

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

September 8, 2022

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of August invoices
- B. Approval of August 11, 2022 minutes
- C. Approval of September 8, 2022 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2022-40 Living Waters Fellowship Addition – Preliminary Development Plan to construct two 3,000 SF buildings (6,000 SF total) for a proposed daycare and driveway located at 172 Gunnell Road.

III. NEW BUSINESS

- A. FSP-2022-41 Richards Property – Final Subdivision Plat to subdivide one (1) 5.0-acre tract leaving a remainder of 15.0 acres located at 255 Galloway Road.
- B. PDP-2022-42 Oser Paint Addition – Preliminary Development Plan for a 3,000 SF warehouse building for product storage located at 100 Trackside Road.
- C. PDP-2022-43 Dearing Development – Preliminary Development Plan for a 3,200 square feet shop building located at 900 East Main Street Extended.

IV. OTHER BUSINESS

- A. Presentation on Buffers adjoining Agricultural Lands by Scott County Soil and Water Conservation District
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
August 11, 2022**

The regular meeting was held in the Scott County Courthouse on August 11, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present also were Commissioners Charlie Mifflin, James Stone, Mary Singer, Rhett Shirley, David Vest, Brad Green and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs and Attorney Charlie Perkins. Commissioners Duwan Garrett and Dann Smith was absent.

Motion by Stone, second by Shirley, to approve the July invoices. Motion carried.

Motion by Singer second by Mifflin, to approve the July 14, 2022 minutes. Motion carried.

Motion by Mifflin, second by Shirley, to approve the August agenda. Motion carried.

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

Consent Agenda

A representative of the Varellas Property #1 (FSP-2022-37), Varellas Property #2 (FSP-2022-38) and Varellas Property #3 (FSP-2022-39) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Singer, to approve the applications. Motion carried unanimously.

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

Chairman Sulski opened the public meeting.

Ms. Ketz stated the parcel is 12.4 acres. She stated the parcel was platted as part of the Deer Run subdivision in the late 1990s and originally was supposed to be open space for Deer Run.

She stated the 2017 Comprehensive Plan defined the area as rural residential. She stated the request is consistent with the Community Form chapter. She stated staff agrees that the proposed use agrees with rural residential uses.

She stated there are no issues with access to the site, but the concept plan does not show building setbacks. She stated the appropriate setbacks for the A-1 zoning district would apply.

Commissioner Mifflin questioned Phil St John, applicant, if any of the buildings are currently on the property. He stated no they are not.

Commissioner Mifflin questioned if KYTC had been contacted about the proposed entrance and Mr. St John stated not yet.

Commissioner Mifflin questioned Mr. St John if he agreed to the conditions of approval and Mr. St John stated he did.

Chairman Sulski closed the public meeting.

After further discussion, **Motion by Mifflin, second by Vest to recommend approval of the rezoning request (ZMA-2022-33) on the basis that it complies with the comprehensive plan. Motion carried unanimously.**

FSP-2022-36 Rita Jones Property – Final Subdivision Plat to subdivide a 33.2-acre tract into three parcels and a 10.52-acre remainder parcel located at 495 Davis Turkeyfoot Road.

Ms. Ketz stated the property is bordered by Davis Turkeyfoot Road and Hinton Cemetery Road. She stated parcels 1 and 2 have a proposed entrance off Davis Turkeyfoot Road and parcels 3 and 4 have a shared access off Hinton Cemetery Road. She stated the entrances have been approved by the Scott County Roads Superintendent.

Rita Jones, applicant, stated the property is mostly woods and there used to be a home where Davis Turkeyfoot and Hinton Cemetery Roads meet. She stated parcel 2 has a single wide home that will be removed. She stated she is not allowing single wide or double wide homes on the property.

Commissioner Mifflin questioned if a fire hydrant was close to the property. Ms. Jones stated there is not but hopes that Kentucky American Water will be able to provide one.

Margaret Rice, 500 S Hamilton Street, stated she is a nearby property owner and stated she is glad no mobile homes will be allowed on the property. She questioned how septic would be handled on the property. She stated she has concern if the four properties have a lagoon system. She questioned the access easement for parcels 3 and 4.

Sandra Waters, 451 Cook Road Tennessee, stated she is an adjoining property owner. She stated she would like a copy of the access permits for the tracts. She stated that the property currently does not have water and would like to know where Kentucky American Water will access the property to provide water.

Rita Thompson, 124 Lankford Drive, stated she owns the farm adjacent to the property. She questioned how many homes can be built on the tracts. Ms. Ketz stated one home per parcel and tracts 3 and 4 could have a second home approved by conditional use.

Ms. Thompson questioned who approves fire hydrants for the property. It was stated that decision would be from Kentucky American Water Company.

Kevin Farly, 185 Davis Turkeyfoot Road, stated he is an adjoining property owner. He stated he has concern if there is a lagoon system. He stated the closest fire hydrant he is aware of is located at Turkeyfoot Christian Church. He stated he also has concern about traffic on the road.

Ms. Jones stated she assumes there will be only four homes. She stated if parcel 3 and 4 requested an additional home they would have to get approval. She stated previously there had been 3 homes on the land.

She stated parcels 3 and 4 will share an entrance and both be responsible for maintaining the entrance.

She stated Kentucky American Water is along Davis Turkeyfoot and Hinton Cemetery Road to her knowledge.

She stated she owns another home further down Davis Turkeyfoot Road and said obtaining a fire hydrant would help her insurance bill and of the other neighbors.

She stated she has not had perc tests performed but she feels she knows the area well enough to believe it will either be a fill and wait scenario or lagoon system.

Chairman Sulski questioned where you find the approved entrance permits. Ms. Ketz stated the permit would be documented on the final subdivision plat.

Chairman Sulski questioned if the road could be widened. Ms. Ketz stated both roads are county roads, but she is not aware of any proposed improvements.

Ms. Waters questioned if there would be deed restrictions for the parcels. Attorney Perkins stated there will be restrictions only if the seller imposes restrictions on the parcels.

Commissioner Singer questioned Ms. Jones if she planned any other deed restrictions. Ms. Jones stated she did not besides no mobile homes.

Ms. Waters stated her main concern is the lagoon system. Attorney Perkins stated that is decided by the Health Department.

Mr. Farly stated during a torrential rain a lagoon system can overflow and it would flow towards his property.

After further discussion, **Motion by Stone, second by Singer to approve the Final Subdivision Plat (FSP-2022-36) subject to five (5) conditions of approval. Motion carried unanimously.**

PDP-2022-40 Living Waters Fellowship Addition – Preliminary Development Plan to construct a 6,000 SF building for a daycare and meeting space located at 172 Gunnell Road.

Ms. Ketz stated that she wanted to clarify that the applicant intends to operate a school out of the proposed addition as opposed to it being a space for meetings.

She stated the parcel is 5.6 acres. She stated the applicant is requesting four waivers. She stated in 2006 the preliminary development plan was approved for the site.

She stated the applicant was granted two conditional use permits to operate a daycare and a school. She explained the location of the additional building for the school and the drop off route with playground on the plat.

She stated the applicant requested a waiver for the landscaping on the drop off path and she stated the waiver is not applicable due to the location on the site.

She stated on the northeast side of the property an additional gravel parking lot has been added without a development plan sometime since construction of the site. She stated if the parking lot is approved it should comply with all regulations including landscaping requirements, parking space size, and drive aisle standards. She stated a gravel migration plan should also be submitted as part of the Final Development Plan.

She stated since the preliminary development plan approval in 2006, the site has had two of the parking lot landscape islands removed and plantings on two more islands removed. She stated the applicant has requested a variance to the parking lot landscape requirements and instead of the required 10% they are requesting 4.8%. She stated that staff does not agree with variance.

She stated the applicant has requested a variance for tree canopy coverage. She stated in 2006 tree canopy was not required but is today. She stated the applicant requests a variance to not have to add additional trees to the site. She stated that staff does not agree with the request. She stated staff believes replacing trees in the paved parking lot area, and along the north and east perimeter of the gravel parking lot would be sufficient to satisfy the regulations and not require a variance.

She stated staff recommends approval with a waiver for the gravel parking lot/storage area and if approved a waiver for the ILA, but not to the VUA perimeter requirements to the gravel lot/storage only.

Commissioner Mifflin questioned if the BOA approval for the daycare is with the existing property, or this proposed addition. Ms. Ketz stated the first BOA approval was for the existing property and the recent BOA approval is for this application.

Darryl Gaunce, pastor, stated he does not agree with the conditions of approval. He stated the gravel parking lot is used to store the church bus and van. He stated the landscaping along the road is in a utility easement and it is useless to put landscaping there.

He stated one of the areas in the parking lot they had a tree there twice and it died, and they did not replace it again. He said the other area showing trees is in front of the church door but the leaves got in the building and they were removed.

He stated the parking lot planting by the handicap spots was removed to make it accessible for his handicapped parishioners and that truck drivers use it to turn semi-trucks around and then hit the trees with the trailer.

He stated that public schools do not have landscaping in their parking lots and that he does not want a lot of landscaping due to safety concerns.

He stated the gravel parking lot has been there for two years and the church maintains it if the gravel migrates.

Commissioner Singer questioned the age of the children attending the daycare/school. Mr. Gaunce stated there will be infants up to middle school age. He stated approximately 80 total kids will attend.

Commissioner Singer asked for clarification about the steppingstones Mr. Gaunce had mentioned. He stated there is a double row of steppingstones in front of the building instead of landscaping.

Chairman Sulski questioned since the parking lot already exists how to address the landscaping. He questioned the engineer if trees could be put in other areas. Fred Eastridge, Thoroughbred Engineering, stated the applicant agreed to planting more trees. Mr. Gaunce stated he could put trees on the edge of the parking lot, but he does not want bushes. Commissioner Green stated if the parking lot is only for bus storage, then why does the lot need to be so big. Mr. Gaunce stated he does still need access to the back of the building. Commissioner Mifflin stated the parking lot's low spot would have the gravel migrating towards the building. He stated he agrees with approving waiver for the gravel lot not requiring gravel migration prevention. He stated he thinks landscaping does need to be added.

Chairman Sulski left the meeting. Commissioner Mifflin as Vice Chairman, ran the meeting in Chairman Sulski's absence.

Commissioner Mifflin stated that staff can work with Mr. Gaunce on the landscaping placement. He stated that some trees need to be put out and a hedge around the parking lot installed. Mr. Gaunce stated he could install hedges along the edge of the storage lot and he could put trees out.

Tom Probst, 284 Gunnell Road, stated he has a concern about the additional traffic the school would add. He stated the parking lot is in a neighborhood not an industrial site. He stated he had concern about the noise a school would create and the extra trash in the neighborhood.

He questioned that originally there was a variance requested for height. Mr. Summers explained the height requirements according to the zoning ordinance.

Bill Parker, 177 Gunnell Road, stated he lives across the street from the church. He stated he does not care about the height if it is not taller than the existing building. He stated he has concern about water runoff. He stated he would like for the Commission to not decide tonight so that he could look at the plans.

He stated that he does not think a long-term storage lot should be on the property. He stated that due to student safety concerns that the shrubbery might not be a good idea.

Commissioner Stone stated that he thought there are details about the school that has not been discussed.

Fred Eastridge, Thoroughbred Engineering, stated that a lot of the details were addressed by the Board of Adjustment.

Mr. Probst stated that he feels that city life is trying to come to the country, and he lives in the country to get away from that. He stated that he did not receive a notice about the Board of Adjustment meeting.

Mr. Parker stated he does not remember getting a notice before about the Church development.

Mr. Krebs stated there is a proposed detention pond, but he has not seen the final plan yet. He stated they will have to follow regulations.

Commissioner Singer questioned if any changes can be made to the conditions after the discussions on the trees and hedges.

Mr. Eastridge stated that drainage and traffic are two things that are misunderstood. He stated the applicant would have to follow regulations for drainage on the site.

Commissioner Green asked about a buffer for the back of the building. Ms. Ketz stated that there is not a required buffer for two adjoining agricultural properties.

Mr. Probst stated his main concern is about the additional traffic.

Mr. Parker stated Gunnell Road is a county road. He stated that he would like to request again that a decision is not made tonight.

Mr. Gaunce stated that the daycare's hours will be from 7:00 am to 6:00 pm and will not be affected by Toyota traffic.

Commissioner Shirley asked for clarification about when the church started. Ms. Ketz stated it started in 2006 and the first conditional use for the daycare was in 2021 and second was in 2022. Commissioner Vest clarified that the church could run a daycare/school without building expansion.

Mr. Parker stated he does not remember getting a notification before until this meeting and would like time to review the plans. Mr. Eastridge stated notifications are sent out 14 days before the meeting to give neighbors time to look at the plans and ask questions.

Mr. Parker stated if the septic must sit a year why is there such a time issue. Mr. Gaunce stated it is a fill and wait. He stated it was filled on July 5, but they can go ahead and put the tanks in with an alarm that indicates when the tanks need to be pumped until the leach fields are ready.

After further discussion, , **Motion by Singer, second by Vest to approve the Preliminary Development Plan (PDP-2022-40) without condition of approval #9 and amend condition of approval #7 to clarify that the plantings do not have to align with 2006 site landscape plan, they just need to adhere to current regulations. No action taken due to a tie vote. Vice Chairman Mifflin voted for and Commissioners Shirley, Green and Vest voted against. Application will be continued until the regular September meeting.**

Vice Chairman Mifflin adjourned the meeting.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

**LIVING WATERS FELLOWSHIP ADDITION
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
September 8, 2022**

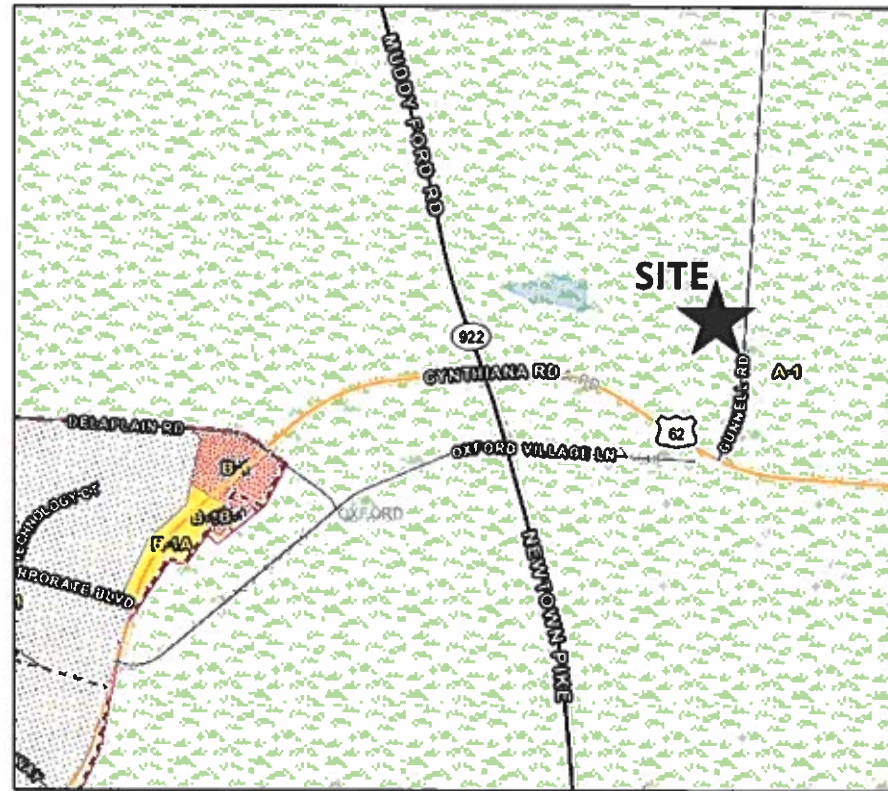
FILE NUMBER: PDP-2022-40

PROPOSAL: Preliminary Development Plan to construct two 3,000 SF buildings (6,000 SF total) for a proposed daycare and driveway

LOCATION: 172 Gunnell Pike

APPLICANT: Rev. Darryl Gaunce
Living Waters Fellowship

ENGINEER: Jeff Garrison & Frank Culberson,
Thoroughbred Engineering



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone	A-1
Proposed Use	Daycare with driveway
Site Acreage	5.6 acres
Building Area	17,117 SF total (10,248 SF existing church, 929 SF existing accessory structures, and 3,000 SF (x2) proposed daycare buildings)
Building Coverage	7.04%
Max Building Coverage	20%
Parking Required	50 spaces
Parking Provided	51 spaces
Access	Gunnell Pike
Variances/Waivers	(1) Reduce ILA landscaping from 10% to 4.8% (2) Reduce tree canopy coverage from 13% to 5.38% (3) Waiver for gravel parking lot/storage area (4) Waiver for VUA perimeter landscaping around 3,996 SF drop off path

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct two connected 3,000 SF buildings (6,000 SF total) for a daycare, 3,996 SF drop off path, 3,000 SF outdoor playground area. The Project Site is near the intersection of Gunnell Pike and Cynthiana Road. The operations of the daycare program were approved as Conditional Use Permits in late 2021 and early 2022 (ref. S-2021-34 and S-2022-16).

	S-2021-34	S-2022-16
Request, per the Applicant	"We are looking to use our facilities as a childcare center in addition to its current function"	"Adding a new building for daycare + school adjacent to the church building"
Hours of Operation	7am-6pm	7am-6pm
Children Enrollment	15-20	15-20
Employee Count	3-5	24 currently enrolled 80 max in new building 5 currently hired, 8 max in new building

The first application was approved by the Scott County BOA in October 2021. Due to the number of students and employees, Staff calculated 25 one-way trips for the morning (7am-9am) and 25 one-way trips for the evening (4pm-6pm) peak hour windows. Questions on parking, traffic, and how the children would be prevented from crossing into nearby working farms were raised by neighboring property owners. For children safety, Staff included a condition of approval that the site have a fenced in area outside be constructed prior to start of operations.

The second application was approved by the Scott County BOA in April 2022. The traffic counts remained the same as the enrollment values did not change. The conditions were identical to those of the previous application, with an additional condition of approval that requires the filing of a Preliminary and Final Development Plan with the Planning Commission office.

Staff believes that it is reasonable that the Planning Commission Board consider ordering the Applicant submit an Administrative Review of the CUP application. If the Planning Commission Board feels that it can decide on the development plan prior to BOA review, a motion may be made to approve or deny the application with a condition that the BOA hearing be scheduled within a certain timeframe. If the Planning Commission Board feels that it cannot decide on the development plan prior to BOA review, a motion may be made to postpone or continue the hearing for the development application until after the BOA hearing and require that it be scheduled within a certain timeframe.

PLAN REVIEW:

Setbacks and Building Standards:

A-1 zoning setbacks are 50' from all property lines. The existing building and sheds follow the setback requirements. None of the existing structures are proposed to be relocated. The footprint of the existing structures covers 11,177 SF. The total proposed footprint will add 6,000 SF to the site, for a total site coverage of 17,177 SF, or 7.04% of the lot area. Proposed building height is below the maximum for the zoning district, and will be 13.5 feet at the highest peak.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: The Applicant is proposing no new entrances. An additional 3,996 SF drop off path, measuring 12.5' in width is proposed to serve the new structure.

Parking Spaces: The proposed building will share and utilize the existing parking lot on site without expansion. There are fifty (50) parking spaces, which meets the minimum parking requirements for a worship space (1 space for every 3 seats in the main assembly area). The main assembly capacity is not changing. Due to the differing days and hours of operation between the daycare program and congregational services, staff feels it reasonable to not require additional parking as part of this development plan.

Gravel Parking Lot Storage Area:

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

A development plan may include a waiver request to include a gravel lot on site. Requests for gravel parking lot storage typically occurs in instances secondary to an industrial or commercial use and on properties that are storing large equipment or truck trailer areas. Staff cautions against widescale installation of gravel lots for multiple reasons. Gravel lots easily fall into disrepair from long-term use and are prone to potholes and uneven surfaces. Stones migrate into roads and damage crops and plantings. Regular driving kicks up stones, dust, and debris which is a nuisance to adjoining properties and individuals using the lot.

In spite of concerns about long-term use of a gravel lot for parking, Staff is agreeable to it remaining on the property as long as it is maintained properly. It fits with the agricultural character, would have limited use as overflow and vehicle storage, and is consistent with other approved development plans in the area. If the Planning Commission motions to approve its ongoing presence on the site, Staff requires that it adhere to all regulations related to parking lots, including but not limited to landscaping requirements, parking space size, and drive aisle standards.

Land Use Buffers and Landscaping:

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

Standards: For VUA greater than 6,000 SF plat requires ILAs equivalent of 10% of the VUA area, and that 1 tree be planted per 250 SF of interior island area.

Existing Parking Lot ILAs: Since the 2006 plan, 661 SF of ILA islands and 11 trees have been removed, equivalent to 30% of the total minimum island area required and 61% of the minimum trees required at the time of development (current regulation equivalent is 22% deficit on trees). No documents were filed with the Planning Commission office to request the removals, nor were amended landscape plans prepared to address the deficits created. Staff does not endorse or support the action to remove site features without an amended plan being filed with the Planning Commission office. The current application fails to include new plantings to replace these lost trees and areas, nor addresses the additional need for ILAs in the gravel parking area.

The Applicant has requested a variance to the parking lot landscaping requirements from 10% to 4.8%. In a previous meeting scheduled August 11, 2022, the Applicant testified as to circumstances that resulted in the islands and trees being removed. The Applicant stated that islands and trees make the site inaccessible for those who are mobility impaired, create additional work for church staff as they must clean up after and maintain the trees, that trees are often hit by drivers, and that the subsequent site grading of the parking lot has resulted in tree death from water runoff.

All developments in the county are subject to the same regulations. Longstanding developments and sites have been able to mitigate the same issues as stated by the Applicant without the removal of offending features. If the plants within an island die or the island fall into disrepair, they must be replaced and repaired, not removed outright. If there are issues with island placement that impact the quality of life on site, it is the responsibility of the Applicant to arrange an appropriate alternative that adheres to local regulations.

Plantings are required per the *Landscape and Land Use Buffers Ordinance* for the benefit of the landowner and surrounding properties. Plantings improve the appearance of VUAs, protect, promote, and preserve the aesthetic appeal, character, and value of the community, and reduce the negative impacts of sound and light associated with vehicular use on a property.

The parking lot shows no improvements as part of this development plan and would therefore have to adhere to the 2006 landscape plan. Staff is agreeable to the Applicant proposing alternative locations for the deficits in ILA trees and required SF.

Gravel Storage Area: The uses on the gravel storage area are for parking of church vehicles. The size of the VUA is greater than 6,000 SF (measured at 7,700 SF) and per regulations is required to install ILA islands and trees. However, if the Planning Commission grants a variance to allow for gravel surface on the parking lot, it is recommended that a waiver be granted to the interior VUA landscaping. This waiver is not applicable to the VUA perimeter landscaping for the gravel lot or the ILA requirements for the paved lot.

Property Perimeter Landscaping: Not required as adjoining agricultural properties.

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

Standards: For VUA areas adjoining public or private street ROW or access road and/or those VUAs which face adjoining properties, a 5-foot-wide buffer area is required and must contain a 3-foot average height continuous planting, hedge, fence, or wall and 1 tree (either Group A or B) per 40-feet of linear boundary OFT.

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

Existing Parking Lot VUAs: There is a gap in the hedge line along the southside of the existing parking lot that will need to be replaced.

Gravel Storage Area: As stated above, Staff interprets the gravel storage area as a parking lot. The VUA as sized would require VUA perimeter landscaping of 1 tree per 40 LF and a 3-foot hedge would be required around the VUA parallel to the Gunnell Pike frontage and abutting neighboring property to the north. Staff recommends against any request for VUA perimeter plantings to be waived, citing the benefits of plantings listed previously.

The plat submitted shows multiple utility lines along Gunnell Road, located beneath the gravel lot. Staff is against any request to waive the VUA perimeter landscaping based on this justification. If the gravel lot was constructed as per current regulations and procedures, the conflict between the lines and the gravel lot would not have been approved. If the gravel lot is to remain, the gravel lot will need to be moved to accommodate the utility easements and the minimum space needed for the VUA perimeter plantings (5 feet from easement).

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

	Existing - Total Site	Staff Recommendation - Adjusted Site
Acreage	5.6	3.5
Current Canopy (SF)	13,137 SF	13,137 SF
Current Coverage (%)	5.38%	8.6%
Applicable Standard - Minimum Total Coverage (%)	13%	11%
Applicable Standard - Minimum Total Canopy (SF)	31,712 SF	16,771 SF
Add'l Coverage Needed (%)	7.62%	2.40%
Add'l Canopy Needed (SF)	18,575 SF	3,659 SF

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

The Applicant initially requested a tree canopy variance. The most recent version of the plan proposes five large trees to be planted south of the existing parking lot. When applying the adjusted site area of 3.5 acres, the minimum requirement has been satisfied, nullifying the need for the variance.

RECOMMENDATION:

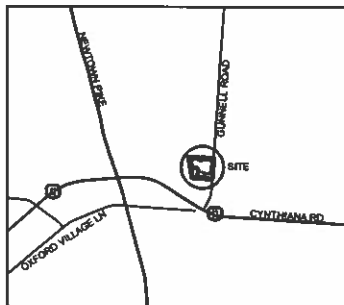
Staff recommends **Approval** of the Preliminary Development Plan for to construct two 3,000 SF buildings (6,000 SF total) for a proposed daycare and driveway with the following waiver(s)/variance(s) and conditions of approval:

Waiver

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

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
6. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
7. The Applicant shall replace the 661 SF of ILA and must locate within the existing paved parking lot in accordance with all regulations.
8. The Applicant shall satisfy all requirements set forth by the Scott County Fire Department.



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

REQUESTED VARIANCES

- PARKING LOT LANDSCAPING: TO REDUCE THE PARKING INTERIOR LANDSCAPING FROM 10% TO 4.8%.

DESIGN ENGINEER

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

SITE DATA

PROPERTY INFORMATION:

PARCEL NUMBER: 206-20-023.000
STREET ADDRESS: 172 GUNNELL ROAD, GEORGETOWN, KY 40324
DEED BOOK: D.B. 377, PG. 163
PLAT REFERENCE: CAB. 11, SL. 285
LOT SIZE: 5.8 ACRES (243,936 SQFT)

OWNER/DEVELOPER:

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

PROJECT INFORMATION:

EXISTING SQUARE FOOTAGE: CHURCH: 10,248 SQ. FT.
ACCESSORY BLDGS.: + 928.88 SQ. FT.
TOTAL: 11,101.88 SQ. FT.
EXISTING BUILDING LOT COVERAGE: 11,101.88 SQ. FT. / 243,936 SQ. FT. = 0.0455 (4.55%)
PROPOSED USE: PROPOSED DAYCARE WITH DRIVEWAY
PROPOSED BUILDING HEIGHT: 1 STORY @ 19' 2" TALL
PROPOSED SQUARE FOOTAGE: 6,000 SQ. FT. (3,000 SQ. FT. FOR EACH BUILDING)
3,000 SQ. FT. (PLAYGROUND AREA)
PROPOSED BUILDING LOT COVERAGE: 9,000 S.F. / 243,936 S.F. = 0.0369 (3.69%)
TOTAL LOT COVERAGE: 4.55% (EXISTING) + 3.69% (PROPOSED) = 8.24%

ZONING INFORMATION:

ZONING CLASSIFICATION: A-1 (AGRICULTURAL)
BUILDING SETBACKS:
TOTAL: 50'
SIDE: 50'
SIDE: 50'

PARKING INFORMATION:

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

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

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

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

LANDSCAPE DATA:

EXISTING V.U.A. (PARKING LOT): 23,265.43 SQ. FT.
PROPOSED V.U.A. (DRIVEWAY): 3,998.40 SQ. FT.
TOTAL V.U.A.: 27,261.93 SQ. FT.
EXISTING INTERIOR LANDSCAPE AREA: 1,874.39 SQ. FT.
PROPOSED INTERIOR LANDSCAPE AREA: 1,312.45 SQ. FT.
REQUIRED INTERIOR TREES: 1 TREE / 250 S.F. = 7 TREES
PROPOSED INTERIOR TREES: 7 TREES

TREE CANOPY:

SITE AREA: 152,480 S.F. (3.5 ACRES)
EX. TREE COVERAGE: 13,142 S.F. (8.62%)
TREE CANOPY REQUIRED: 16,771 S.F. (11%)
COVERAGE DEFICIT: 3,629 S.F. (2.38%)
EQUIVALENT ADDITIONAL TREES REQUIRED: (3,629 S.F.) (5 LARGE TREES)

FLOOD INFORMATION:

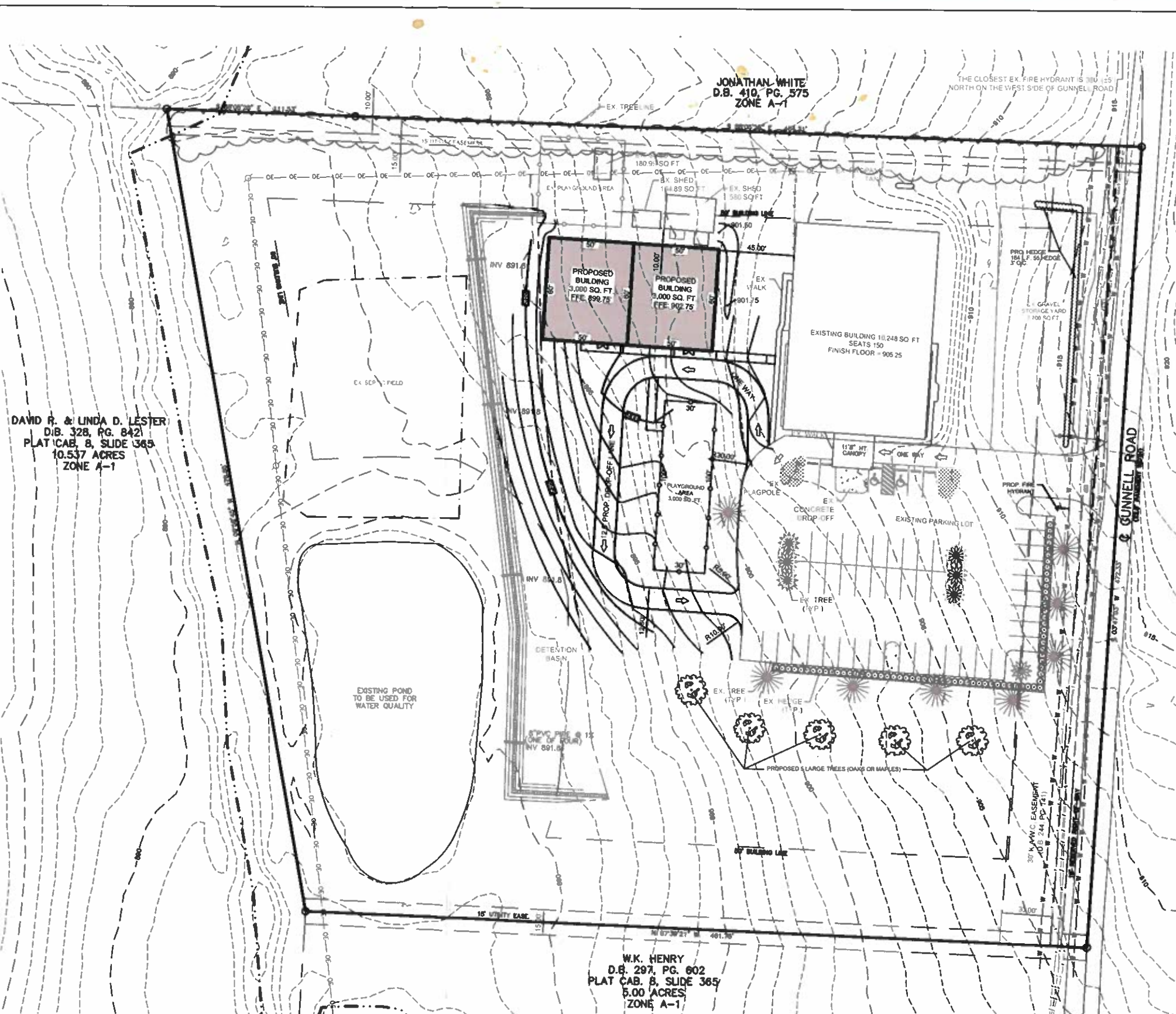
BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE. THE PROPERTY LIE WITHIN THE ZONE "X" AND NOT IN THE 100 YEAR FLOOD PLAIN. MAP: #2120900150D. EFFECTIVE DATE: DECEMBER 21, 2017

PURPOSE OF THIS AMENDED DEVELOPMENT PLAN:

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

NOTE:

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



DAVID R. & LINDA D. LESTER
D.B. 328, PG. 842
PLAT CAB. 8, SLIDE 345
10.537 ACRES
ZONE A-1

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

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

THE CLOSEST EX. FIRE HYDRANT IS 300' ± NORTH ON THE WEST SIDE OF GUNNELL ROAD

GENERAL NOTES

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

CONDITIONAL USE PERMITS

- S-2021-34 CUP FOR DAYCARE OPERATIONS IN EXISTING WORSHIP SPACE.
- S-2022-16 AMENDED CUP TO EXPAND OPERATIONS TO THE NEW STRUCTURE.

OWNER'S CERTIFICATION

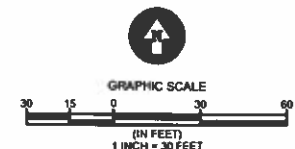
I (WE) HEREBY CERTIFY THAT I (AM (WE ARE)) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLATPLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. ESTABLISH MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES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

OWNER OR OWNERS _____ DATE _____

COMMISSION'S CERTIFICATION

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM _____ DATE _____



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



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

PROJECT NO	220252	OWNER BY	PDC
DATE	07-01-2022	REVIEWED BY	FRE

ISSUED FOR REVIEW
REVISION
LANDSCAPING 08/15/2022

PDP

**RICHARDS PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
September 8, 2022**

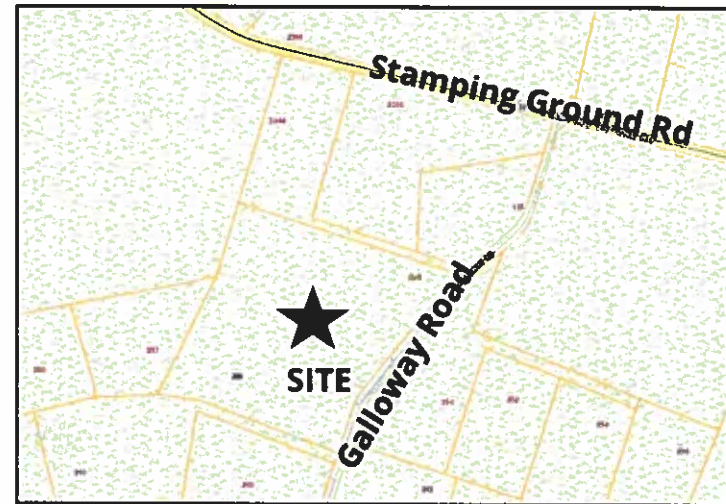
FILE NUMBER: FSP-2022-41

PROPOSAL: Final Subdivision Plat to subdivide one (1) 5.0-acre tract leaving a remainder of 15.0 acres.

LOCATION: 255 Galloway Road

OWNER: Terry Richards

CONSULTANT: Joel Day
Meridian Associates, LLC



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	20.0 acres (Parcel 4A: 15.0 acres; Parcel 4B: 5.0 acres)
Access	Galloway Road
Variances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 15.0-acre tract into two lots. The Project Site was previously subdivided in 2015.

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

Access:
The plat shows Parcel 4B will have a new entrance directly adjacent to the platted entrance for the lots to the north. Parcel 4A will use the existing entrance service the parent tract. All new entrances require approval from the County Road Supervisor. The plat has a note about a variance to reduce the entrance separation requirements. There is no variance needed to allow for these entrances to be adjoining.

RECOMMENDATION:

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

Conditions of Approval:

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

CERTIFICATION FOR WATER ONLY SERVICE - Outside City Limits

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply the Richards property located at 255 Galloway Road with water service. Certification for water service outside the city limits of Georgetown, KY is limited to domestic service only. Fire flow protection is not guaranteed. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

General Manager _____ Date _____

UTILITY CERTIFICATION

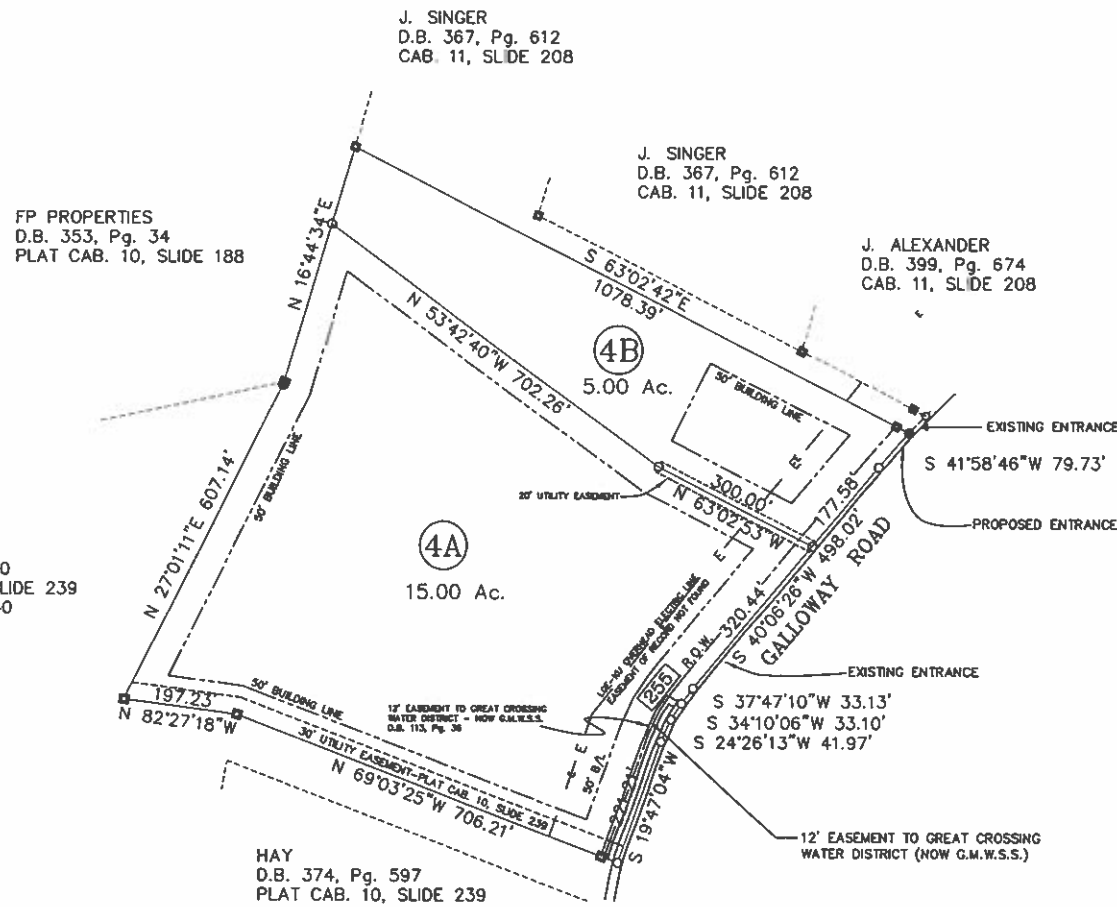
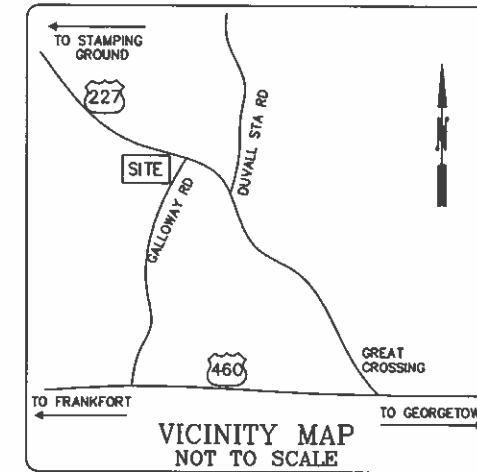
I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: L.G.E./K.U. _____ DATE _____

1. If applicable, a testable backflow preventer (BFP) will be required on the customer side of the water meter. BFP'S shall be owned and maintained by the property owner and tested yearly. Properties 10 acres or greater are required to install a BFP.
2. Owner shall not cause the grade to be less than 30 inches or more than 60 inches. Any grade changes greater than said depths shall have prior written approval from GMWSS.
3. When a Water Main relocation is required, it shall be at the cost of the owner.
4. Any construction over the existing water main shall maintain proper cover per the GMWSS Standard Specifications.

LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/2536" SET
- IRON BAR FOUND-AS NOTED
- ⊙ SURVEYOR'S MAG-NAIL W/STEEL WASHER SET
- ⊙ SURVEYOR'S MAG-NAIL-FOUND
- ⊗ R.O.W. MONUMENT-FOUND



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SEPARATION OF ONE 5 ACRE TRACT FROM THE PARENT TRACT.

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).

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 ENCRUCH UPON ANY DRAINAGE EASEMENT.

A VARIANCE IS REQUESTED FOR REDUCTION OF SEPARATION OF ENTRANCES TO LESS THAN 300 FEET.

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

TERRY RICHARDS _____ DATE _____

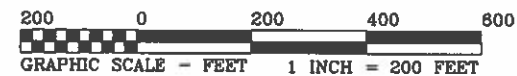
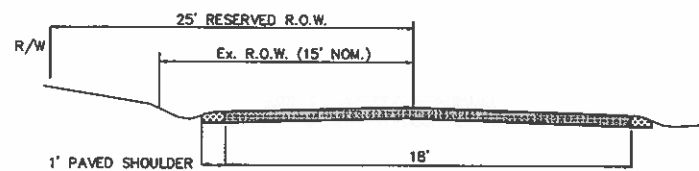
I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A CLASS "B" (RURAL) SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:123,474 AND AN ANGULAR ERROR OF 00-00'-04". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD. DATE OF FIELD SURVEYS WAS NOVEMBER 11, 2008 & JULY 21, 2010. LAST DATE OF FIELD SURVEY WAS MARCH 21, 2015.

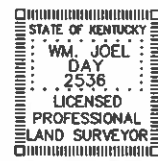
Wm. JOEL DAY, P.L.S. No. 2536 _____ DATE _____

TYPICAL SECTION - GALLOWAY ROAD



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

JULY 29, 2022
AUGUS 22, 2022



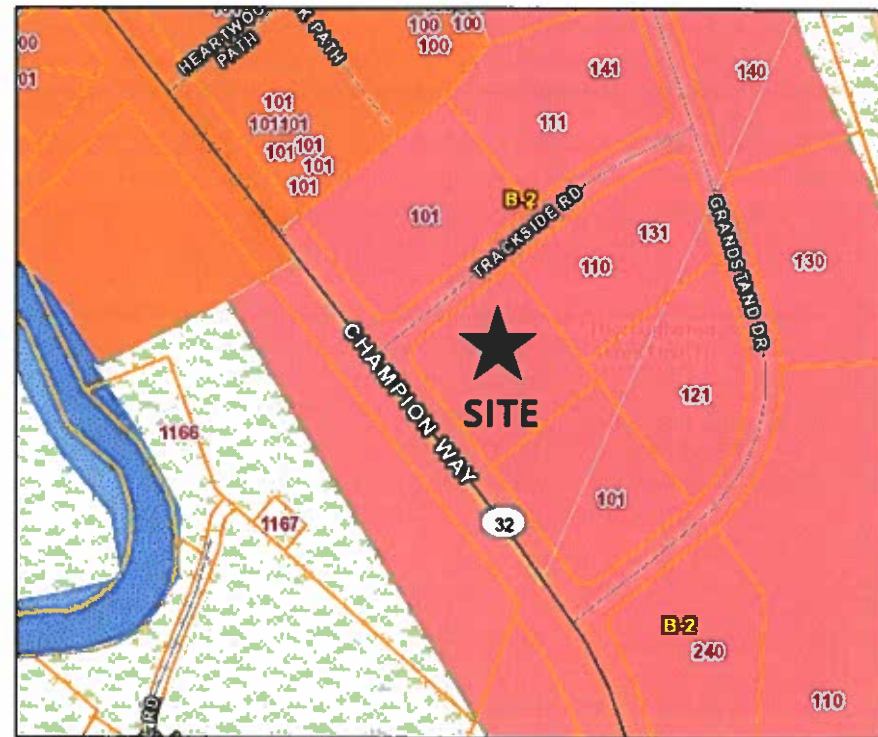
FINAL SUBDIVISION PLAT
RICHARDS PROPERTY
TERRY RICHARDS - D.B. 424, Pg. 550 / PLAT CAB. 11, SLIDE 208
255 GALLOWAY ROAD, STAMPING GROUND, SCOTT COUNTY, KENTUCKY
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**OSER PAINT & FLOORING ADDITION
AMENDED PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
September 8, 2022**

FILE NUMBER: PDP-2022-42
PROPOSAL: Preliminary Development Plan for a 3,000 SF warehouse building for product storage
LOCATION: 100 Trackside Road
OWNER: Larry Oser
CONSULTANT: Steve Baker
Midwest Engineering



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	B-2
Proposed Use	Product storage for existing store
Site Acreage (Net)	1.49 Acres
Building Height	18 feet
Prop'd Total Bldg Area	10,200 SF (7,200 SF current building, 3,000 SF prop'd warehouse building)
Prop'd Total Bldg Coverage	15.72%
Access	Trackside Road
Variances/Waivers	(1) Waiver to the continuous hedge requirement for VUA perimeter landscaping along the existing infiltration recharge area

BACKGROUND:
The Applicant is seeking approval of a site plan to construct a 3,000 SF warehouse building for product storage. The Applicant previously had a development plan approved for the 7,200 SF showroom and storage area (PDP-2020-04). Adding new buildings or building expansions in commercial districts requires a development plan. The size of the proposed building (or addition) in relation to the existing building footprint determines whether the plan goes to the Planning Commission for a public meeting.

The Applicant has previously received approval of a Conditional Use Permit to have warehousing on the site, granted in December 2019. It is of Staff opinion that an amended Conditional Use Permit would not be required. Staff concludes that the warehousing use is already approved on site and the SF of the use is not applicable. The use executed through the previously approved development plan would transfer to the proposed structure.

PLAN REVIEW:

The Project Site is a double frontage lot along Champion Way and Trackage Road (access off of Trackage Road) in the Thoroughbred Acres Commercial Development. The PDP shows a 7,200 SF existing building and a proposed 3,000 SF building along the northeast property line, north of the existing building. The proposed building satisfies all setback and height requirements of the B-2 Zoning District. No parking is being dissolved as part of this addition, and one additional parking spot for commercial vehicle parking is being proposed along the existing building and in front of the garage entrance to the proposed structure.

Land Use Buffers and Landscaping:

Interior Landscaped Area (ILAs): Staff finds that the landscape plan for ILAs is compliant.

The proposed plan shows an increase in VUA by 160 SF. An additional 16 SF of ILA must be provided on site, however since the 2020 plan had excess ILA SF of 53 SF, the site does not need additional plantings at this time.

Property Perimeter Landscaping: Not required.

VUA Perimeter Landscaping: Staff finds that the VUA perimeter landscaping is not compliant.

VUA perimeter when a VUA is adjoining any property in any zone except industrial or agricultural. Plantings must be trees must be 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 (Row 2).

The preliminary development plan shows the appropriate VUA perimeter screening along Champion Way and Trackage Road. However, the trees and hedge line required along the northeastern boundary facing the adjoining property are not correctly shown on the preliminary development plan. The 2020 plan showed a continuous line of hedges between the VUA path to the dumpster and the infiltration recharge area. Since the VUA path is being expanded, the hedges are proposed to be removed.

Staff supports a waiver to the continuous hedge requirement for the portion of the VUA that directly abuts the infiltration recharge area. The infiltration area serves an existing stormwater system and should not be altered by plantings. Hedging would still be required in the areas located along the VUA directly off of Trackage Road prior to where the path borders the infiltration area and the areas parallel to the VUA and dumpster enclosure after the infiltration area.

Tree Canopy Requirements: Staff finds that the tree canopy is compliant.

Due to the recent nature of the first development, Staff concludes that the trees on site have not reached maturity, or the point where plantings would be considered "preserved tree canopy".

Current standards for tree canopy require 24% coverage when a site has 0% of the initial tree canopy is retained.

To make space for the proposed building and expanded VUA area, three large trees, equivalent to 2,250 SF of tree canopy will be removed. The trees removed will be replaced and additional trees will be planted around the rear/south of the proposed building. Where possible, Staff encourages that instead of full removal, the trees are transplanted elsewhere on site.

Service Structure Screening Requirements: Staff finds that service structure screening is required on site.

There is an existing dumpster on site that will need to be moved as part of this project. This service structure will need to be or screened in accordance with Section 6.23 of the *Landscape & Land Use Buffers Ordinance*.

RECOMMENDATION:

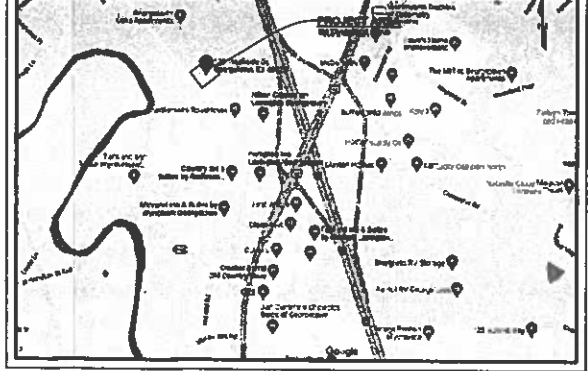
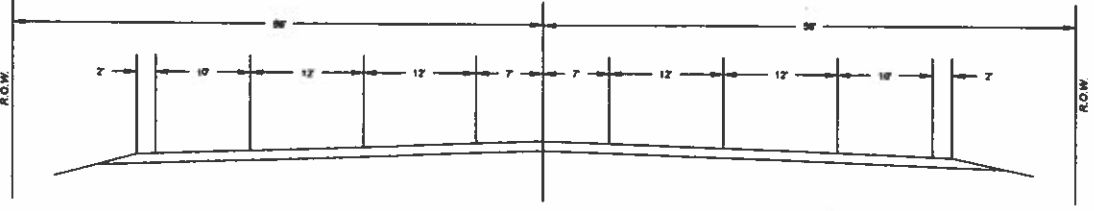
Staff recommends **approval** of the Preliminary Development Plan for a 3,000 SF warehouse building for product storage. Should the Planning Commission approve the application, staff recommends including the following conditions of approval:

Waiver:

1. Waiver to the continuous hedge requirement for the VUA perimeter landscaping along the existing infiltration recharge area.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
6. Unless the service structure will be removed, the Final Development Plan shall demonstrate compliance with Section 6.23 of the *Landscape & Land Use Buffers Ordinance*.



No.	Revision/Issue	Date
1		
2		
3		
4		

STATEMENT OF PRELIMINARY PLAN APPROVAL

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

_____, 20____

_____, Planning Commission

STATEMENT OF OWNERSHIP AND DEDICATION

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

_____, (date), 20____

_____, (owner or owners)

GENERAL NOTES:

THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION. A DIGITAL SUBMITTAL IS REQUIRED, AND WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN.

1. AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION. THIS PRELIMINARY PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAN.

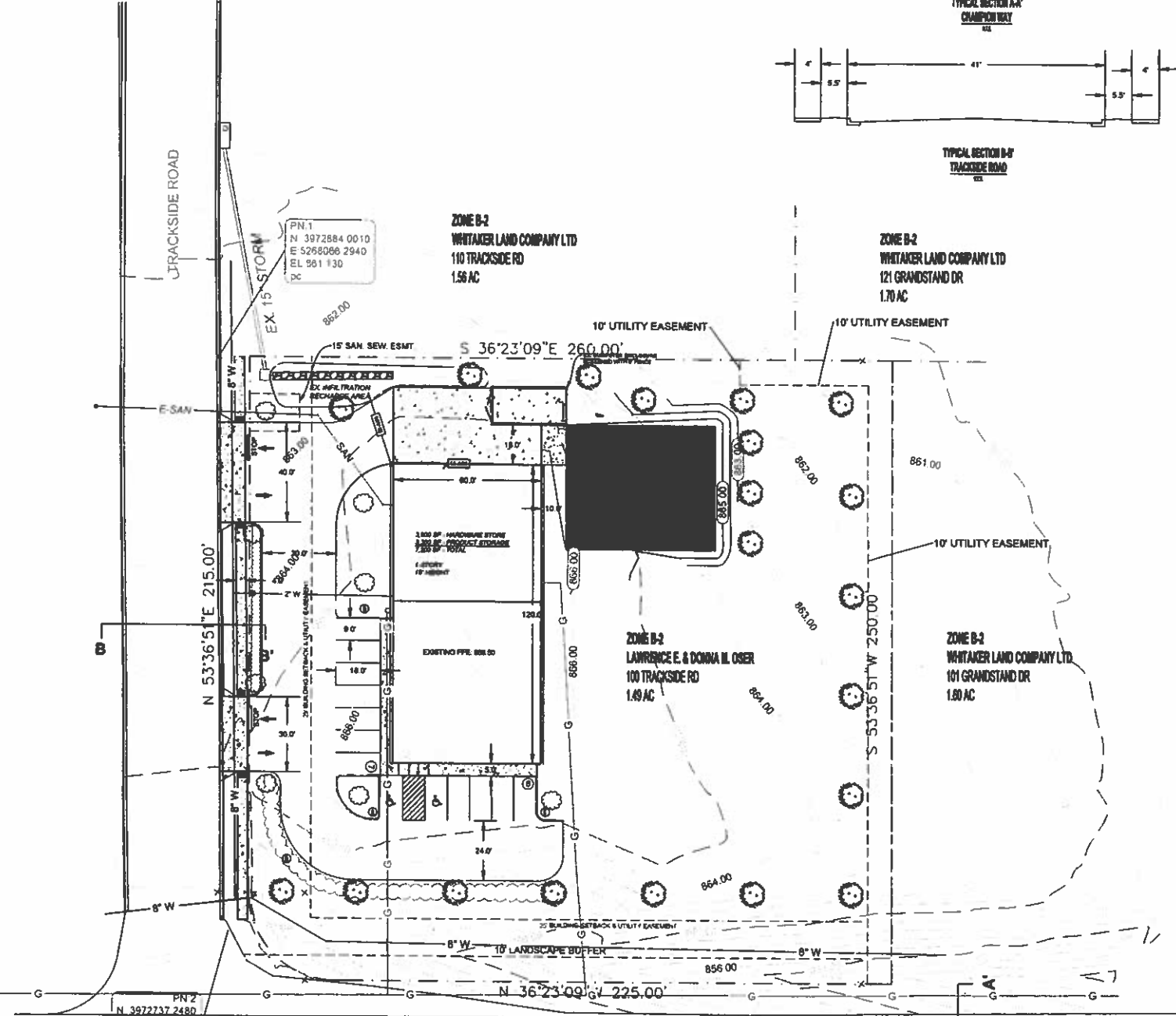
2. THE PURPOSE OF THIS PLAN IS TO SHOW BUILDINGS, PARKING, AND ACCESS ON THIS PROPERTY.

3. ACCESS POINTS ON TRACKSIDE ROAD SHALL BE CONCRETE PAVEMENT AND CONSTRUCTED PER FLUGG COMMERCIAL ENTRANCE DETAIL.

4. 5-FOOT FRONT SETBACKS ARE PER PLAT (CAB 9, SLIDE 296) YARD OF ADJUSTMENT APPROVED WAREHOUSE (DEC. 2019; 3-2019-28)

5. GROUNDWATER RECHARGE WILL BE ADDRESSED AT THE FINAL DEVELOPMENT STAGE.

6. STORM WATER MANAGEMENT AND DETENTION REQUIREMENTS WERE MET FOR THIS SITE AS PART OF THE ORIGINAL FINAL RECORD PLAT. (CAB. 9, SLIDE 296).



PURPOSE OF AMENDMENT

The purpose of the development plan amendment is to show the construction of a 3,000 SF warehouse building to be used for product storage.

PROPERTY OWNER

100 TRACKSIDE ROAD
LAWRENCE E. & DONNA M. OSER
100 TRACKSIDE DR
GEORGETOWN, KY 40324-0120

SOURCE OF TITLE

DB / PAGE	414 / 471
CABINET / SLIDE	9 / 206

PLAN LEGEND:

- 1000.0 --- EXISTING CONTOUR ELEVATION
- - - 1000.0 - - - PROPOSED CONTOUR ELEVATION

INTERIOR LANDSCAPING

AREA LABEL	S.F.
(A)	250
(B)	350
(C)	190
(D)	350
TOTAL	1140

SITE STATISTICS

	EXISTING	PROPOSED
ZONE	B-2	B-2
AREA	1.49 AC	1.49 AC
USE	HARDWARE STORE & PRODUCT STORAGE	HARDWARE STORE & PRODUCT STORAGE
TOTAL BUILDING AREA (SF)	7,200	10,200
LOT COVERAGE	11.09%	15.72%
PARKING REQUIREMENTS		
TOTAL PARKING REQUIRED (3800 SF / 400 SF = 10 SPACES + 2 EMPLOYEE SPACES)	12	12
TOTAL PARKING PROVIDED	13	13
HANDICAP PARKING REQ	2	2
HANDICAP PARKING PROV	2	2
VEHICULAR USE AREA (V.U.A.)	10,870 SF	11,030 SF
INTERIOR LANDSCAPE REQ (10%)	1,067 SF	1,103 SF
INTERIOR LANDSCAPE AREA PROV	1,140 SF	1,140 SF

TREE CANOPY REQUIREMENTS:

AREA = 1.49 ACRES
REQUIRED CANOPY COVERAGE (24%) = 15,577 S.F.
EXISTING CANOPY PRESERVED = 13,550 S.F.
(Existing canopy consists of 17 large trees @ 750 SF & 8 small trees @ 100 SF each, all planted in 2020 at the time of original development).

NEW CANOPY REQUIRED: 2,037 S.F.
NEW CANOPY PROPOSED: 2,250 S.F.
TOTAL PROPOSED TREE CANOPY = 15,800 S.F.

LANDSCAPING LEGEND

	WILLOW OAK (QUERCUS PHellos) 1-3/4" CAL. MIN
	PROPOSED HEDGE (EUONYMUS ALATA) BURNING BUSH - 2" MIN. PLANTING PLANT AT 36" O.C. MAINTAIN AT 3' MIN. HEIGHT

OSER PAINT & FLOORING DEVELOPMENT
 100 TRACKSIDE ROAD
 GEORGETOWN, KY
AMENDED DEVELOPMENT PLAN



**DEARINGER DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
September 8, 2022**

FILE NUMBER: PDP-2022-43

PROPOSAL: Preliminary Development Plan for a 3,200 square foot shop building.

LOCATION: 900 East Main Street Extended

OWNER: Dearinger Excavating, LLC

CONSULTANT: Steve Baker
Midwest Engineering, Inc.



STATISTICS:	
Zone	B-5 (Planned Commercial)
Surrounding Zones	B-5, I-1, C-1
Site Acreage	2.15 Acres
Building Area	3,200 square feet
Max. Building Coverage	50%
Building Coverage	8%
Access	Wells Avenue, via East Main Extended
Parking Required	4 spaces
Parking Proposed	4 new spaces
Variances/Waivers	Variance to the perimeter setback in the B-5 District from 50' to 25'

BACKGROUND:

The Project Site is a 2.15-acre lot, zoned B-5, with an existing 2,400 square foot industrial shop building on the south side of the lot. The existing building is used by a contracting/excavating company. The lot is accessed via a private street with other industrial/utility users on adjoining lots sharing the access. The proposal is to construct an additional shop building on the north end of the site. The new building will be a metal industrial building with three garage bays and an office. The intention is to eventually subdivide the lot at some point in the future roughly down the center with each building and associated parking on its own lot. That is not the intent with this plan and the buildings will share an entrance and stormwater detention at this time.

SITE PLAN REVIEW:

Site Layout:

The proposed building is to be constructed along the northwest side of the Project Site. The proposed layout does require a variance to the site setback for the district. The B-5 zoning district requires a perimeter setback of 50 feet. The variance requested is along the western boundary which is adjacent to the Hamilton Hinkle site, which is zoned I-1 (Light Industrial)

The Applicant has not provided justification for the variance, other than the proposed location is the most obvious and cost-effective location for a new building. There are no residences in close proximity to the western property line and a reduction in the setback to 25' should have no impact on the business operations of Hamilton Hinkle..

Vehicular Access & Pedestrian Circulation:

The Project Site will have access from Wells Avenue, a private street. The lot currently has an operating business on it and currently has an agreement to use the private street. Approval of an additional building should have minimal impact on the private street, but it is the applicant's responsibility to update any existing maintenance agreements for use of the private street.

The required parking for the site is one (1) space per service bay and one (1) space per mechanic per shift. The Applicant is proposing to provide 4 new and 8 total parking spaces (2 accessible) to meet this requirement.

Land Use Buffers and Landscaping:

Section 6.13: Vehicular Use Area Perimeter Requirements

This application meets the requirements of Section 6.13 of the *Landscape and Land Use Buffers Ordinance*. The plan meets the requirements of the ordinance.

Section 6.22: Interior Landscaping for Vehicular Use Areas

This application is exempt from the requirements of Section 6.22 of the *Landscape and Land Use Buffers Ordinance* since the required parking is under the threshold size for requiring interior islands.

Section 6.2215: Minimum Canopy Requirements

The Project Site will require 24% canopy coverage (15,577 SF) to meet the requirements of this ordinance. The landscaping plan shows 29,550 SF of tree canopy being preserved on the northern and eastern boundary of the lot.

RECOMMENDATION:

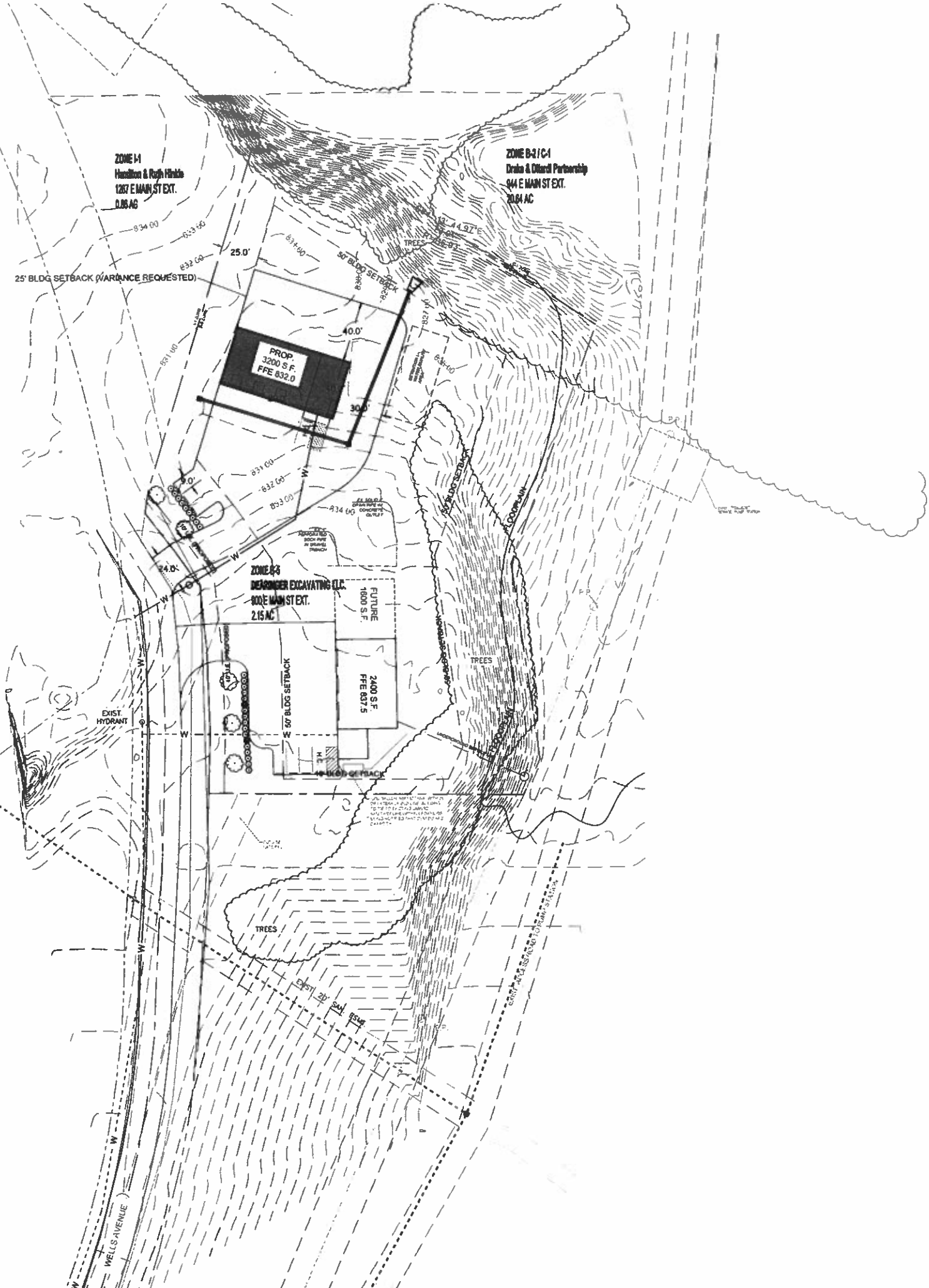
Staff recommends **approval** of the Preliminary Development Plan to construct a 3,200 SF building with the following variance/waiver and conditions of approval:

Variance/Waiver:

Variance to reduce the perimeter setback for the B-5 District along the western property line from 50' to 25'.

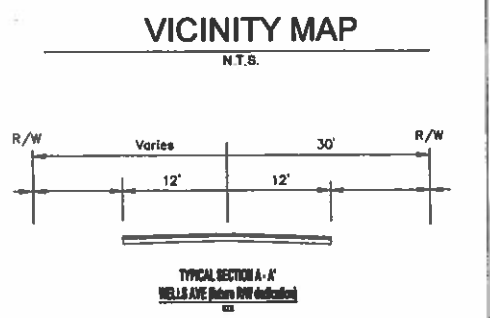
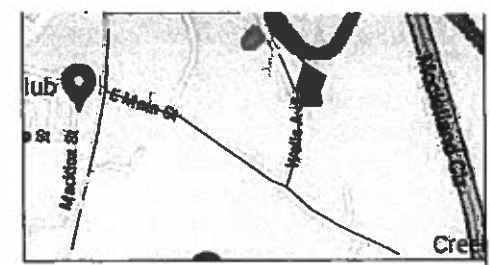
Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
4. The Final Development Plan will need to comply with all stormwater management requirements.
5. 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.
6. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.



The purpose of the development plan amendment is to show the construction of a 3,200 SF Pre-Engineered Metal Building to be used as a shop for.

VARIANCE REQUEST
 A variance is requested to reduce the zone-to-zone (I-1 / B-5) Building Setback requirement from 60 feet, to 25 feet along the western property line of the subject property.



CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

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

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

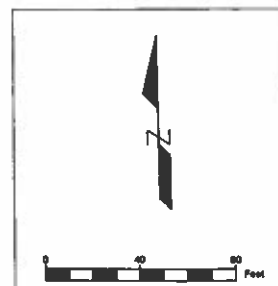
_____, 20____
 (Owner(s))

SITE STATISTICS		
	EXISTING	PROPOSED
ZONE	B-5	B-5
AREA	2.15 AC	1.49 AC
TOTAL BUILDINGING AREA (SF)	2800 (+1800 FUTURE) = 4400	2800 (+1800 FUTURE) + 3200 = 7800
LOT COVERAGE	3.0% (4.7%)	6.0% (8.0%)
PARKING REQUIREMENTS		
TOTAL PARKING REQUIRED (1 SPACE / 1000 SF)	4	8
TOTAL PARKING PROVIDED	4	8
HANDICAP PARKING REQ.	1	2
HANDICAP PARKING PROV.	1	2
VEHICULAR USE AREA (V U A)	6975 SF	21565 SF
INTERIOR LANDSCAPE PROP.	0	0
VUA PERIMETER LANDSCAPING	HEDGE + 1 TREE PER 40'	HEDGE + 1 TREE PER 40'
EXISTING TREE CANOPY	48230 SF	29550 SF
NEW TREE CANOPY PROP.		0

PROPERTY OWNER
 900 E MAIN ST EXT, GEORGETOWN, KY 40324
 DEARINGER EXCAVATING, LLC
 100 CARBAGE LN
 GEORGETOWN, KY 40324-8038

SOURCE OF TITLE	
DB / PAGE	419 / 447
CABINET / SLIDE	12 / 346

- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
- A DIGITAL SUBMITTAL IS REQUIRED, AND WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
- THIS PRELIMINARY PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAN.
- THE PURPOSE OF THIS PLAN IS TO SHOW BUILDINGS, PARKING, AND ACCESS ON THIS PROPERTY.
- GROUNDWATER RECHARGE STORM WATER QUALITY, AND DETENTION WILL BE ADDRESSED AT THE FINAL DEVELOPMENT STAGE.
- IT IS UNDERSTOOD THAT THE SUBJECT PROPERTY WAS PREVIOUSLY THE SITE OF A ROCK QUARRY. THE PROPOSED BUILDING FOUNDATION AND PROPOSED FILL WITHIN THE BUILDING FOOTPRINT SHALL BE DESIGNED AND CONSTRUCTED WITH SPECIAL CONSIDERATION TO SAID SITE HISTORY. ALL APPLICABLE ENGINEERING DESIGN AND DUE DILIGENCE SHALL BE OBSERVED.



DEARINGER DEVELOPMENT
 900 E. MAIN ST. EXT.
 GEORGETOWN, KY 40324
AMENDED DEVELOPMENT PLAN

