-1, Agricultural. The parent tract was created in 2009, when it was divided off the Marshall Gaines property to the north (Plat Cabinet 10, Slide 096). The current application is to create one new tract of 7.614 acres (Tract 1), leaving 44.820 acres as a remainder (Tract 2).

Plat Review:
Both tracts meet the minimum lot size and setback requirements and will be accessed via Mulberry Lane. The setbacks within the A-1 zone are 50 feet from all parcel lines. The setbacks have been indicated on the plat. Tract 1 will utilize the existing entrance from Mulberry Lane. Tract 2 is proposing

a new entrance from Mulberry Lane at the southern portion of the lot's road frontage. Sight distance will need to be verified before Final Plat may be recorded.

Tract 2 is a flag lot, with the majority of its acreage located off Mulberry Lane, back behind Lot 1. All of Tract 2's buildable area is located in the rear of the lot as it does not have sufficient width near the road. This is permitted by our regulations, but means that the building area only begins where the lot can maintain 250 of width to meet the zoning requirements. Tract 2 provides access to the rear of the lot along the southern side of the Tract 1. At its most narrow point, Tract 2 is 30 feet wide, but an additional 30-foot access and utility easement is indicated within Tract 1 along this narrow strip to ensure at least 60 feet of access until reaching the rear portion of Tract 2. The land is hilly, but the Applicant should be able to construct a driveway to provide sufficient access for Tract 2.

The Applicant will need to coordinate with the GIS department to apply for a new address, if desired.

RECOMMENDATION:
Approve the Preliminary Subdivision Plat to create Tract 1, of 7.614 acres, and Tract 2 of 44.820 acres, with the following conditions of approval:

Conditions of Approval:
1. Verify sight distance for proposed Tract 2 entrance.
2. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. All applicable requirements of the *Zoning Ordinance*.
4. All applicable requirements of the *Subdivision & Development Regulations*.
5. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.

THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OFSUBJECT PROPERTY INTO TWO TRACTS.

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

NEW ENTRANCES OFF COUNTY MAINTAINED ROADS MUST MEET LOCAL SEPARATION AND SITE-DISTANCE REQUIREMENTS.

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

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

MARTIN L. BISHOP DATE

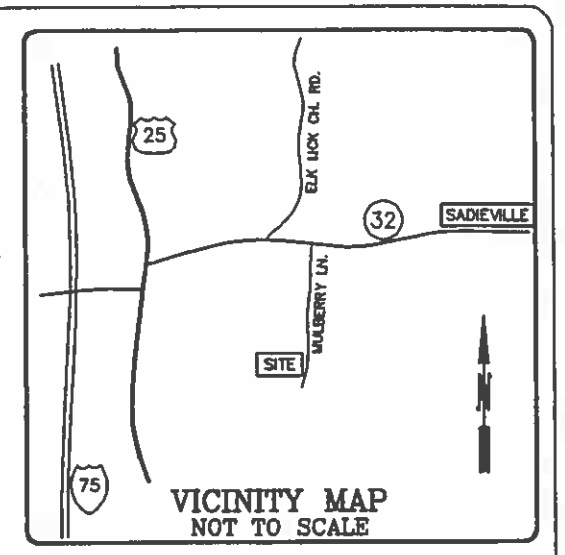
I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY; THIS PLAT DEPICTS A CLASS "B" SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:171,916 AND AN ANGULAR ERROR OF 00-00'-06". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD BEARING FROM PLAT @ CABINET 9, SLIDE No. 236. LAST DATE OF FIELD SURVEY WAS MARCH 10, 2009.

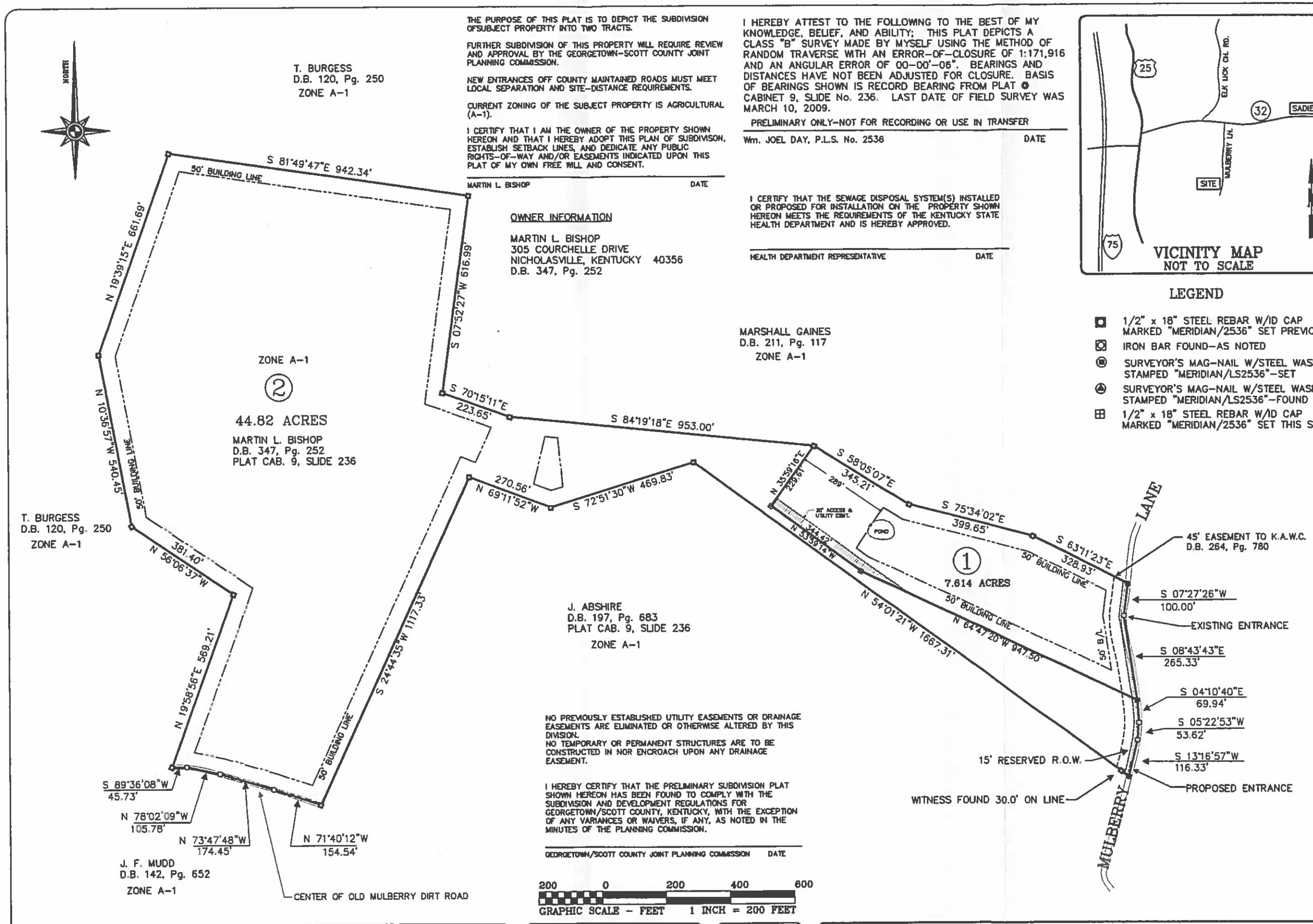
PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

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

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

HEALTH DEPARTMENT REPRESENTATIVE DATE





NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.
NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCROACH UPON ANY DRAINAGE EASEMENT.

I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN/SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF ANY VARIANCES OR WAIVERS, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

GEORGETOWN/SCOTT COUNTY JOINT PLANNING COMMISSION DATE

LEGEND

- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/2536" SET PREVIOUSLY
- IRON BAR FOUND-AS NOTED
- SURVEYOR'S MAG-NAIL W/STEEL WASHER STAMPED "MERIDIAN/LS2536"-SET
- SURVEYOR'S MAG-NAIL W/STEEL WASHER STAMPED "MERIDIAN/LS2536"-FOUND
- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/2536" SET THIS SURVEY

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

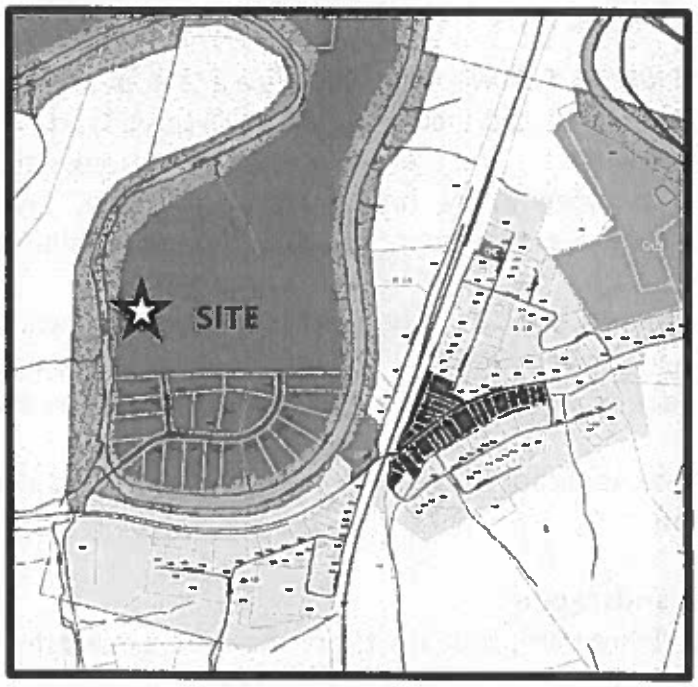
APRIL 11, 2016

FINAL SUBDIVISION PLAT

BISHOP PROPERTY

MARTIN L. BISHOP - D.B. 347, Pg. 252
450 MULBERRY LANE, SADIEVILLE, SCOTT COUNTY, KENTUCKY
PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

EAGLE BEND
Staff Report to the Georgetown-Scott County Planning Commission
June 9, 2016



FILE NUMBER: **FSP-2016-28**

PROPOSAL: Final Subdivision Plat to create two new tracts of 5.00 acres, with 11.77 acres remaining in the parent tract within Eagle Bend.

LOCATION: Eagle Bend, Sadieville

APPLICANT: Doug and Doris Smith

SURVEYOR: Joel Day, Meridian Associates, LLC

STATISTICS:

Zone	R-2 (Medium Density Residential)
Surrounding Zones	R-2 (Medium Density Residential)
Acreage	Tract 8: 5.000 acres Tract 9: 5.000 acres Remainder (Tract 10): 21.77 acres
Proposed Use	Single Family Residential
Access	Tract 8 via Edgewater Drive Tracts 9 & 10 via Edgewater Drive plus 50-foot-wide access and utility easement
Variance Requested	None

BACKGROUND:
The parent tract is currently 21.77 acres, located within the Eagle Bend subdivision in Sadieville. The property is zoned R-2, Medium Density Residential. The land was last reviewed before the Commission on May 12, 2016 (FSP-2016-25). The current application is to create two new 5.000-acre tracts (Tracts 8 and 9), leaving 11.77 acres as Tract 10.

Plat Review:
All three tracts meet the minimum lot size and setback requirements. The setbacks within the R-2 zone are 30 feet for front yards, 25 feet for rear yards, and 7.5 feet for side yards. The front yard setbacks have been listed on the plat.

Tract 8 will have access directly from Edgewater Drive similar to the access provided to Tract 5. The staff engineer has confirmed that the 15-foot extension of Edgewater Drive shown on the plat has been paved.

Tracts 9 & 10 will have access via a 50-foot access and utility easement extending from Edgewater Drive. The access and utility easement will serve Tracts 7, 9, and 10 will be jointly maintained by the owners of these tracts. The previously established access and utility easement that extends from Eagle Bend Drive and currently runs through Tract 6 and Tract 7 shall be jointly and equally maintained by the owners of Tracts 1, 2, and 3, until dedicated as public right-of way.

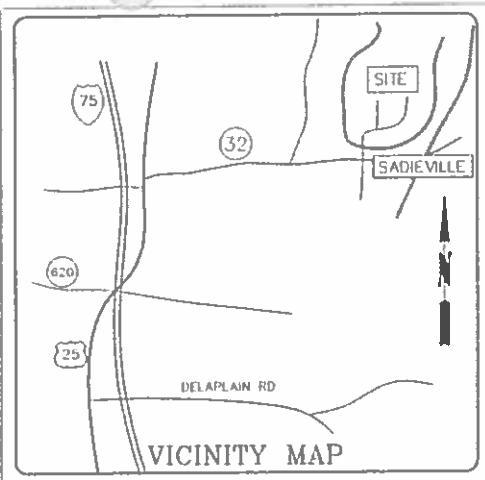
Tracts 8, 9, & 10 will have access to municipal water from GMWSS. They will not have access to sewer service from GMWSS. The Applicant intends to use an on-site sewage disposal system as allowed with 5-acre or larger lots. The Applicant will be required to obtain certification from the Health Department.

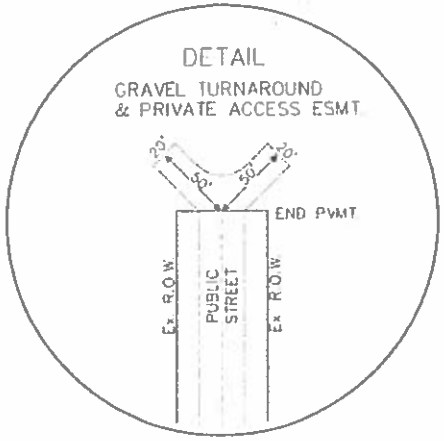
The Applicant will need to coordinate with the GIS department to apply for addresses for Tracts 8, 9, and 10.

Landscaping:
All three proposed tracts are shown to exceed the minimum requirements for canopy coverage for residential lots. The ordinance does not require new trees to be planted to meet the canopy requirements for single-family residential if the Applicant proposes to preserve at least 10% of the existing trees. The Applicant is showing that each lot will have at least 62% coverage.

RECOMMENDATION:
Approve the Final Subdivision Plat to create Tracts 8, 9, and Tract 10 with the following conditions of approval:

Conditions of Approval:
1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.





R-2 ZONE REQUIRED SETBACKS

30' FRONT
7.5' SIDE YARD
25' REAR YARD

OWNER CONTACT INFORMATION

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

EXISTING CANOPY

LOT 8 – 4.2 Ac. (83%)
LOT 9 – 3.1 Ac. (62%)
LOT 10 – 8.9 Ac. (76%)

LEGEND

- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/LS2536" SET
- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "LS2536" FOUND
- EXISTING TREE CANOPY

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

HEALTH DEPARTMENT REPRESENTATIVE DATE

SEE PREVIOUSLY FILED PLATS
CABINET 11, SLIDE 26
CABINET 11, SLIDE 52
CABINET 11, SLIDE 101
CABINET 11, SLIDE 272

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

D. ROBERTS
D.B. 233, Pg. 126
ZONE A-1

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

T. PETTY
D.B. 375, Pg. 561
PLAT CAB. 11, SL. 272
ZONE R-2

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

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

NORFOLK SOUTHERN R/R

BIG EAGLE CREEK

EAGLE CREEK

331

201

N 88°42'15"E 344.86

S 02°39'51"W 87.84

C-LOGIC / FUR SHER COMMERCIAL PRELIMINARY DEVELOPMENT PLAN
Staff Report to the Georgetown-Scott County Planning Commission
June 9, 2016

FILE NUMBER: **PDP-2016-30**

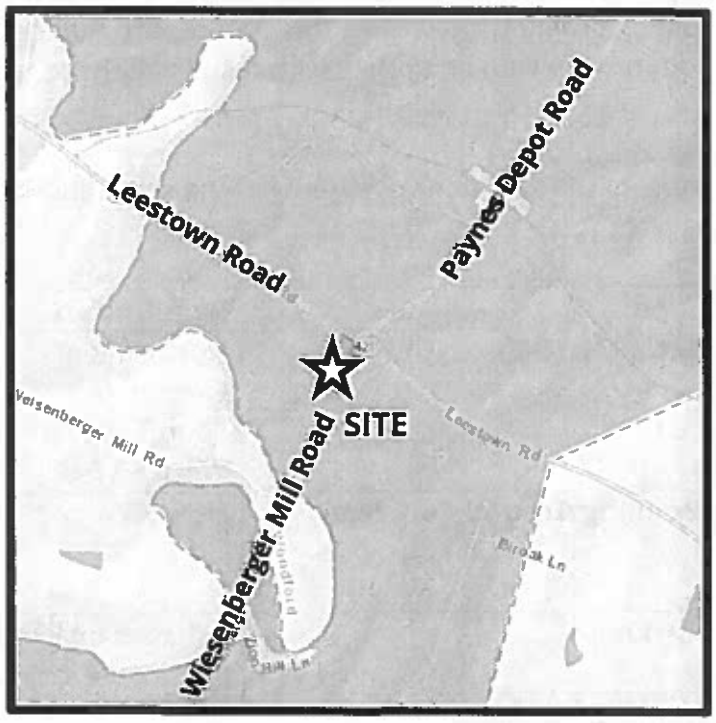
PROPOSAL: Preliminary Development Plan for an 8,000 square foot building addition.

LOCATION: 4560 Leestown Road

APPLICANT: Brian Halen, C-Logic, Inc.

ENGINEER: C-Logic

SURVEYOR: Joel Day, Meridian Associates, LLC



STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial and A-1 Agricultural
Acreage	3.884 acres
Proposed Use	Welding/fabrication of steel, storage and overflow (warehousing)
Conditional Use Permit	Application to Scott County Board of Adjustment for CUP in progress CUP results are not available at time of writing staff report, but will be shared with the commission after the June 2, 2016 meeting.
Water/Sewer Availability	Yes/No
Access	Primary via Leestown Road Secondary via Wiesenberger Mill Road
Variance Requested	Gravel Driveway

BACKGROUND:

The Project Site is 3.884 acres and zoned B-2 (Highway Commercial). The adjoining properties to the north are zoned B-2. The Project Site is bordered on the east, west, and south by properties zoned A-1. The current application before the Planning Commission is to review the Preliminary Development Plan for a new building addition of 8,000 square feet. This addition will be used for a welding/fabrication shop, as well as warehousing and storage of materials produced on site. The use is atypical of that within the B-2 zone district and a concurrent application for a Conditional Use Permit (S-2016-17) has been filed with the Scott County Board of Adjustment.

Preliminary Development Plan Review:

Land Use Review:

As mentioned above, the Scott County Board of Adjustment will review the land use proposed. The Applicant has filed a Conditional Use Permit application, which will be reviewed by the Board on June 2, 2016. At the time of writing this staff report, that meeting has not been conducted. Staff will provide the Commission with an update with results after the meeting.

Site Statistics:

Some of the traditional elements of the site statistics table were not included, but have been calculated by staff:

Type	Required	Proposed
Setbacks (B-2)	North: 0 feet East: 25 feet South: 25 feet West: 50 feet	Not shown, but building meets these standards
Building Ground Coverage	Max. 50%	Approx. 13.4% coverage 14,700 SF existing 8,000 SF proposed
Parking	2 (based on 2 spaces per 3 employees on max. shift)	4 (3 standard, plus 1 H/C)
Vehicle Use Area	N/A	12,474 SF proposed (addition only)
Property Perimeter	See below, several options	Existing material should be sufficient
VUA Perimeter Screening	1 tree/40' plus 3' tall planting, hedge, fence, etc.	Will need to demonstrate compliance
VUA Interior Landscaping	1,275 SF (10% of VUA) 5 trees (1/250 SF of Interior Landscaping)	Will need to demonstrate compliance
Canopy Standards	Sliding Scale: 20-24%	Will need to demonstrate compliance

Building Standards:

Typically, the B-2 zone district requires front setbacks to be 50 feet, and sides/rear setbacks to be 0 feet. However, when adjoining residential uses, the minimum setback is 25 feet. The setbacks have been listed in the table above for each parcel boundary. While they are not shown on the Preliminary Development Plan, the building addition proposed does comply with these standards.

The existing building ground coverage is not provided, but from staff calculation the Applicant is well under the 50% maximum building ground coverage requirement. There is approximately 14,700 SF in existing buildings (11,700 SF and 3,000SF), plus the 8,000 SF proposed, for a total of 22,700 SF after building addition. This is approximately 13.4% building ground coverage for the 3.884-acre site.

Parking and Circulation:
Primary access to the side is from an existing driveway from Leestown Road. Secondary access is available from an existing driveway off Weisenberger Mill Road. This second entrance is to remain gated most of the time.

The new structure will be used for welding/fabrication and storage. The Applicant has indicated that a maximum of 3 employees will be present. Based on the manufacturing standard of 2 spaces per 3 employees on max. shift, two parking spaces would be required. The Applicant has shown 3 standard parking spaces, plus one additional handicap van accessible space.

In additional to traditional parking area, there is also a loading area and future driveway with loading area on the rear of the new addition. A total of 12,747 SF of vehicle use area is proposed.

The Applicant has proposed the use of gravel for the area marked for future pavement. This would be in the same area as the proposed dumpster. A waiver will need to be granted for use of gravel. Gravel is already used on the site for a portion of the driveways and parking areas.

Land Use Buffers and Landscaping:
The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping. Portions of the text relevant to this application include:

Section 6.12: Property Perimeter Requirements (Row 9)

- Requires buffer screening from commercial/industrial properties adjoining agricultural land uses.
- Minimum Buffer Area: 15 feet adjacent to all common boundaries, except street frontage.
- Materials: Option 0) 1 tree/40' of linear boundary, or fraction thereof, from Group A of Plant List plus continuous 6' high planting, hedge, fence, wall or earth mound, or Option 1) one evergreen tree/15' of linear boundary, OFT, planted 15' on center.; or Option 2) one tree/20' of linear boundary, or fraction thereof, that is a combination of 50% deciduous trees from Group A and 50% small flowering trees or evergreen trees; or, Option 3) one small flowering tree/15' of linear boundary, of fraction thereof, planted 15' on center.
- Note: The 15' Landscape Buffer Area (LBA) may be reduced to 5' when used in conjunction with a 6' high opaque wall or fence, if the Planning Commission determines such reduction to meet the intent of this ordinance.

Section 6.13: Vehicle Use Area Perimeter Requirements (Row 2)

- Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.
- Minimum Buffer Area: 5' to edge of paving where vehicles overhang, 4' minimum from edge of paving and 3' (that prohibits any vehicular overhang) for other areas, on boundary of portion of vehicular use area applies to VUA portion facing public or private street right-of-way, access road, or service road.
- Materials: 1 tree/40' of boundary of vehicular use area or fraction thereof, from Group A or B, plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area.

Section 6.22: Interior Landscaping for Vehicle Use Areas

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided.
- 1 tree/250 SF of interior VUA area is required.

Section 6.14: Minimum Canopy Requirements

Land Use	Minimum Preserved Tree Canopy Coverage Area	Estimate*** New Tree Canopy Coverage Area	Total Tree Canopy Coverage Area Required
Commercial	20%	0%	20%
	15%	6%	21%
	10%	12%	22%
	5%	18%	23%
	0%	24%	24%

The site has a substantial amount of screening along its eastern and southern borders. This should be sufficient to screen the land use from the adjoining properties to the east and south, meet the Property Perimeter requirements of section 6.12 for those parcel boundaries, and meet the minimum canopy requirements of Section 6.14. The canopy area should only be calculated for the portion of the property disturbed by this application. The Applicant will need to indicate canopy coverage area on the Final Development Plan. The property to the north is zoned B-2, and does not require buffer screening.

The western side of the property, has several gaps in the screening along Weisenberger Mill Road, and portions of fence that are falling over. While property adjoining street frontage is not subject to the Property Perimeter requirements, it is required to follow the VUA Perimeter landscaping required in Section 6.13. This area should be upgraded if outdoor storage is proposed. The Scott County Board of Adjustment (SCBOA) may require additional landscape buffering and screening in association with the Conditional Use Permit for which the Applicant has applied, particularly along Weisenburger Mill Road. Additional screening in this area could help to reduce any off-site impacts of the proposed use or outdoor storage. Staff will provide an update of any conditions required by the SCBOA.

The interior VUA landscape area required for this site is 1,275 SF (10% of the proposed VUA). A total of 5 trees are required within the VUA interior landscape areas (1 tree/250 SF of Interior Landscaping). The Applicant will need to demonstrate compliance by the Final Development Plan.

The Applicant shall be responsible for providing landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan.

Stormwater:
A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.

Lighting and Signage:
Staff recommends that if any exterior lighting is proposed, it should follow the standards of the BP-1 district (*Zoning Ordinance*, Section 4.462K1). The B-2 Highway Commercial district does not list lighting requirements, but it has been standard practice to require uses adjoining agricultural and residential properties to reduce off-site impact of lighting. The BP-1 standards include:

a. Any exterior illumination shall be directed away from adjoining properties. For properties adjacent to a residential or agriculturally zoned property, all lighting shall be directed away from and shall not create any impacts on these properties.
b. The maximum height of any lighting structures shall be 25 feet.
c. Lighting structures are to be a dark or neutral color.
d. All parking, road and security lights shall be cut-off luminaries.

No additional signage has been indicated for installation as part of this application. Any new signage would require a sign permit from the Building Inspection department.

RECOMMENDATION:
Approve the Preliminary Development Plan for an 8,000 SF commercial building, with the following waiver and conditions of approval:

Waiver:

1. Allow use of gravel in the area for future pavement.

Conditions of Approval:

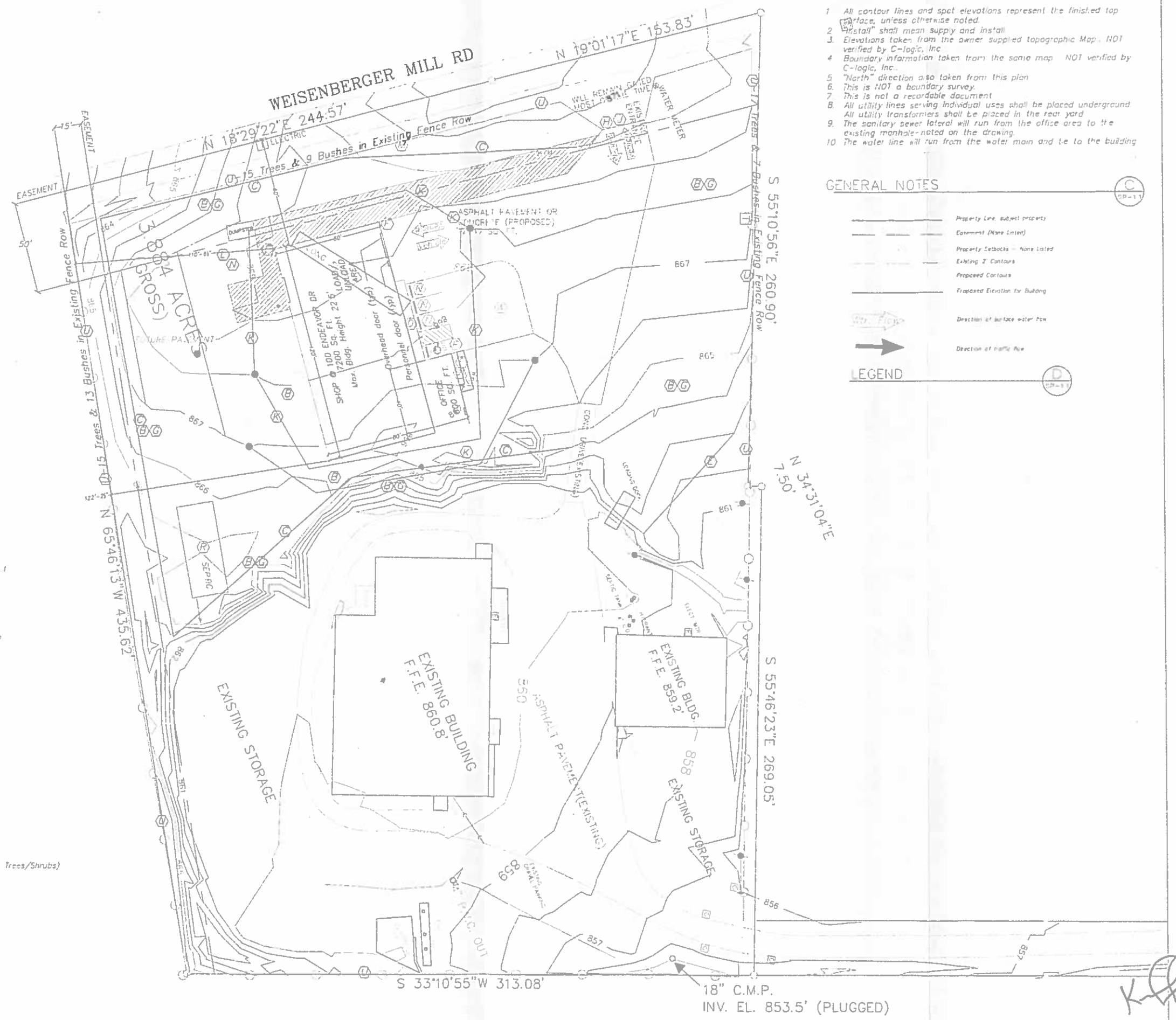
1. The Final Development Plan and Construction Documents shall be subject to any requirements of the Scott County Board of Adjustment (SCBOA).
2. The Applicant shall be responsible for providing landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan.
3. No outdoor storage of materials is permitted without SCBOA approval.
4. Amend the title sheet to reflect the following:
    a. Zone district is B-2, Highway Commercial (not I-1).
    b. No signature block is required for the Georgetown Development Authority.
    c. Amend Road Section showing Weisenberger Mill Road to have curb and gutter.
5. Amend the graphic scale bar to be legible at printed scale.
6. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
7. Any proposed lighting fixtures shall comply with the BP-1 lighting standards so as to minimize off-site impacts.
8. All applicable requirements of the Scott County Fire Department.
9. All applicable requirements of Kentucky American Water and Kentucky Utilities.

10. All applicable requirements of the *Subdivision & Development Regulations*.
11. All applicable requirements of the *Zoning Ordinance*.
12. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
13. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.

UNDERGROUND FACILITY DAMAGE PREVENTION ACT OF 1994

Pursuant to KRS 367.4901 to 367.4917, Kentucky Underground Protection, Inc. shall be notified at 1-800-752-6007 at least 2 working days prior to any ground disturbance. In addition, all aspects of this law shall be followed throughout the project. **Call-Before-You-Dig**

North



1. All contour lines and spot elevations represent the finished top surface, unless otherwise noted.
2. "Install" shall mean supply and install.
3. Elevations taken from the owner supplied topographic Map. NOT verified by C-logic, Inc.
4. Boundary information taken from the same map. NOT verified by C-logic, Inc.
5. "North" direction also taken from this plan.
6. This is NOT a boundary survey.
7. This is not a recordable document.
8. All utility lines serving individual uses shall be placed underground. All utility transformers shall be placed in the rear yard.
9. The sanitary sewer lateral will run from the office area to the existing manhole-noted on the drawing.
10. The water line will run from the water main and tie to the building.

GENERAL NOTES (C SP-1.1)

- Property Line, subject property
- Easement (None Listed)
- Property Setbacks - None Listed
- Existing 2' Contours
- Proposed Contours
- Proposed Elevation for Building
- Direction of surface water flow
- Direction of traffic flow

LEGEND (D SP-1.1)

- (A) Paving - heavy
- (B) Grass
- (C) Silt fence
- (D) Landscaping bed - 5' wide
- (D1) Landscaping bed - 3' wide
- (E) Bioremediation and groundwater recharge, see Detail F/SP-1.1
- (F) Light Mounted to Corner of Building
- (G) Existing trees and landscape
- (H) Entrance per KYTC (KPM 150-06 or 152-06) w/ utility strip
- (J) Construction Entrance, see detail C/SP-1.3
- (K) New Proposed Grading
- (L) Concrete Wash Out Pit, see Detail N/SP-1.3
- (M) Fence
- (N) Parking
- (P) Parking-Handicap
- (Q) Dumpster
- (R) Septic
- (S) Sidewalk
- (T) Gravel
- (U) Existing Trees in Fence Row (Property Fully Encompassed by Trees/Shrubs)
- (V) Biofiltration
- (W) Employee Parking
- (X) Storage - Boxes & Trailers
- (Y) 4' x 6' Steel Sign

HEXAGON NOTES (B SP-1.1)

C-LOGIC, INC
CIVIL ENGINEERING SITE PLANNING
2247 COMMERCE PARKWAY LAGRANGE KY 40031
502-587-1775

PRELIMINARY DEVELOPEMENT PLAN
SITE PLAN

FUR SHER COMMERCIAL
5460 LEESTOWN RD.
GEORGETOWN,
SCOTT COUNTY, KENTUCKY 40324

REVISIONS

DATE
JOB NO.
Drawn:
Checked:

DRAWING: SP-1.1

BEALMEAR PROPERTY ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
June 9, 2016

FILE NUMBER: **ZMA-2016-34**

PROPOSAL: Zone change request for approximately 32.1 acres from A-1 to A-5.

LOCATION: Southwest of the intersection of Ironworks Pike and Yarnallton Pike.

APPLICANT: Ben & Laura Bealmear

ENGINEER: Tony Justice, Trinity Surveying

STATISTICS:

Existing Zone	A-1 (Agricultural),
Proposed Zone	A-5 (Rural Residential)
Surrounding Zones	A-1 (Agricultural)
Acreage	32.143 acres
Proposed Use	Rural Residential/Agricultural
Max. Building Coverage	20%
New street required	No
Water/sewer available	Yes/No
Access	Via Yarnallton Pike
Variance Requested	None

BACKGROUND:
The subject property is a 32.143-acre tract located southwest of the intersection of Ironworks Road (KY 1973) and Yarnallton Pike. The Applicant is proposing to create five (5) new tracts between 5 and 10 acres in size. The A-1 zoning district prohibits *"Major residential subdivisions of tracts between five and less than ten acres. A major residential subdivision is the division of land into four (4) or more residential tracts including the parent tract"*

The Applicant is seeking to rezone the property from A-1 to A-5 (Rural Residential). The A-5 district allows *"Single-family residential dwellings on five (5) acre to less than ten (10) acre tracts or Cluster Developments"* by right.

The neighboring properties are all zoned A-1 (Agricultural).

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 requested A-5 zoning district complies with the Comprehensive Plan. The Rural Land Use Element of the Comprehensive Plan states that 'Agricultural' is the general designation for future land uses outside the urban service boundaries. The same section describing the agricultural future land use designation continues to say, *"this also allows rural residential use."* Rural Residential is described by the Comprehensive Plan as, *"less dense residential uses outside of the Urban Service Boundary and unincorporated areas."*

Therefore, Part 1 does applies. Part a and b need not be considered.

CONCEPTUAL PLAN REVIEW:
The following comments reflect review of the proposed subdivision plat submitted as a concept plant as part of the zone change request to the A-5 district. A more rigorous review of the subdivision plat can be found in the subdivision plat's staff report (FSP-2016-31).

Site Layout:
Appropriate setbacks have been shown on all lots for primary structures. A note should be placed on the final plat stating that for the A-5 zoning district, primary structures have a 50-foot setback and

secondary structures have a 25-foot setback. However, secondary structures cannot be placed closer to the street than the primary structure.

Access:

The proposed lots will have vehicular access from Yarnallton Pike. All of the proposed or existing entrances shown are acceptable except for Tract 2F. There is not enough distance between the proposed entrance for Tract 2F and the existing entrance on Tract 2G. Options for correcting this are discussed in greater detail in the staff report for the subdivision plat. For the purposes of the concept plan, there are feasible ways to correct this issue.

Fencing:

The A-5 zoning district states, *"Each major (A-5) subdivision development shall be fenced along the perimeter of all lots that abut Agriculturally (A-1) zoned land. Fencing shall be installed prior to final plat approval, and shall consist of #9 diamond mesh wire or equivalent with 16' fencing plank on top, and post spacing 8' on center. A note is required on the final plat regarding this requirement. A note is also required that prospective owners of any property are subject to any requirements of the Kentucky Fence Law (KRS 256.10 et. Seq.) The required fence may not be bonded."*

Landscaping:

The A-5 zoning district states, *"A landscape buffer shall be provided along the perimeter of all major (A-5) subdivision lots abutting Agriculturally (A-1) zoned land in conformance with the requirements of the Landscape and Land Buffers Ordinance. Required trees shall be native species."* The landscaping buffer for rural residential lots is:

- A minimum 50-foot tree preservation easement along the property lines delineating the zoning boundary between the A-1 and proposed A-5 districts.
    - Where no existing vegetation could be removed/disturbed, unless demonstrated to be sick or dead.
    - The preservation area shall also include required or additional landscaping/buffering as determined by the following formula:
        - There shall be a double row of evergreens/deciduous trees 40' on centers and fencing.
        - The ratio of evergreens and deciduous trees shall not exceed 2:1.
    - All proposed landscaping shall exclude any species of trees and shrubs that may be deemed harmful to livestock.

This preservation easement will need to be shown on the final subdivision plat. All required landscaping will need to be either installed or bonded prior to approval of the final subdivision plat.

Waivers

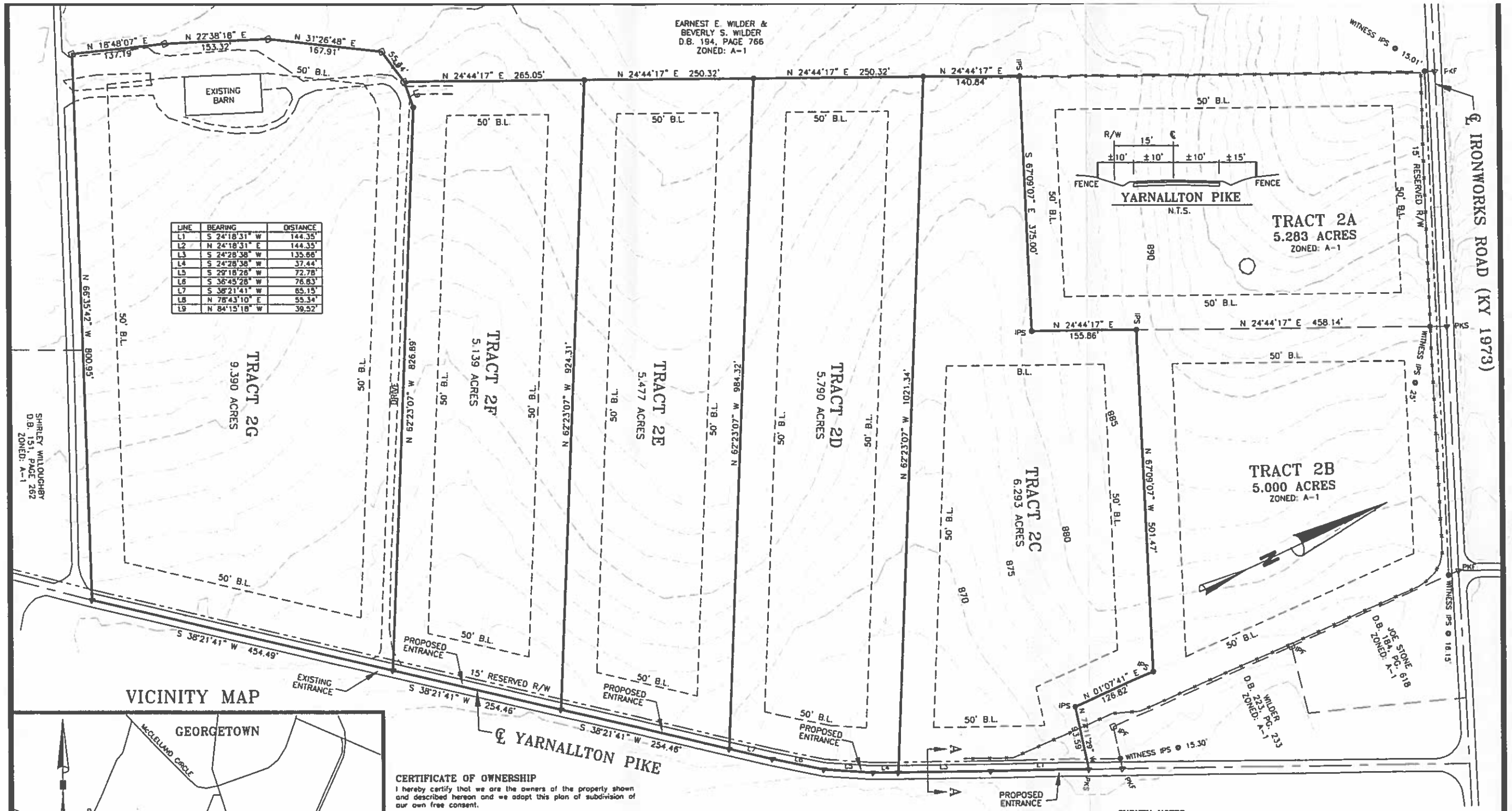
None Requested

RECOMMENDATION:

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, Part 1, staff recommends **approval** of the zone change request for 32.143 acres located southwest of the intersection of Ironworks Pike and Yarnallton Pike. Staff recommends consideration of the following conditions:

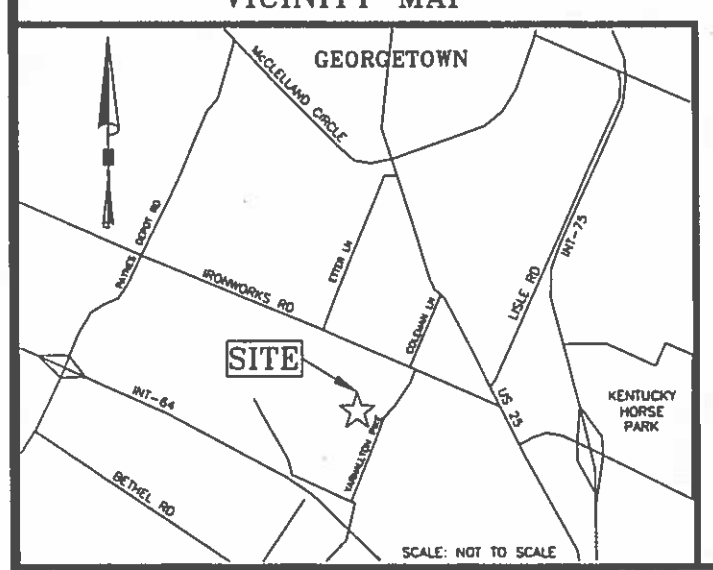
Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. All requirements of the Health Department regarding the provision of septic systems.
3. All requirements of GMWSS regarding the provision of water.
4. The tree preservation easement shall be shown on the final subdivision plat.
5. All landscaping shall be either installed or bonded prior to approval of the final subdivision plat.
6. All fencing is required to be installed prior to approval of the final subdivision plat.



LINE	BEARING	DISTANCE
L1	S 24°18'31" W	144.35'
L2	N 24°18'31" E	144.35'
L3	S 24°28'38" W	135.66'
L4	S 24°28'38" W	37.44'
L5	S 29°16'26" W	72.78'
L6	S 36°45'28" W	76.63'
L7	S 38°21'41" W	65.15'
L8	N 78°43'10" E	55.34'
L9	N 84°15'18" W	39.52'

VICINITY MAP



CERTIFICATE OF OWNERSHIP

I hereby certify that we are the owners of the property shown and described hereon and we adopt this plan of subdivision of our own free consent.

Ben Bealmear — Date

Laura Bealmer — Date

SURVEYOR CERTIFICATION

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. the unadjusted precision ratio of the traverse exceeds 1:10,000 and was not adjusted. The survey as shown hereon is a Class "B" (RURAL) survey and the accuracy and precision of said survey meets all the specifications of this class. I do hereby certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Scott County Joint Planning Commision and the monuments are as shown.

Anthony W. Justice PLS #3661 — Date

PURPOSE OF PLAT:

TO CREATE A FIVE NEW PARCELS OF LAND HEREON CALLED "TRACTS 2C, 2D, 2E, 2F & 2G" FROM THE EXISTING LANDS OF THE BEN & LAURA BEALMEAR PROPERTY, AS RECORDED IN DEED BOOK 291, PAGE 20.

HEALTH DEPARTMENT CERTIFICATION

I Hereby certify that the sewage Treatment System installed or porposed for installation on this property fully meets the Kentucky Cabinet for Human Resourse Specifications and requirements and is hereby approved.

Authorized Representative — Date

100 0 100 200

Scale: 1" = 100'

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM - KENTUCKY NORTH ZONE.
2. THIS SURVEY WAS PERFORMED ON 04/22/2016.
3. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE A-1.

MONUMENTION NOTES:

- ● IPS = Iron Pin (set), 1/2" Rebar, with Plastic Cap Marked "T. JUSTICE - 3661"
- ▲ PKS = P.K. NAIL (set), by PLS 3661
- □ IPF = Iron Pin (found), 1/2" Rebar, with Cap Marked "MERIDIAN-2536"
- △ PKF = P.K. Nail (found)

GENERAL NOTES:

1. The property shown hereon is subject to any and all right-of-ways and easements of record or in existence.
2. Any Further subdivision of the parent tract shall require review and approval from the Georgetown-Scott County Planning Commission.
3. No more than three (3) tracts may be accessed by a gravel drive. If more than three (3) tracts, are accessed by a gravel drive, the drive must be upgraded to current public/private standards.
4. Any new entrances from Yarnallton Pike will require an encroachment permit.
5. No easements were eliminated by this plat.

FINAL SUBDIVISION PLAT
TRACTS 2C, 2D, 2E, 2F & 2G
BEN & LAURA BEALMEAR PROPERTY

DEED BOOK 291, PAGE 20

IRONWORKS ROAD & YARNALLTON PIKE, SCOTT COUNTY, KENTUCKY

OWNER: BEN & LAURA BEALMEAR
ADDRESS: 846 INDIAN CREEK
SADIEVILLE, KY 40370

STATE OF KENTUCKY
ANTHONY W. JUSTICE
3661
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'	DATE: 05/24/2016
REVISED:	DRAWN BY: A.W.J
CAD FILE: BEALMEAR DIVISION 2	JOB NUMBER: 2015-045

TRINITY
SURVEYING, LLC
113 Windsong Way, Georgetown, Ky. 40324
Phone: (859) 948-0198

BEALMEAR PROPERTY TRACTS 2C-2G
Staff Report to the Georgetown-Scott County Planning Commission
June 9, 2016

FILE NUMBER: **FSP-2016-31**

PROPOSAL: Final Subdivision Plat to create five tracts from 5.139 acres to 9.39 acres.

LOCATION: Ironworks Road (KY 1973) and Yarnallton Pike

APPLICANT: Ben & Laura Bealmear
846 Indian Creek
Sadieville, KY 40370

SURVEYOR: Tony Justice, Trinity Surveying
113 Windsong Way
Georgetown, KY 40324

STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 2C: 6.293 acres
	Tract 2D: 5.790 acres
	Tract 2E: 5.477 acres
	Tract 2F: 5.193 acres
	Tract 2G: 9.390 acres
Proposed Use	Agricultural-Residential
Access	Via Yarnallton Pike
Variance Requested	None

BACKGROUND:

The subject property is a 32.143-acre tract located southwest of the intersection of Ironworks Road (KY 1973) and Yarnallton Pike. The proposed subdivision will create a five new tracts: Tract 2C of 6.293 acres, Tract 2D of 5.790 acres, Tract 2E of 5.477 acres, Tract 2F of 5.193 acres, and Tract 2G of 9.390 acres. The subject property and surrounding land is zoned A-1 Agricultural on all sides.

This application is considered a major subdivision and required to be reviewed by the Planning Commission because it has been previously subdivided since 1999, and there are more than three (3) tracts being created. The most recent subdivision was completed in 2015, with approval from the Planning Commission.

This application also requires the property to be rezoned since Section 4.41 (C) of the zoning ordinance prohibits *"Major residential subdivisions of tracts between five and less than ten acres. A major residential subdivision is the division of land into four (4) or more residential tracts including the parent tract"* in the A-1 zoning district. The Applicant is seeking to rezone the property from A-1 to A-5. The A-5, or Rural Residential District, allows "Single-family residential dwellings on five (5) acre to less than ten (10) acre tracts or Cluster Developments" by right.

Plat Review:
The new tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. A note should be placed on the final plat stating that for the A-5 zoning district, primary structures have a 50-foot setback and secondary structures have a 25-foot setback.

GMWSS has indicated that water services is generally available in this area, but that water pressure is low. It would be sufficient for residential level of use, but may not be appropriate for traditional agricultural/farming uses. The owners will have to submit a request for water availability. The Health Department will need to conduct a site evaluation for each lot to certify that an on-site septic system is appropriate.

Encroachment permits will be required for the entrances from the County Roads Department for North Yarnallton Pike. The Planning Commission engineer has indicated that the sight distance for the proposed locations are acceptable. Tracts 2C, 2D, 2E and 2G are showing acceptable existing or proposed entrances. The proposed entrance for Tract 2F is not acceptable as it does not meet the 300-foot separation requirement from the existing entrance on Tract 2G. This can be corrected having either tracts 2E and 2F share an entrance along their property line, or tracts 2F and 2G share the existing entrance. Staff does not recommend granting a variance to allow additional entrances along this road, when there is an opportunity for a shared entrance to handle this issue.

Lot addresses will be assigned based upon the access/driveway. The owner(s) will need to coordinate with the GIS department to apply for addresses.

Landscaping:
The A-5 zoning district states, *"A landscape buffer shall be provided along the perimeter of all major (A-5) subdivision lots abutting Agriculturally (A-1) zoned land in conformance with the requirements of the Landscape and Land Buffers Ordinance. Required trees shall be native species."* The landscaping buffer for this use should be:

- A minimum 50-foot tree preservation easement along the property lines delineating the zoning boundary between the A-1 and proposed A-5 districts.
    - Where no existing vegetation could be removed/disturbed, unless demonstrated to be sick or dead.
    - The preservation area shall also include required or additional landscaping/buffering as determined by the following formula:
        - There shall be a double row of evergreens/deciduous trees 40' on centers and fencing.
        - The ratio of evergreens and deciduous trees shall not exceed 2:1.

- All proposed landscaping shall exclude any species of trees and shrubs that may be deemed harmful to livestock.

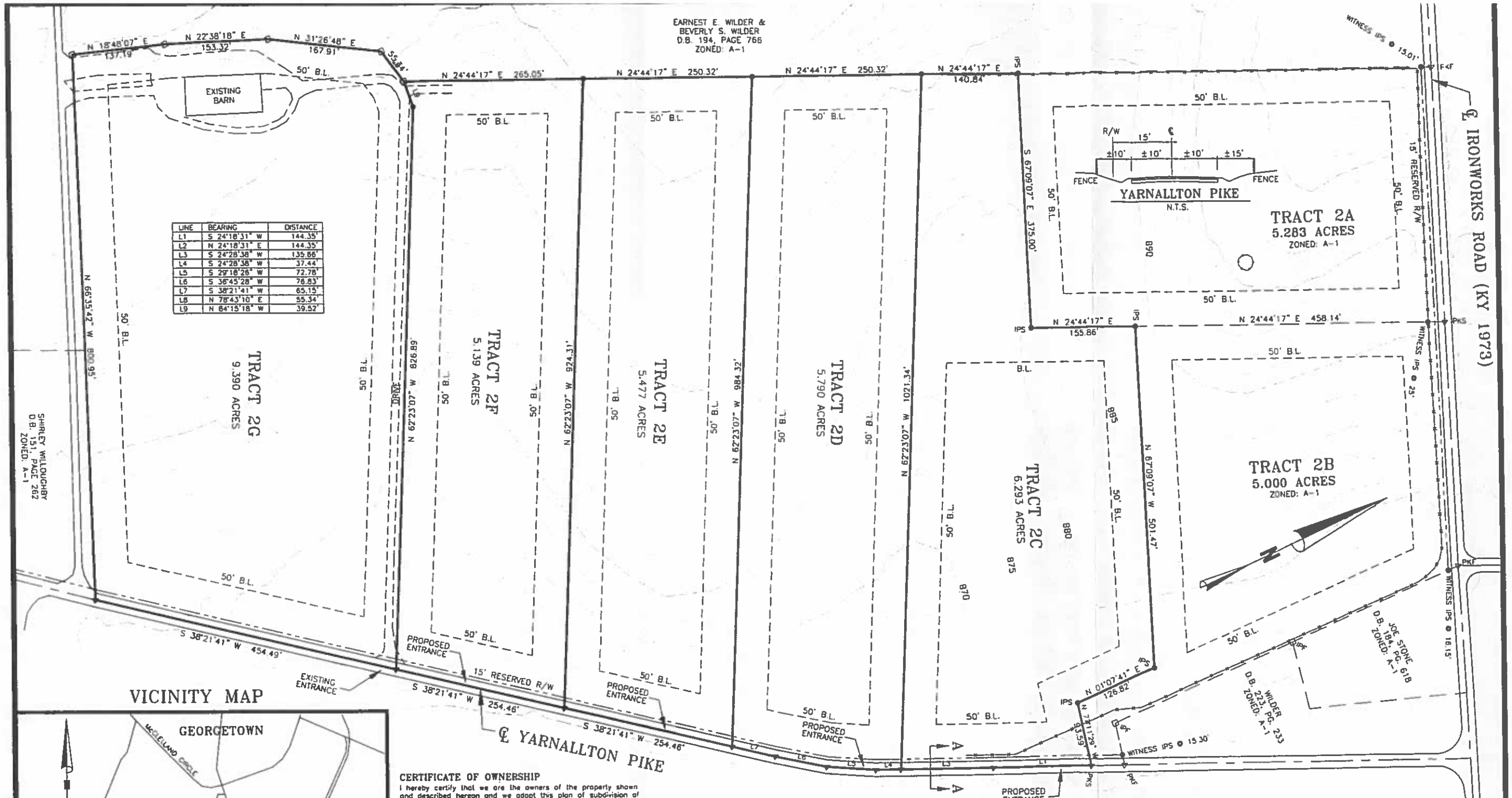
This preservation easement will need to be shown on the final subdivision plat. Installation of this landscaping will put the

RECOMMENDATION:

Approve the Subdivision Plat for Tracts 2C, 2D, 2E, 2F and 2G with the following conditions of approval:

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. The Applicant shall secure the zone change from A-1 to A-5 prior to the recording of the final subdivision plat.
6. The entrance for Tract 2F shall be shared with the entrance to Tract 2E or Tract 2G to provide adequate spacing between entrances.
7. All fencing is required to be installed prior to approval of the final subdivision plat.
8. All landscaping shall be either installed or bonded prior to approval of the final subdivision plat.
9. The tree preservation easement shall be shown on the final subdivision plat.
10. A species specific landscaping plan shall be submitted for approval prior approval of the final subdivision plat.



LINE	BEARING	DISTANCE
L1	S 24°18'31" W	144.35'
L2	N 24°18'31" E	144.35'
L3	S 24°28'38" W	135.86'
L4	S 24°28'38" W	37.44'
L5	S 29°18'26" W	72.78'
L6	S 36°45'28" W	76.83'
L7	S 38°21'41" W	65.15'
L8	N 78°43'10" E	55.34'
L9	N 64°15'18" W	39.52'

CERTIFICATE OF OWNERSHIP

I hereby certify that we are the owners of the property shown and described hereon and we adopt this plan of subdivision of our own free consent.

Ben Bealmear — Date

Laura Bealmer — Date

SURVEYOR CERTIFICATION

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. the unadjusted precision ratio of the traverse exceeds 1:10,000 and was not adjusted. The survey as shown hereon is a Class "B" (RURAL) survey and the accuracy and precision of said survey meets all the specifications of this class. I do hereby certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Scott County Joint Planning Commision and the monuments are as shown.

Anthony W. Justice PLS #3661 — Date

PURPOSE OF PLAT:

TO CREATE A FIVE NEW PARCELS OF LAND HEREON CALLED "TRACTS 2C, 2D, 2E, 2F & 2G" FROM THE EXISTING LANDS OF THE BEN & LAURA BEALMEAR PROPERTY, AS RECORDED IN DEED BOOK 291, PAGE 20.

HEALTH DEPARTMENT CERTIFICATION

I Hereby certify that the sewage Treatment System installed or porposed for installation on this property fully meets the Kentucky Cabinet for Human Resourse Specifications and requirements and is hereby approved.

Authorized Representative — Date

100 0 100 200

Scale: 1" = 100'

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM - KENTUCKY NORTH ZONE.
2. THIS SURVEY WAS PERFORMED ON 04/22/2016.
3. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE A-1.

MONUMENTION NOTES:

- ● IPS = Iron Pin (set), 1/2" Rebar, with Plastic Cap Marked "T. JUSTICE - 3661"
- ▲ PKS = P.K. NAIL (set), by PLS 3661
- □ IPF = Iron Pin (found), 1/2" Rebar, with Cap Marked "MERIDIAN-2536"
- △ PKF = P.K. Nail (found)

GENERAL NOTES:

1. The property shown hereon is subject to any and all right-of-ways and easements of record or in existence.
2. Any Further subdivision of the parent tract shall require review and approval from the Georgetown-Scott County Planning Commission.
3. No more than three (3) tracts may be accessed by a gravel drive. If more than three (3) tracts, are accessed by a gravel drive, the drive must be upgraded to current public/private standards.
4. Any new entrances from Yarnallton Pike will require an encroachment permit.
5. No easements were eliminated by this plat.

FINAL SUBDIVISION PLAT
TRACTS 2C, 2D, 2E, 2F & 2G
BEN & LAURA BEALMEAR PROPERTY

DEED BOOK 291, PAGE 20

IRONWORKS ROAD & YARNALLTON PIKE, SCOTT COUNTY, KENTUCKY

OWNER: BEN & LAURA BEALMEAR
ADDRESS: 846 INDIAN CREEK
SADIEVILLE, KY 40370

STATE OF KENTUCKY
ANTHONY W. JUSTICE
3661
LICENSED PROFESSIONAL LAND SURVEYOR

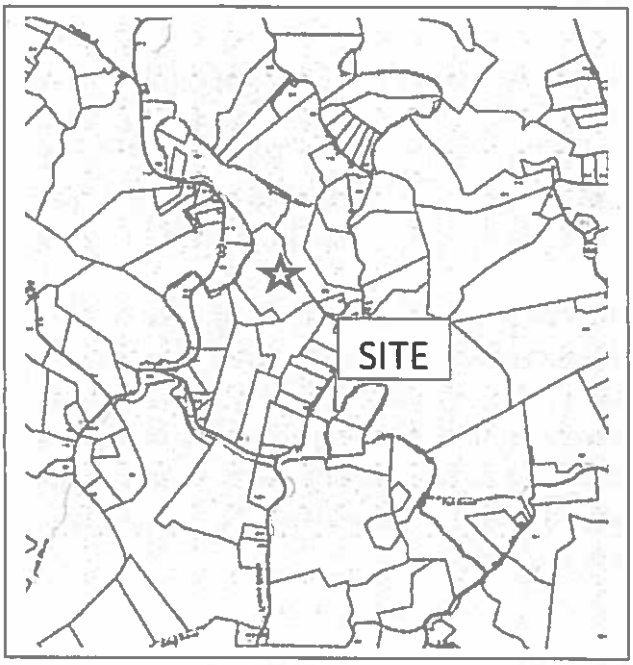
SCALE: 1" = 100'	DATE: 05/24/2016
REVISED:	DRAWN BY: A.W.J
CAD FILE: BEALMEAR DIVISION 2	JOB NUMBER: 2015-045

TRINITY
SURVEYING, LLC
113 Windsong Way, Georgetown, Ky. 40324
Phone: (859) 948-0198

Coppage Road Wireless Communications Facility
Staff Report to the Georgetown-Scott County Planning Commission
June 9, 2016

FILE NUMBER: **PDP-2016-32**

PROPOSAL: Preliminary Development Plan for a 195' monopole tower with a 4' lightning arrestor (total 199' tower height) located on a 10,000 sq. ft. lease area zoned A-1



LOCATION: Coppage Road
Parcel # 050-00-017.001

APPLICANT: PI Telecom Infrastructure V, LLC and Cellco Partnership dba: Verizon Wireless

CONTACT: David A. Pike,
Pike Legal Group, PLLC

STATISTICS:

Zone	A-1
Surrounding Zones	A-1
Acreage	10,000 sq. ft. Lease Area 51 Acre Parent Tract
Tower Height	199 ft.; 195 ft. lattice support tower with 4 ft. lightening arrestor
Water/Sewer Available	N/A
Access	Access & Utility Easement from Stamping Ground Road
Waiver Requested	None

BACKGROUND:

The applicant requests approval for a 195' tall lattice tower with an additional 4' lightening arrestor on a 10,000 sq. ft. lease area, located on the west side of Coppage Road (GIS Parcel # 050-00-017.001). The site is a wooded, hilly agricultural parcel with a rural residence and a number of outbuildings on a gravel drive. The applicant has proposed a 30' variable width access and utility easement following the existing gravel drive to its terminus and then extending it to the tower site.

The driveway will be built or improved to a 12' gravel drive where necessary from Coppage Road to the tower site. The lease area will have a gravel base surface with a gravel turnaround at the entrance. It is proposed to be fenced and screened per Zoning Ordinance requirements.

The gravel driveway passes through three properties on recorded access easements before reaching the proposed tower lease area. It is recommended that the property owners not party to the tower lease agreement be made aware and agree with the use and maintenance of the access easement(s) crossing their property.

Per the submitted wireless communications facility plan, the following minimum yard setbacks are proposed:

Northeast Yard:	238' (tower) / 245' (platform) / 240' (generator)
Northwest Yard:	1,085' (tower) / 1,117' (platform) / 1,112' (generator)
Southeast Yard:	405' (tower) / 371' (platform) / 372' (generator)
West Yard:	873' (tower) / 899' (platform) / 908' (generator)
South Yard:	1,153' (tower) / 1,125' (platform) / 1,141'(generator)

The tower is proposed at a high spot in the area at a ground elevation of 936' above mean sea level. The closest residence is the property owner approximately 1000 feet to the southeast at an elevation of 875' AMSL. The adjoining property to the northeast has a residence as well, approximately 1200' from the tower location on a heavily wooded lot. There appears to be no environmentally sensitive lands impacted by the development. There is floodplain on the parent tract along its western boundary in the bottem lands of Lytles Fork. The area is fairly steeply loped, but the grades at the tower site appear to be less than 10%.

APPLICATION REQUIREMENTS, Zoning Ordinance, Section 2.55 (F):
As part of the uniform application requirements, the Applicant has provided copies of the following, all of which are stored in the project file and available for review:

1. The full name and address of the applicant. **Included.**
2. The applicant's articles of incorporation, if applicable. **Included.**
3. A geotechnical investigation report, signed and sealed by a professional engineer registered in Kentucky, that includes boring logs and foundation design recommendations. **Included.**
4. A written report, prepared by a professional engineer or land surveyor, of findings as to the proximity of the proposed site to flood hazard areas. **Included in note on site survey.**
5. Clear directions from the City of Georgetown (i.e., the county seat) to the proposed site, including highway numbers and street names, if applicable, with the telephone number of the person who prepared the directions. **Included.**
6. The lease or sale agreement for the property on which the tower is proposed to be located, except that, if the agreement has been filed in abbreviated form with the Scott County Clerk, an applicant may file a copy of the agreement as recorded by the county clerk and, if applicable, the portion of the agreement that specifies, in the case of abandonment, a method that the utility will follow in dismantling and removing the proposed cellular antenna tower including a timetable for removal. **Included.**
7. The identity and qualifications of each person directly responsible for the design and construction of the proposed tower. **Included.**
8. A (site) development plan or survey, signed and sealed by a professional engineer registered in Kentucky, that shows the proposed location of the tower and all easements and existing

structures within five hundred (500) feet of the proposed site on the property on which the tower will be located, and all easements and existing structures within two hundred (200) feet of the access drive, including the intersection with the public street system. **Included.**

9. A vertical profile sketch of the tower, signed and sealed by a professional engineer registered in Kentucky, indicating the height of the tower and the placement of all antennas. **Included.**
10. The tower and foundation design plans and a description of the standard according to which the tower was designed, signed, and sealed by a professional engineer registered in Kentucky. **Included.**
11. A map, drawn to a scale no less than one (1) inch equals two hundred (200) feet, that identifies every structure and every owner of real estate within five hundred (500) feet of the proposed tower. **Included.**
12. A statement that every person who, according to the records of the property valuation administrator, owns property within five hundred (500) feet of the proposed tower or property contiguous to the site upon which the tower is proposed to be constructed, has been:
    a. Notified by certified mail, return receipt requested, of the proposed construction which notice shall include a map of the location of the proposed construction.
    b. Given the telephone number and address of the local planning commission; and
    c. Informed of his or her right to participate in the planning commission's proceedings on the application. **Included.**
13. A list of the property owners who received the notice, together with copies of the certified letters sent to the listed property owners. **Included.**
14. A statement that the chief executive officer of the appropriate and affected local government and the legislative body (City of Georgetown, Scott County Fiscal Court, Town of Stamping Ground, Town of Sadieville) have been notified, in writing, of the proposed construction. **Included.**
15. A copy of the notice sent to the chief executive officer of the appropriate and affected local government and the legislative body (see #14). **Included.**
16. A statement that: a. a written notice, of durable material at least two (2) feet by four (4) feet in size, stating that "[Name of applicant] proposes to construct a telecommunications tower on this site" and including the addresses and telephone numbers of the applicant and the planning commission, has been posted in a visible location on the proposed site; and b. a written notice, at least two (2) feet by four (4) feet in size, stating that "[Name of applicant] proposes to construct a telecommunications tower near this site" and including the addresses and telephone numbers of the applicant and the planning commission, has been posted on the public road nearest the site. **Included.**
17. A statement that notice of the location of the proposed construction has been published in a newspaper of general circulation in the county in which the construction is proposed. **Included.**
18. A brief description of the character of the general area in which the tower is proposed to be constructed, which includes the existing land use and zoning for the specific property involved. **Included.**
19. A statement that the applicant has considered the likely effects of the installation on nearby land uses and values and has concluded that there is no more suitable location reasonably available from which adequate service to the area can be provided, and that there is no reasonably available opportunity to locate its antennas and related facilities on an existing structure (i.e., co-locate), including documentation of attempts to locate its antennas and related facilities on an existing structure, if any, with supporting radio frequency analysis, where applicable, and a statement indicating that the applicant attempted to locate its antennas and related facilities on a

tower designed to host multiple wireless service providers' facilities or on an existing structure, such as a telecommunications tower or other suitable structure capable of supporting the applicant's antennas and related facilities.

Included. The applicant submitted a document by Martin C. Brown of Galloway Appraisal, finding that wireless communication facilities "will not have an adverse impact of property values." Mr. Brown states that numerous neighborhood impact studies have been done to address this issue and that they "have never found that a wireless communication tower has had a negative impact on value of properties in close proximity to these structures. We have not found that such structures have a negative influence on the rate of increase in values of properties so located."

The Applicant has also submitted a site selection report as part of the application describing the process by which the project site was chosen. The applicant's engineers identified a service gap in this part of the county. There were no suitable tall structures providing opportunities for co-location, or nearby existing wireless communications facilities that were reported to provide adequate service coverage to satisfy the identified need.

20. A map of the area in which the tower is proposed to be located, that is drawn to scale, and that clearly depicts the necessary search area within which an antenna tower should, pursuant to radio frequency requirements, be located. **Included.**
21. A grid map that shows the location of all existing cellular antenna towers and that indicates the general position of proposed construction sites for new cellular antenna towers within an area that includes:
    a. all of the planning unit's jurisdiction; and
    b. a one-half (1/2) mile area outside of the boundaries of the planning unit's jurisdiction, if that area contains either existing or proposed construction sites for cellular antenna towers. **Included.**

TELECOMMUNICATION TOWER DESIGN STANDARDS ANALYSIS, Zoning Ordinance, Section 2.55 (J):

1. Lattice and guyed cellular antenna towers shall be permitted in any zone except for residential zones. **The proposed tower is located within an A-1 zoning district.**

2. Lattice and guyed cellular antenna towers constructed in an agricultural zone shall be located a minimum distance of 250 feet from all existing residential structures. **The proposed tower is shown at least 1000 feet from the nearest residential structure.**

3. Setback for all structures constructed in connection with cellular antenna towers, except fences and/or guy wires, shall be a minimum distance from the property lines or lease line equal to the setback of the respective district plus one-half (1/2) the height of the tower. **The tower described in the application is 199 feet tall. The A-1 zoning district has a setback of 50 feet from all property lines. To satisfy the setback requirement, the tower needs to be at least 149.5 feet from all property lines: (199 ft/2) + 50 ft = 149.5 ft. The proposed tower is shown to be located roughly 238 feet from the nearest property line.**

4. The Planning Commission may allow antennas greater than two hundred (200) feet in height upon review of the applicant's justification that the additional height meets the criteria identified in Subsection K. **The applicant has requested a 199' tower, so no variance is required.**

5. The cellular antenna tower shall be constructed in compliance with the current ANS/EIA/TIAK 22-F standards and other applicable State standards. **The applicant has provided documentation stating they are compliant with current standards.**

6. Cellular antenna towers shall not be illuminated, except in accordance with other state or federal regulations. **The Applicant indicated that marking and lighting are not necessary on this proposed tower for aviation safety.**

7. The site shall be unstaffed or unmanned. Personnel may periodically visit the site for maintenance, equipment modification, or repairs. To accommodate such visits, ingress/egress shall only be from approved access points as shown on the approved development plan subject to the entrance requirements outlined in the Subdivision & Development Regulations or of KYTC-District 7 (where applicable). **This site will be unmanned and accessed via the gravel drive from Coppage Road. The site will be visited infrequently for maintenance and upkeep after construction. Access will be more frequent during construction.**

8. Woven wire or chain link (80% open) or solid fences made from wood or other materials (less than fifty (50) percent open) shall be used to enclose the site. Such fences shall not be more than eight (8) feet in height. The use of barbed wire or sharp pointed fencing shall be prohibited. **The applicant proposes a 6-foot tall chain link fence to enclose the site. A note indicates that no barbed wire will be installed.**

9. Screening shall be provided by evergreen trees, with a minimum height of six (6) feet, planted in a staggered pattern at a maximum distance of ten (10) feet on center.... A break in the hedge, not to exceed fifteen (15) feet in width, shall be allowed for access of maintenance personnel and vehicles. **The Preliminary Development Plan includes a landscape plan (sheet L-1) which demonstrates compliance with this requirement.**

10. Surfacing of all driveways and off-street parking areas shall comply with the requirements of the applicable Subdivisions & Development Regulations and be at least constructed of gravel or other durable surface. The Planning Commission may require alternative surface materials based on grade, construction and potential for erosion. **The Applicant is proposing a 12' wide gravel access drive.**

11. There shall be no signs permitted except those displaying emergency information, owner contact information, warning or safety instructions, or signs which are required by a federal, State or local agency. Such signs shall not exceed five (5) square feet in area. **No signage is proposed.**

12. All new cellular antenna towers shall be designed and constructed to accommodate a minimum of three service providers. **In addition to the applicant's needs, the proposed tower will be able to accommodate three additional service providers.**

13. All option and site lease agreements shall not prohibit the possibility of co-location. **The applicant has submitted the required documentation.**

STAFF COMMENTS:

Section 2.55 (K) of the *Zoning Ordinance* requires approval or disapproval of the application to be based on an evaluation of the proposal's agreement with the *Comprehensive Plan*, *Zoning Ordinance*, and applicable *Subdivision & Development Regulations*. As demonstrated above, the proposal meets the conditions of the *Zoning Ordinance* and the *Subdivision & Development Regulations*. As is standard practice, any elements typically included in construction documents that were not addressed in the Preliminary Development Plan will be addressed during the Final Development Plan. Since this site is in a fairly steeply sloped area the main concern would be erosion in construction of the road and tower pad area. Grading and erosion control plans and details will be required with the Final Development Plan.

The *2011 Comprehensive Plan* fundamental guiding principal for rural land use is "that actions taken and decisions made should result in a proper balance between the needs of development associated with community growth, and the continuing need to preserve and protect Scott County's rural, agricultural, and historical assets for the benefit of the community as a whole."

No numbers were provided as to the impacted parcels or number of individuals who would be served by this new facility. However, the Applicant has stated that this proposed wireless communications facility will remedy a significant wireless network service gap in northern Scott County. The applicants analysis of the growing gap in coverage and capacity in their existing network identified a target search area for a new tower. The search area is rectangular and extends approximately one mile east-to-west and .75 miles north-to-south centered just east of Coppage Road.

A tower in this area at the proposed height is needed, according to the applicant, to avoid network interference with other wireless communication sites, and to close the growing service coverage and capacity gap. "The objective is to provide coverage to an area in northwest Scott County. (Application Exhibit O, Radio Frequency Engineer Report). This site is also in close proximity to the county-owned reservoir land which is used by many Scott Countians for recreational purposes. The search area includes the northern portion of the county-owned reservoir property. As this area sees more public use, cell coverage will become more important and necessary. The applicant has not indicated any attempt to locate county land for siting a tower. The county owns the land east of Coppage Road southeast of the subject property.

The most significant benefit to the community would be increased service, capacity and fewer dropped calls in the area, while the offsets have not been demonstrated by the application or raised by neighboring property owners or members of the general public. The *Comprehensive Plan* makes no specific reference to wireless communications facilities, but it does discuss overall balance of needs and protection of rural character. Similar towers are found throughout the county, and there are no special districts or additional setbacks which would prohibit placement of the wireless communications facility on the proposed site.

The Applicant has requested that all discussion and comments at the Planning Commission meeting exclude environmental effects of radio frequency emissions. The Applicant rightly states that both local ordinance, and state and federal law are all very clear that this is to be handled solely by the FCC.

RECOMMENDATION:

Based on the above findings that the application is in compliance with the *Zoning Ordinance*, and *Subdivision and Development Regulations*. Staff recommends approval with the following conditions:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and the *Subdivision & Development Regulations*.
2. The Final Development Plan shall adequately address site erosion control, keep grading to a minimum and avoid tree clearing outside the proposed access and utility easement and lease area.
3. As part of the Final Development Plan approval, the Applicant must provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning.

If the Planning Commission were to consider the evidence insufficient to show that the proposed tower is in conformance with the Comprehensive Plan, it is recommended that the Planning Commission state the basis of the reasoning and adopt the following or other findings of fact which may be determined at the hearing:

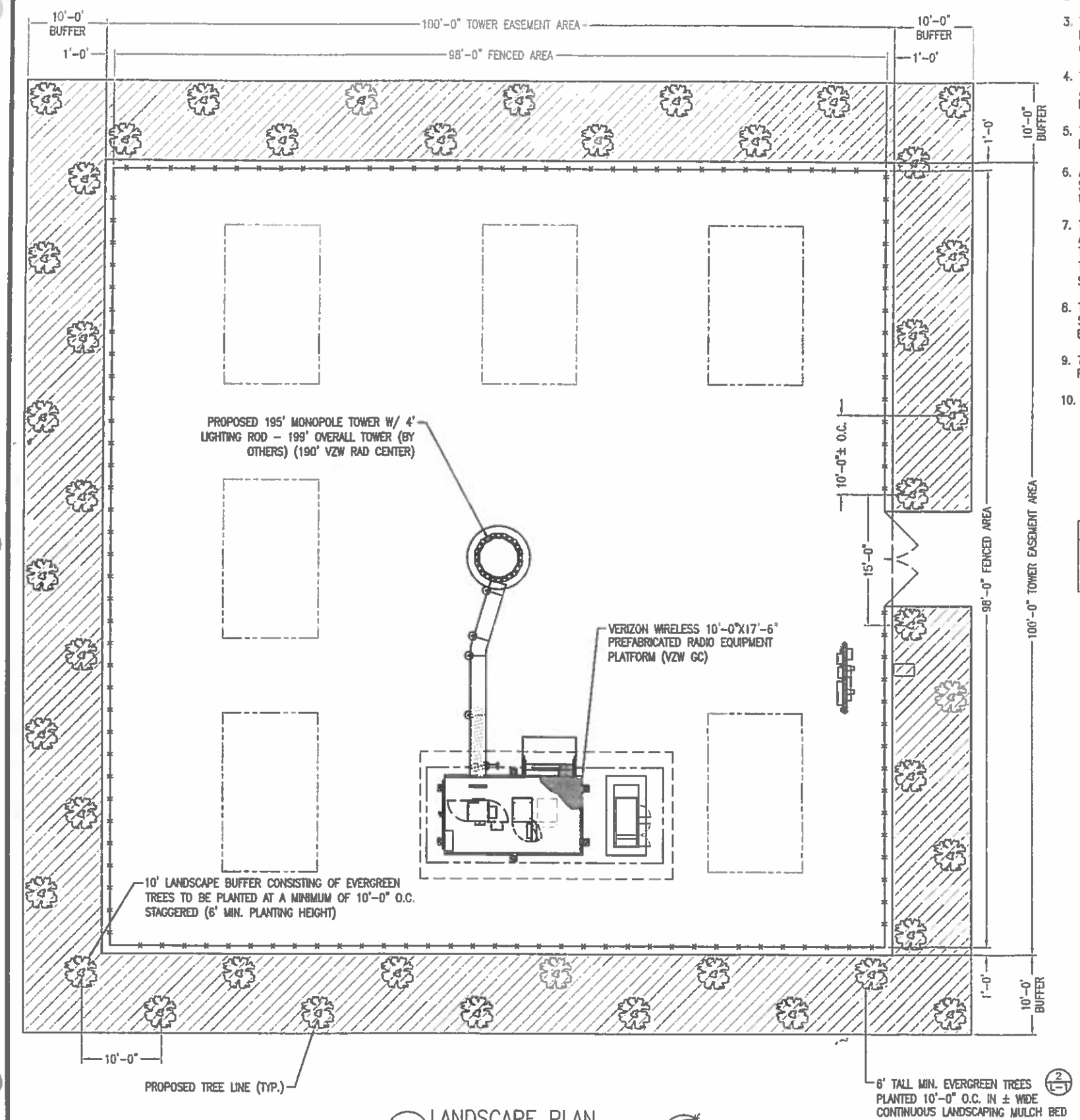
Findings for denial:

1. The applicant failed to reasonably show that the existing towers in the area specifically the two towers south of the search area off Long Lick Pike could not accept a co-located Verizon antenna that would provide sufficiently good service to protect the public interest in remote Emergency and 911 communication access.

2. The applicant failed to provide evidence of the increasing demand for their service or decreasing capacity of their network other than anecdotal statements that a growing coverage and/or capacity gap exists in northwest Scott County near Coppage Road and that customers from this area are now reporting, during peak hours, calls are not getting through.

LANDSCAPING SCREENING NOTES:

- EVERGREEN TREES AT LEAST 6' TALL SHALL BE USED FOR SCREENING. THE TREES SHOULD BE PLANTED IN A STAGGERED PATTERN AT A MAXIMUM DISTANCE OF 10' ON CENTER.
- THE LANDSCAPE SCREENING SHALL BE PLACED IN AN AREA BETWEEN THE PROPERTY LINE (OR LEASE LINE) AND A 10' SETBACK.
- A BREAK OF NO MORE THAN 15' IN WIDTH SHALL BE ALLOWED IN THE LANDSCAPING TO ACCOMMODATE THE ACCESS OF MAINTENANCE PERSONNEL AND VEHICLES.



1 LANDSCAPE PLAN

SCALE: 1/16"= 1'-0"

0 4' 8' 16'

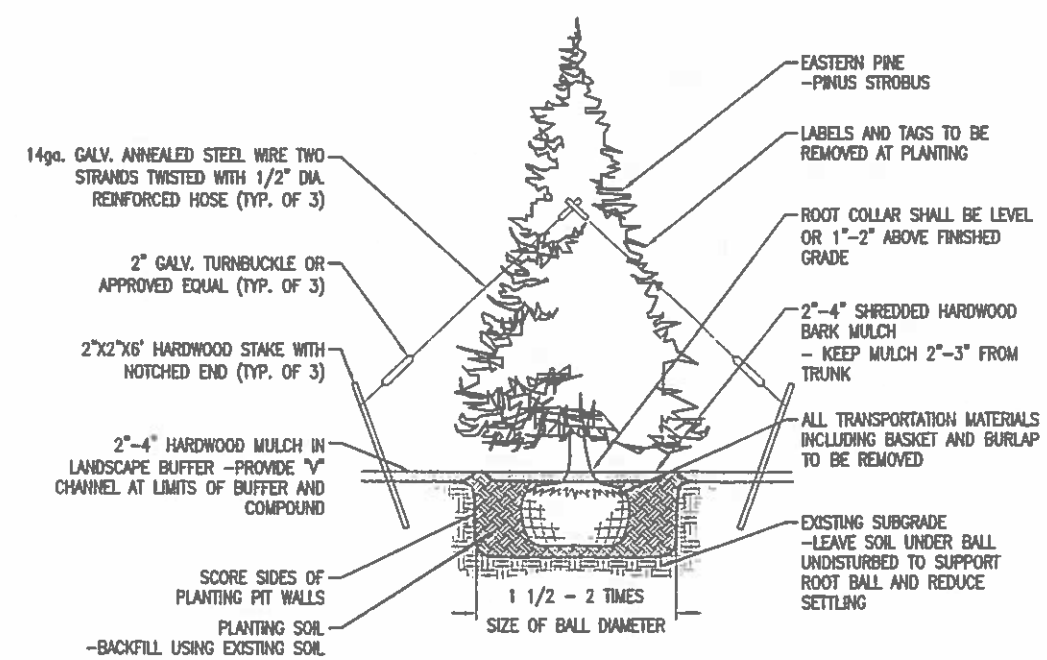
NORTH

NOT FOR CONSTRUCTION

LANDSCAPING CONTRACTOR NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE & BECOME COMPLETELY FAMILIAR WITH ALL EXISTING CONDITIONS AND EROSION CONTROL MEASURES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS COMPLETE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES, INSPECTIONS AND SAFETY REGULATIONS, AND PROVIDE ALL NECESSARY PERMITS. THE CONTRACTOR SHALL HAVE ALL NECESSARY LOCAL, STATE & FEDERAL LICENSE REQUIRED. UPON REQUEST, THE CONTRACTOR SHALL SHOW EVIDENCE OF WORKERS COMPENSATION COVERAGE AND LIABILITY POLICY.
4. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY, VIGOROUS CONDITION (INCLUDING WATERING AND UPKEEP) FOR A PERIOD OF ONE (1) YEAR FOLLOWING ACCEPTANCE BY OWNER AND/OR PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE; HAND EXCAVATE AS REQUIRED.
6. ALL LANDSCAPE/PLANTING AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES AND SHRUBS. IT IS INTENDED THAT THIS SITE WILL MATCH EXISTING GROUND ELEVATIONS AND WILL MAINTAIN EXISTING DRAINAGE PATTERNS WHERE APPLICABLE.
7. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL OF THE SIZE & TYPE SPECIFIED, IF SUBSTITUTIONS ARE PROPOSED, THEY MUST BE APPROVED BY TOWER OWNER. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE, INSECTS AND DEFECTS SUCH AS BUT NOT LIMITED TO KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT. APPROVAL OF PLANT MATERIAL AT THE SOURCE DOES NOT ALTER THE RIGHT OF REJECTION AT PROJECT. ALL PLANT MATERIAL SHALL COMPLY WITH THE CURRENT ISSUE OF "ASSOCIATION OF AMERICAN STANDARD" FOR NURSERY STOCK PUBLISHED BY THE "AMERICAN ASSOCIATION OF NURSERYMEN".
8. THE CONTRACTOR SHALL PROVIDE A FINISHED GRADE THAT SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE OF ANY IRREGULAR SURFACE CHANGE. THE CONTRACTOR SHALL SLOPE ALL PLANTING BEDS AND LAWN AREAS TO CAUSE RUN-OFF TO FLOW AWAY FROM BUILDING AND PAVING.
9. THE CONTRACTOR SHALL BACKFILL ALL PLANT MATERIAL WITH SHREDDED TOPSOIL AND THE SPECIFIED AMOUNT OF PEAT MOSS AS REQUIRED FOR THE BED PREPARATION.
10. THE LANDSCAPING CONTRACTOR SHALL USE SOME TYPE OF HARDWOOD MULCH.
    - THE FINISHED DEPTH OF MULCH MUST BE AT LEAST 2" AND NO MORE THAN 4".
    - PRIOR TO MULCHING THE CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. READ WARNING LABEL BEFORE APPLYING. WATER ALL TREES IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.
    - THE CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC AFTER APPLICATION OF PRE-EMERGENT HERBICIDE AND PRIOR TO MULCH INSTALLATION.

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	COMMENTS/SPECIFICATIONS
	44	NORWAY SPRUCE EVERGREEN TREE	PICEA ABIES	6 FEET HEIGHT MINIMUM (BALLED & BURLAPPED)



NOTE:
CONTRACTOR SHALL GUARANTEE ALL NEWLY PLANTED AND RELOCATED TREES FOR A MINIMUM OF 1 YEAR AFTER COMPLETION OF PROJECT. GUARANTEE SHALL BE FOR FULL REPLACEMENT OF LOST PLANTS.

2 EVERGREEN TREEN PLANTING

SCALE: N.T.S.

PREPARED FOR

verizonwireless
250 E. 96TH ST., STE. 175
INDIANAPOLIS, IN 46240

PREPARED BY

JACOBS
Jacobs Engineering Group Inc
5449 BELLS FERRY ROAD
ACWORTH, GA 30102
PHONE: 770-701-2500
FAX: 770-701-2501

ENGINEER SEAL:

STATE OF KENTUCKY
WALTER M. WEATHER
20321
LICENSED
PROFESSIONAL ENGINEER

DESIGN REVISION:

NO.	DATE	REVISIONS	BY
A	0	ISSUED FOR ZONING	AJM

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:

LV COPPAGE ROAD
COPPAGE ROAD
STAMPING GROUND, KY
40379

PARALLEL OWNER SITE ID:

PIKY003
COPPAGE RD,
STAMPING GROUND, KY

PREPARED BY

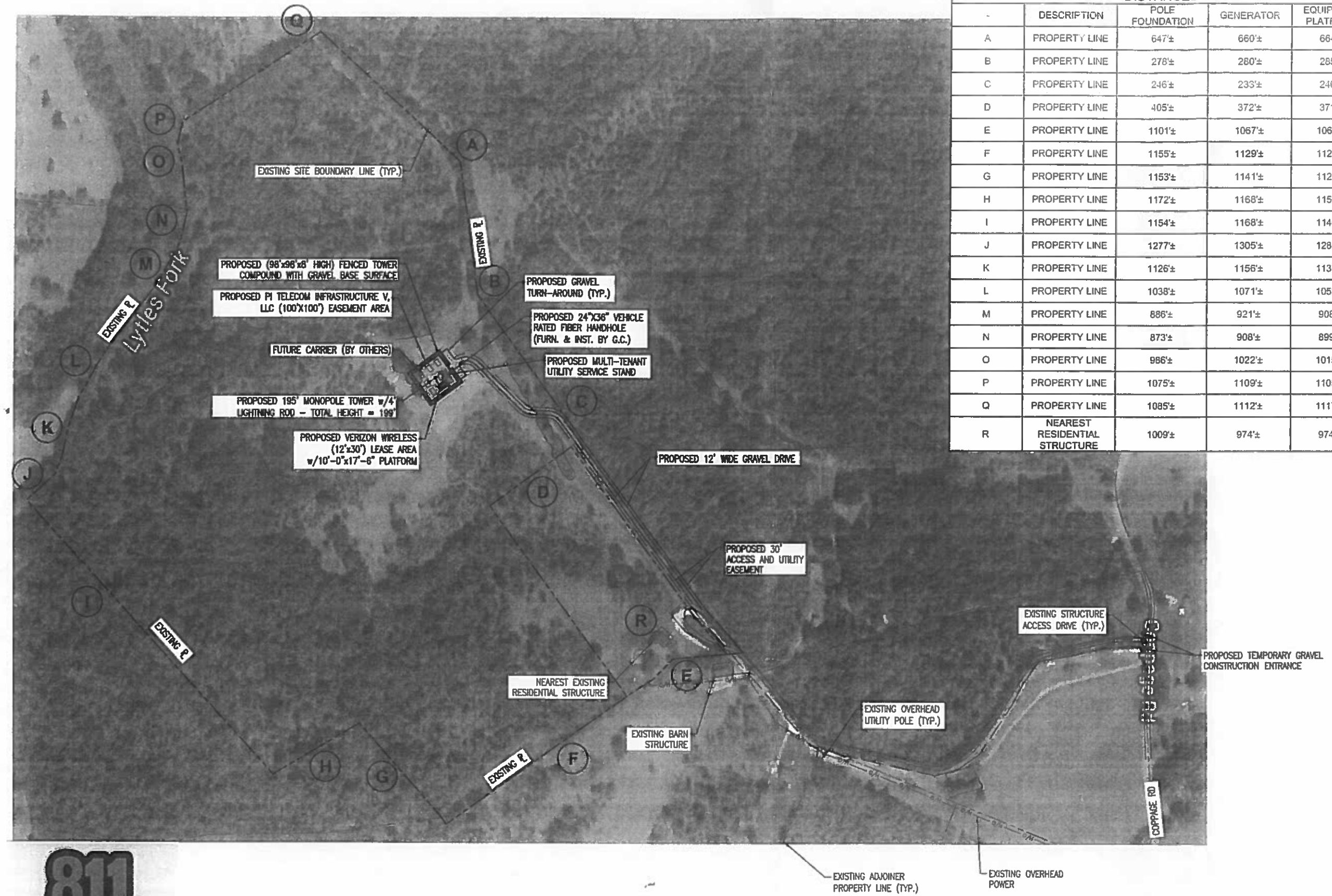
APPROVED BY:	K. KRATINA
DESIGNED BY	A. MCLAUGHLIN
PROJECT NO:	ER001500
DATE:	04/20/16

SHEET NAME:

LANDSCAPE PLAN, DETAILS AND NOTES

SHEET NUMBER:

L-1



DISTANCES				
-	DESCRIPTION	POLE FOUNDATION	GENERATOR	EQUIPMENT PLATFORM
A	PROPERTY LINE	647'±	660'±	664'±
B	PROPERTY LINE	278'±	280'±	285'±
C	PROPERTY LINE	246'±	233'±	240'±
D	PROPERTY LINE	405'±	372'±	371'±
E	PROPERTY LINE	1101'±	1067'±	1067'±
F	PROPERTY LINE	1155'±	1129'±	1122'±
G	PROPERTY LINE	1153'±	1141'±	1125'±
H	PROPERTY LINE	1172'±	1168'±	1150'±
I	PROPERTY LINE	1154'±	1168'±	1146'±
J	PROPERTY LINE	1277'±	1305'±	1284'±
K	PROPERTY LINE	1126'±	1156'±	1137'±
L	PROPERTY LINE	1038'±	1071'±	1053'±
M	PROPERTY LINE	886'±	921'±	908'±
N	PROPERTY LINE	873'±	908'±	899'±
O	PROPERTY LINE	986'±	1022'±	1015'±
P	PROPERTY LINE	1075'±	1109'±	1105'±
Q	PROPERTY LINE	1085'±	1112'±	1117'±
R	NEAREST RESIDENTIAL STRUCTURE	1009'±	974'±	974'±

Know what's **below.**
Call before you dig.

GRAPHIC SCALE
300 0 150 300 600

1 OVERALL SITE PLAN w/ AERIAL OVERLAY
SCALE: 1"= 300'-0"

NORTH

NOT FOR CONSTRUCTION

PREPARED FOR:
verizonwireless
250 E. 96TH ST., STE. 175
INDIANAPOLIS, IN 46240

PREPARED BY:
JACOBS
Jacobs Engineering Group, Inc.
5449 BELLS FERRY ROAD
ACWORTH, GA 30102
PHONE: 770-701-2500
FAX: 770-701-2501

ENGINEER SEAL:
STATE OF KENTUCKY
WALTER A. POYNER
20021
LICENSED
PROFESSIONAL ENGINEER

DESIGN REVISION:

NO.	DATE	REVISIONS	BY
A	0	ISSUED FOR ZONING	AJM

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:
LV COPPAGE ROAD
COPPAGE ROAD
STAMPING GROUND, KY
40379

PARALLEL OWNER SITE ID:
PIKY003
COPPAGE RD,
STAMPING GROUND, KY

PREPARED BY:
APPROVED BY: K. KRATINA
DESIGNED BY: A. MCLAUGHLIN
PROJECT NO: ER001500
DATE: 04/20/16

SHEET NAME:
OVERALL SITE PLAN W/AERIAL OVERLAY

SHEET NUMBER:
C-1

TMMK Paint Reborn
Staff Report to the Georgetown-Scott County Planning Commission
June 9, 2016

FILE NUMBER: PDP-2016-33

PROPOSAL: Preliminary Development Plan for a new 454,819 square foot paint building within the Toyota Motor Manufacturing Plant

LOCATION: TMMK plant Gate 1

APPLICANT: Toyota Motor Manufacturing, Kentucky, Inc.

ENGINEER: Brian Ward, Palmer Engineering

STATISTICS:

Zone	I-2
Surrounding Zones	I-2
Acreage	20.5 acres (Disturbed area) 1,207.27 (Parcel)
Proposed Use	Paint Plant
Water/Sewer Available	Yes/Yes
Access	Via Gate 1 Access Road
Waiver Requested	None

BACKGROUND:

The subject property is located within the Toyota Motor Manufacturing Plant facing Cherry Blossom Way just west of Toyota Gate 1. The property is zoned I-2, Heavy Industrial. The application proposes an addition of a large, 454,819 square foot, freestanding building that will house a consolidated paint facility. It is being located in an area that is currently used for outdoor container storage and staging.

The recent Toyota Plant building and site expansions have set the groundwork for this project. In the past couple of years the employee parking lot in this immediate area has been enlarged, container yards have been built in other areas and the ring road and multiple access and circulation improvements have been made to accommodate modernization and expansion of the vehicle production lines. Site access and circulation has also been improved for employee vehicles and material suppliers. The employee parking spaces that will be lost due to this building expansion were relocated by expanding the parking lot east into the inner ring service road which parallels Cherry Blossom Way.

Because the site location is central to the Toyota property, the notification buffer was applied only to the disturbed portion of the project site. The applicants notification mailing was sent to the properties directly across Chery Blossom Way. The Applicant also posted a sign viewable from Chery Blossom Way. All notifications were complete and certified by the applicant.

SITE REVIEW:

The new paint building is designed to be integrated into the plant operations and will include a paved access road around the building to allow truck traffic and delivery vehicles to circulate around the building and access other areas of the plant. It will be fenced to separate the plant traffic from employee parking areas. The building will be elevated above the employee parking lot and separated by a five foot landscape slope. At the top of the slope will be an employee sidewalk and behind that a concrete kneewall and a six foot chain link fence. The sidewalk will direct employees to an entrance at the north end of the building.

The building itself is proposed for a maximum height of 70' with a central section, 150' x 560' in area, proposed for a maximum height of 95'. The I-2 zone allows for a building height of 75' with an additional up to 50' of height allowed if the required 50' building setback is increased by one foot for each additional foot of height. The proposed building is setback 750' from Cherry Blossom, so the height is within that allowed by the underlying zone.

The paint ventilation system design and operation is regulated by international building code, OSHA, EPA and other regulators, zoning has no specific regulations concerning ventilation of industrial uses. The applicant will need to comply with all local, state and federal regulations regarding the design and use of the plant facility.

The vehicle use area (VUA) is 220,106 square feet and contains 591 parking spaces. The spaces are to serve employees who work in this area of the plant. The applicant has indicated that there are 181 employees per shift in the existing building #611 and 234 employees per shift proposed for the new paint building for a total of 415 employees per shift in this area of the plant. As previously indicated there has been some recent expansion of the parking lot in anticipation of this building construction. Below is summarized the recent changes.

Project Site Vehicle Use Area (VUA):	220,106 SF
Proposed Total Parking Spaces to be Removed:	479 spaces
Total Vehicle Parking Spaces Previously Added:	617 spaces
Net Gain Parking Spaces:	138 spaces
Container Spaces Relocated:	256 spaces

The proposed project is an expansion of the plant into an area previously being used as VUA container storage. It is tied to an earlier project where the employee parking lot was expanded in anticipation of this building. The new VUA landscaping requirements specifically apply to the new disturbed area. The existing employee parking lot will be rebuilt at the western edge where site prep work will be occurring. The following are the landscape statistics provided by the applicant.

Site Vehicle Use Area:	220,106 SF	
Interior VUA Landscaping Req'd:	22,010 SF	(10% of VUA)
Interior VUA Landscaping Prov'd:	23,550 SF	
Interior Trees Required:	88 trees	(1/250 square feet)
Interior Trees Provided:	91 trees	
Site Tree Canopy Required (6%):	69,700 SF	(Calculated as 6% site in the I-2 zone)
Site Tree Canopy Provided:	76,800 SF	

The Preliminary Development Plan as presented meets the landscape requirements of the Zoning Ordinance. A final specie-specific Landscape Plan will be required at the time of Final Development Plan submittal.

Preliminary stormwater plans have been analyzed by the Planning Commission Engineer and there appears to be sufficient area to meet the requirements of the Stormwater Ordinance. Final stormwater plans and calculations will be reviewed at time of Final Development Plan review. The development will be required to conform with the adopted stormwater manual for the City of Georgetown and a post-construction stormwater maintenance plan or agreement will be required.

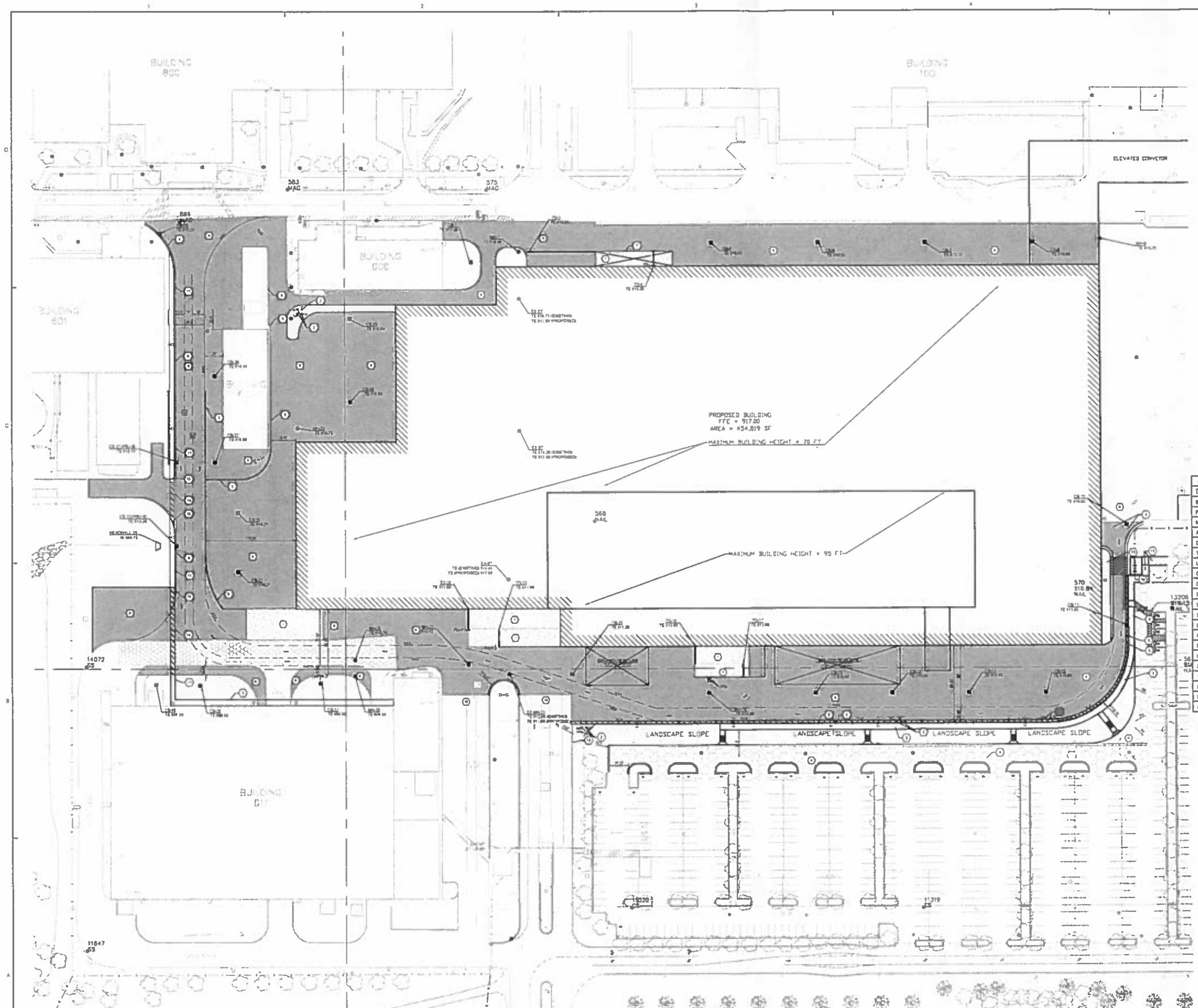
The Toyota Plant does have a 250' landscape buffer along its entire frontage with Cherry Blossom Way. The applicant has stated that they may need to use some of the landscape buffer as a staging area for construction of the building. The location of the building makes it difficult to stage construction without impacting other aspects of ongoing plant operations. It is recommended that the use of the buffer area be a last resort. However, if they need to use any of the buffer area as staging it should be done with care to protect existing mature plant material and be restored to preconstruction condition or better within 6 months of building completion.

RECOMMENDATION:
Based on the above findings that the application is in compliance with the *Zoning Ordinance* and *Subdivision and Development Regulations*, staff recommends approval of the Preliminary Development Plan for the Toyota Container Yard Parking Addition with the following conditions:

Conditions of Approval:

1. 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.
2. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
4. All requirements of GMWSS regarding the provision of sanitary sewer.
5. All applicable requirements of the Georgetown Fire Department.
6. 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.

7. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. All stormwater and runoff shall be managed so as not to create additional off-site impacts.
8. The Applicant shall submit a specie-specific landscape plan with the Final Development Plan. This plan shall satisfy the Vehicular Use Area interior and perimeter requirements as well as the overall canopy standards for the I-2 zone district.
9. Use of any required landscape buffer for staging shall be approved by Planning Commission Director as far as location and extend of use. Any landscape buffer area shall be returned to preconstruction condition or better within 6 months of project occupation.



TOTAL VEHICLE PARKING SPACES REMOVED = 479 SPACES
TOTAL PARKING SPACES PREVIOUSLY ADDED = 617 SPACES
(EAST PARKING LOT EXPANSION)
CONTAINER SPACES RELOCATED = 256

PROPOSED EMPLOYEE/SHIFT = 234
EX. 611 BLDG EMPLOYEE/SHIFT = 181
TOTAL EMPLOYEE/SHIFT = 415
TOTAL AVAILABLE PARKING = 591
PROPOSED HANDICAP = 5

PAVEMENT LEGEND	
DESCRIPTION	NEW/MODIFIED
HEAVY DUTY ASPHALT	
CONCRETE	
ASPHALT SURFACE COAT	
GRAVEL	

PDP - GEOMETRICS

SCALE 1" = 50'

GRAPHIC SCALE 1" = 50'

SITE PLAN LEGEND

KEY	DESCRIPTION
1	CONCRETE PAVEMENT
2	GUIDE POST
3	6' CONCRETE SIDEWALK
4	24" CURB & GUTTER
5	CONCRETE RETAINING WALL
6	1.25" MILL (LEVEL WEDGE) RESURFACE
7	CONCRETE RETAINING WALL W/ 6" CURB
8	HEAVY DUTY ASPHALT PAVEMENT
9	6' CHAIN LINK FENCE
10	ASPHALT EDGE KEY
11	6' CONCRETE SIDEWALK
12	CONNECT CURB & GUTTER TO RETAINING WALL
13	CONNECT CURB & GUTTER TO EXISTING CURB & GUTTER
14	6' CROSS WALK MATCH
15	HANDICAP RAMP
16	PEDESTRIAN TURNSTILE

ABBREVIATIONS

TE = TOP ELEVATION
IE = INVERT ELEVATION
TC = TOP OF CURB
BC = BOTTOM OF CURB
TD = TRENCH DRAIN
FFE = FINISHED FLOOR ELEVATION
MH = MANHOLE
CB = CATCH BASIN
CO = CLEANOUT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE
GP = GUIDE POSTS
ME = MATCH EXISTING
WSS = 4" WHITE SOLID STRIP
WDS = 4" WHITE DASHED STRIP
YSS = 4" YELLOW SOLID STRIP
YDS = 4" YELLOW DASHED STRIP
WCH = 8" WHITE STRIPES AT 4' SPACING AT 45° ANGLE CROSS HATCH
YCH = 8" YELLOW STRIPES AT 4' SPACING AT 45° ANGLE CROSS HATCH

LEGEND		
DESCRIPTION	NEW/MODIFIED	EXISTING
BUILDING		
FENCE		
MANHOLE		
AREA DRAIN		N/A
DROP INLET		
TRENCH DRAIN		
UTILITY POLE	N/A	
CONTOUR		
DITCH CONTOUR (BY OTHERS)		N/A
DRAINAGE SWALE		
LIGHT POLE		
STORM SEWER		
SANITARY SEWER		
NON-POTABLE WATER		
POTABLE WATER		
GAS		
SANITARY FORCE MAIN		
12" FIRE WATER LINE		
6" FIRE WATER LINE		
UNDERGROUND ELECTRIC		
WALL MOUNTED LIGHT		N/A

SITE LAYOUT NOTES

A. ALL DIMENSIONS AND COORDINATES ON SITE LAYOUT PLANS ARE TO EDGE OF PAVEMENT OR FACE OF CURB WHERE APPLICABLE.
B. LAYOUT FOR NEW CONSTRUCTION IS RELATIVE TO CONTROL POINTS AS IDENTIFIED BY PALMER ENGINEERING
C. ALL PAVEMENT PARKING STRIPING SHALL BE 4" WIDE WHITE STRIPING UNLESS NOTED OTHERWISE.
D. STRIPING IN GRAVEL AREAS IS FOR REFERENCE ONLY TO DENOTE THE NUMBER OF CONTAINER YARD TRAILERS THAT CAN BE PLACED IN THIS AREA. STRIPING IS NOT TO BE PLACED IN GRAVEL AREAS.
E. UTILIZE BENCHMARKS AND HORIZONTAL CONTROL AS PROVIDED DURING SITE SURVEY CONDUCTED BY PALMER ENGINEERING. PROVIDE AT LEAST 3 HORIZONTAL AND VERTICAL CONTROL POINTS WITHIN PROJECT AREA FOR LAYOUT AND ELEVATION CONTROL.
F. ALL RADII SHALL BE 10' UNLESS OTHERWISE NOTED.
G. DIRECTIONAL ARROWS TO BE PLACED AS SHOWN.
H. HANDICAP SPACES PROVIDED TO SUPPLEMENT NEW PAINT FACILITY

811 Know what's below. Call before you dig.

41	34	27	20	13
40	33	26	19	12
39	32	25	18	11
38	31	24	17	10

KEY PLAN

SSOE

CONSULTANTS

Palmer ENGINEERING

SEAL ON THIS DOCUMENT AUTHORIZED BY

SEAL ID
DATE

PROJECT INFORMATION

TMMK
Paint Reborn

SCOTT COUNTY, KY

CLIENT INFORMATION

TOYOTA
MOTOR MANUFACTURING
KENTUCKY, INC.

CLIENT PROJECT NO

NO.	DATE	SUBJECT
2	5/26/16	PDP - RESUBMITTAL
1	5/5/16	PRELIMINARY DEVELOPMENT PLAN

REVISION OR ISSUE

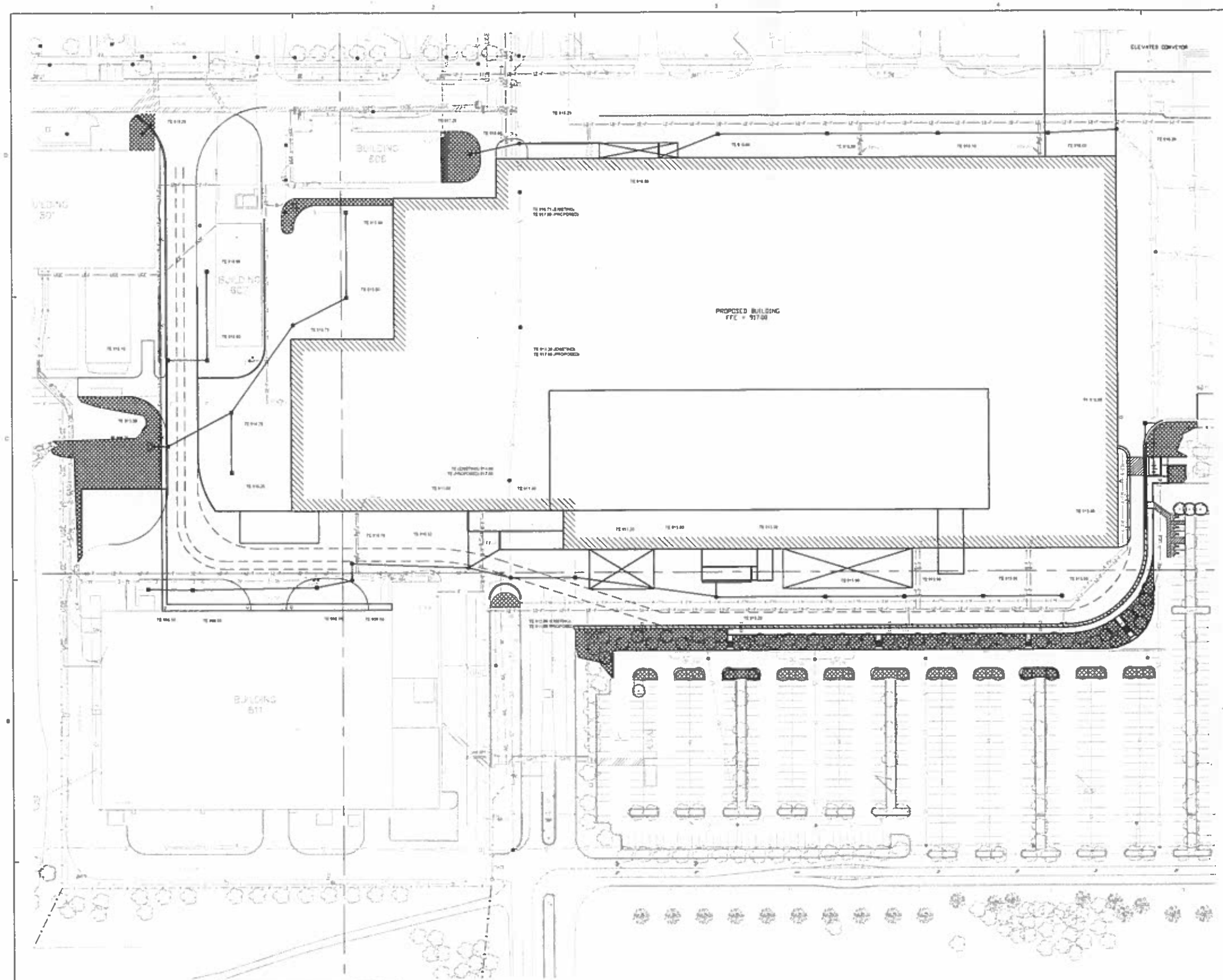
SSOE, Inc.
1001 Madison Ave
Toledo, OH 43604
T 419-255-3830

PROJECT NO 015-00325-01
PROJECT MANAGER R. FLADUNG
DESIGNED T. ELLIS
CHECKED B. WARD

DRAWING TITLE
PDP
GEOMETRICS PLAN

DRAWING NO
7000-CE-201

C:\pw_work\ssoe-wmos\137\ME\PDP PR 7000 CE 201.dwg
DATE May 24 2016 4:02pm USER brdw



ABBREVIATIONS

TE = TOP ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
DS = DOWNSPOUT CONNECTION
FFE = FINISHED FLOOR ELEVATION
MH = MANHOLE
CB = CATCH BASIN
CO = CLEANOUT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE
GP = GUIDE POSTS
ME = MATCH EXISTING

LANDSCAPE PLAN NOTES

1. PRIOR TO CONSTRUCTION THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGES TO UTILITIES STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIALS FREE FROM DISEASE AND PESTS AND THAT COMPLY WITH THE LATEST EDITION OF THE PUBLICATION ANSI Z60 AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE SITE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION.
4. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD AS THE GROWING SEASON PERMITS. THE OWNER MAY INSPECT THE PLANTS AT THE END OF THE GUARANTEE PERIOD. PLANTS THAT ARE DEAD OR NOT IN SATISFACTORY GROWTH SHALL BE REMOVED AND REPLACED DURING THE NEXT NORMAL PLANTING SEASON AT NO ADDITIONAL COST TO THE OWNER.
5. ALL PLANTS SHALL BE BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED.
6. ALL PLANTS AND INSTALLATION ARE SUBJECT TO THE APPROVAL OF THE OWNER.
7. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR DESIGNATED FOR SOD SHALL BE SEED AND STRAWED.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. THE TOP OF ALL BERMS WITHIN THE LANDSCAPE ISLANDS SHALL BE AT GRADE OF ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
10. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT PRIOR WRITTEN PERMISSION OF THE OWNER.
11. CONTRACTOR SHALL PROTECT TREES TO REMAIN ON SITE.
12. STAKE RELOCATED OR NEW TREES PER STAKING DETAIL ON SHEET 7000-CE-7001.
13. SITE PLAN LANDSCAPING AND TREE CANOPY REQUIREMENTS BOTH SHALL BE MET UNLESS OTHERWISE GRANTED A WAIVER.

LEGEND

DESCRIPTION	NEW/MODIFIED	EXISTING
BUILDING		
FENCE		
MANHOLE		
AREA DRAIN		N/A
DROP INLET		
TRENCH DRAIN		
UTILITY POLE	N/A	
CONTOUR		
DITCH CONTOUR (BY OTHERS)		N/A
DRAINAGE SWALE		
LIGHT POLE		
STORM SEWER		
SANITARY SEWER		
NON-POTABLE WATER		
POTABLE WATER		
GAS		
SANITARY FORCE MAIN		
12" FIRE WATER LINE		
8" FIRE WATER LINE		

INTERIOR LANDSCAPE REQUIREMENTS

VEHICLE USAGE AREA (VUA)	720,106 S.F.
MIN. INTERIOR LANDSCAPING AREA (10% OF VUA REQUIRED)	72,010 S.F.
ACTUAL INTERIOR LANDSCAPING AREA (10% OF VUA PROVIDED)	73,550 S.F.
REQUIRED NUMBER OF INTERIOR TREES (1 PER 250 S.F. OF REQUIRED INTERIOR LANDSCAPING - 50 TREES)	89 TREES
ACTUAL NUMBER OF INTERIOR TREES (EXISTING MEDIUM TREES 18 x [illegible] = [illegible] PROPOSED MEDIUM TREES 22 x [illegible] = [illegible])	91 TREES

TREE CANOPY REQUIREMENTS

PRESERVED TREE CANOPY COVERAGE (50,000 S.F. = 69%)	50,800 S.F.
NEW TREE CANOPY COVERAGE (26,000 S.F. = 36%)	26,000 S.F.
TOTAL TREE CANOPY COVERAGE AREA REQ. (50,700 S.F. x 10%)	50,700 S.F.
TOTAL TREE CANOPY COVERAGE PROVIDED (76,800 S.F. = 105%)	76,800 S.F.

IMPERVIOUS AREA CALCULATIONS

TOTAL DISTURBED AREA	20.5 ACRES
EXISTING IMPERVIOUS AREA	4.0 ACRES (17.9%)
PROPOSED IMPERVIOUS AREA	0.8 ACRE (3.9%)

LEGEND

DESCRIPTION	PROPOSED	EXISTING
MEDIUM TREE		
LARGE TREE		N/A
GRASS AREA		N/A

PDP-LANDSCAPE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE: 1" = 50'

Know what's below. Call before you dig.

41	34	27	20	13
40	33	26	19	12
39	32	25	18	11
38		24	17	10

KEY PLAN

SSOE

CONSULTANTS

Palmer ENGINEERING

SEAL ON THIS DOCUMENT AUTHORIZED BY

SEAL ID
DATE

PROJECT INFORMATION

TMMK
Paint Reborn

SCOTT COUNTY, KY

CLIENT INFORMATION

TOYOTA
MOTOR MANUFACTURING
KENTUCKY, INC.

CLIENT PROJECT NO

NO.	DATE	SUBJECT
2	5/20/16	PDP - RESUBMITTAL
1	5/2/16	PRELIMINARY DEVELOPMENT PLAN

REVISION OR ISSUE

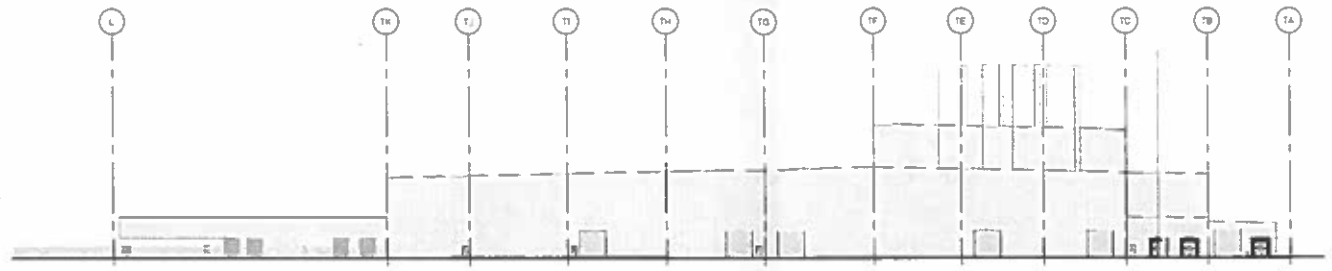
SSOE, Inc.
1001 Madison Ave
Toledo, OH 43604
T 419-255-3830

PROJECT NO 015-00325-01

PROJECT MANAGER R. FLADUNG
DESIGNED M. DYE
CHECKED B. WARD

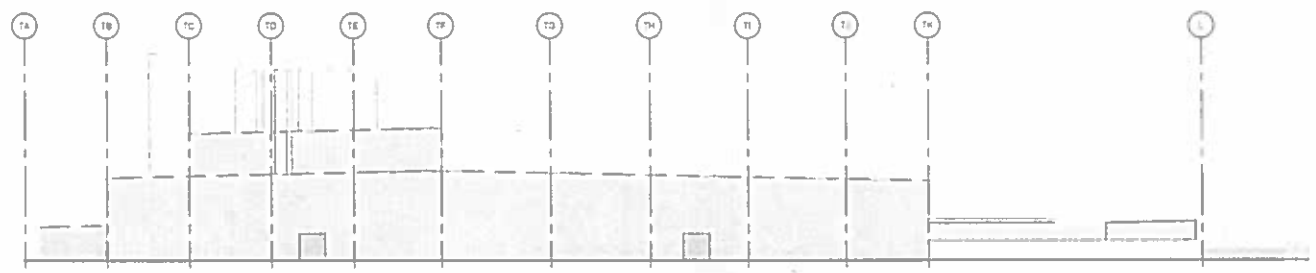
DRAWING TITLE
PDP
LANDSCAPE PLAN

DRAWING NO
7000-CE-501



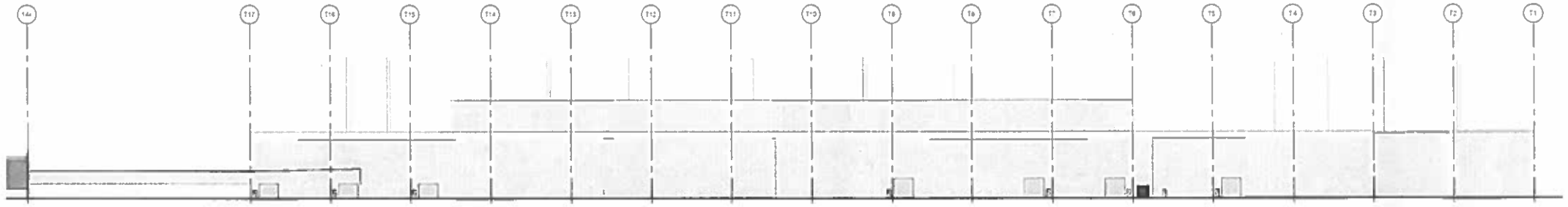
ELEVATION - SOUTH

SCALE: 1" = 40'-0"



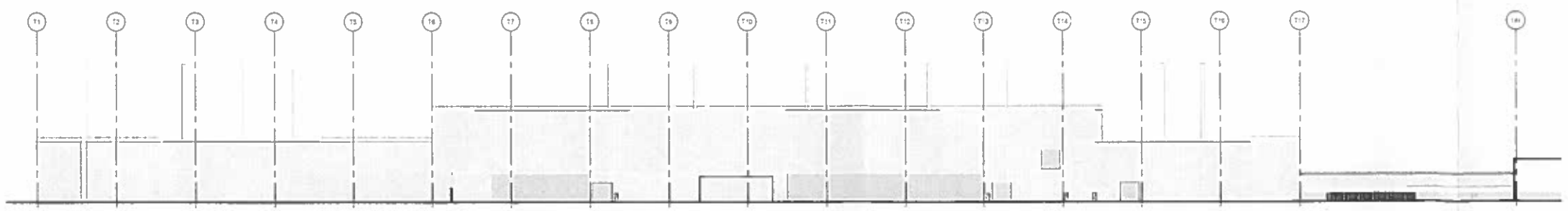
ELEVATION - NORTH

SCALE: 1" = 40'-0"



ELEVATION - WEST

SCALE: 1" = 40'-0"



ELEVATION - EAST

SCALE: 1" = 40'-0"

SSOE

CONSULTANTS

SEAL ON THIS DOCUMENT AUTHORIZED BY

SEAL ID
DATE

PROJECT INFORMATION

TMMK
Reborn Paint 3

SCOTT COUNTY, KY

CLIENT INFORMATION

TOYOTA

MOTOR MANUFACTURING
KENTUCKY, INC.

CLIENT PROJECT NO

NO.	DATE	DESCRIPTION
A	05-30-18	PRELIMINARY DEVELOPMENT PLAN

REVISION CAPTION

SSOE, Inc.
1100 Madison Ave
Toledo, OH 43604
T 419-255-3830

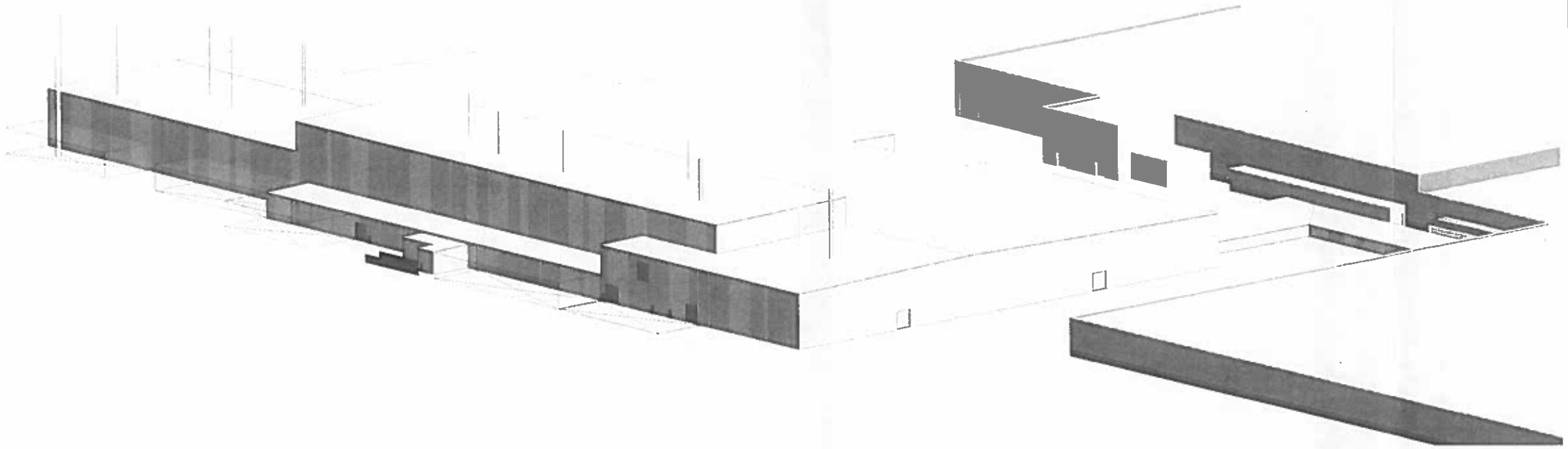
PROJECT NO

PROJECT MANAGER	NEIL FLAGLING
DESIGNED	M. KIRKSPIEDE
CHECKED	N. FLAGLING

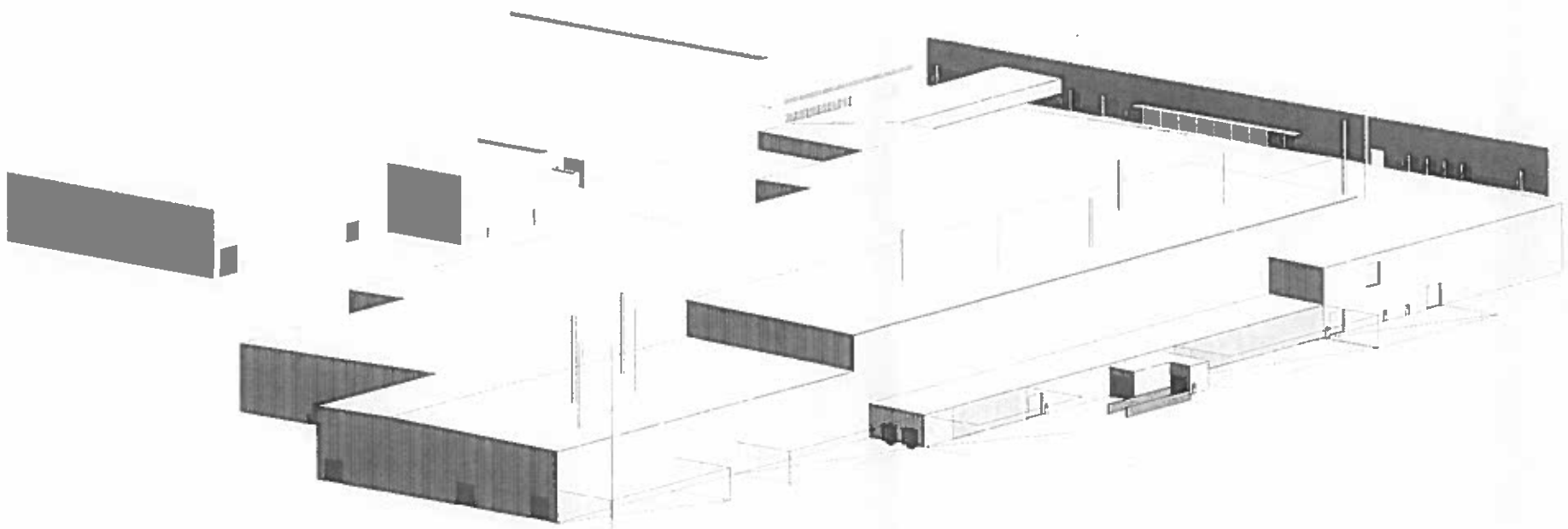
DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO
A-300

\\Autodesk Fusion\2020_R14_SSOE_1.1.0.0.1.exe
DATE 4/26/2018 10:35:49 AM



PERSPECTIVE - EAST ELEVATION
SCALE



PERSPECTIVE - EAST ELEVATION 2
SCALE

ssoe

CONSULTANTS

SEAL ON THIS DOCUMENT AUTHORIZED BY

SEAL ID
DATE

PROJECT INFORMATION

TMMK
Reborn Paint 3

SCOTT COUNTY, KY

CLIENT INFORMATION

TOYOTA

MOTOR MANUFACTURING
KENTUCKY, INC.

CLIENT PROJECT NO

NO	DATE	SUBJECT
4	06-03-16	PRELIMINARY DEVELOPMENT PLAN

REVISION OF ISSUE

SSOE, Inc.
1001 Morgan Ave
Owensboro, KY 42303
+1 270 926 3010

PROJECT NO

PROJECT MANAGER: NEIL FLAGLING
DESIGNED: M. KIRKBRIDE
CHECKED: N. FLAGLING

DRAWING TITLE
PERSPECTIVE VIEWS

DRAWING NO
A-303