

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

December 14, 2023

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of November invoices
- B. Approval of November 9, 2023 minutes
- C. Approval of December 14, 2023 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2023-50 Huck's Market – Preliminary Development Plan for a 7,100 SF Convenience Store/Gas Station located east of McClelland Circle, south of E. Main St. Ext., north of Lemons Mill Road.
- B. FSP-2023-53 Graves Property – Final Subdivision Plat to subdivide one 26.47-acre farm into three parcels located on Graves Road.
- C. ZMA-2023-55 Limestone Farms Distillery – Zone Change request for 30 acres from A-1 (Agricultural) to B-5 (Planned Commercial Park) located at 1530 Paynes Depot Road. PUBLIC HEARING

III. NEW BUSINESS

- A. PDP-2023-56 Fairfield Inn Amendment – Preliminary Development Plan for the redevelopment of an existing hotel through the addition of 5,107 SF of building expansion and electric vehicle parking spaces located at 200 Tiger Way.
- B. PDP-2023-57 Limestone Farms Distillery – Preliminary Development Plan for a 16,000 SF Distillery with a 6,400 SF tasting room and accessory tanks, silos, and exterior improvements on 30 acres located east of Paynes Depot Road and south of McClelland Circle, within the Georgetown USB.

IV. OTHER BUSINESS

- A. Approval of 2024 Application Meeting Schedule Deadlines

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
November 9, 2023**

The regular meeting was held in the Scott County Courthouse on November 9, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners James Stone, Duwan Garrett, Dann Smith, Harold Dean Jessie, Mary Singer, David Vest, Rhett Shirley and Brad Green and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Singer, second by Smith, to approve the October invoices. Motion carried.

Motion by Stone, second by Green, to approve the October 12, 2023 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that the applications for Huck's Market (PDP-2023-50) and Graves Property (FSP-2023-53) have been postponed until the next regularly scheduled meeting. Chairman Mifflin opened the public hearing for Limestone Farms Distillery (ZMA-2023-55) and continued the application until the next regularly scheduled meeting.

Consent Agenda

A representative of South Crossing Amended (PSP-2023-48) and Phoenix Transportation Property (PSP-2023-52) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Singer, to approve the applications. Motion carried unanimously.

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

PDP-2023-38 Online Transport – Preliminary Development Plan for a 162,848 SF gravel storage area located at 656 Old Delaplain Road.

Mr. Kane stated the application is for trucking and trailer storage use on I-1 zoned property of approximately 10 acres on the corner of Old Delaplain and Sims Road. He stated this application has been postponed several times and was originally approved in 2016 but preliminary approval expired. He stated in 2022 the applicant submitted an amended plan that was denied.

He stated the request is to use the site for truck and trailer storage on a gravel lot. He stated it is the only light industrial zoned property in the area. He stated the applicant owns four parcels and operates

a business on all four parcels. He stated the other three parcels are zoned A-1 with lawfully non-conforming trucking use.

He stated the staff's first thought was to request a rezoning application on all the parcels but there is no infrastructure in place to support that. He stated surrounding property is zoned A-1 except this corner lot. He stated the applicant had installed gravel without approval. The Planning Commission office received a complaint and started the process of requiring the development plan. He stated the applicant was not aware that development plan approval was needed before gravel was installed.

Mr. Kane stated that access is from Old Delaplain Road. He stated that residents of Sims Road have testified previously that the truck traffic sometimes blocks the intersection at Cherry Blossom Way when traffic is busy during peak hours.

He stated staff has met with the applicant on site to discuss solutions. He stated the applicant is proposing an asphalt apron at the entrance with a chip-and-seal driveway into the parking area. He stated the applicant says the driveway will be one-way in the property and outgoing traffic will be offsite through and adjoining property to the west that the applicant owns.

He stated that proposed landscaping does meet requirements but only along Sims Road will be required as an adjoining property owner, the applicant can waive screening to the north.

He stated that staff identified an issue with sight distance when looking north at Sims and Old Delaplain Road when staff performed a site visit. He stated some of the undergrowth is going to be cleared out.

He stated the applicant has proposed some site improvements. He stated adding 10' of asphalt on east side of Sims Road to improve truck turning, removing vegetation, adding stop signs at the intersections, and adding do not block intersection and stop bars on the road.

He stated the L-shaped lot adjoining the project site to the north had the condition that only cars were supposed to use the entrance. He stated the applicant will address the problem by adding a bar and barricade that would prevent trucks from using the entrance.

He stated traffic will be one-way onto the site and lighting will be interior to the property.

He stated he added a condition of approval requiring a Traffic Engineer to review the recommendations for the intersection.

Commissioner Jessie questioned if there are future problems again what could be done. Mr. Kane stated the applicant could be cited and subject to fines.

Commissioner Jessie questioned who would be responsible for paying if the rock ledge at the intersection needs to be cut down. Mr. Kane stated the applicant would be responsible.

Commissioner Green requested clarification of the drawing of the site.

Nathan Billings, Billings Law Firm representing applicant, stated the applicant agrees with the conditions of approval. He stated the traffic improvements proposed will improve the traffic flow and safety.

Commissioner Jessie questioned if any neighbor besides Mr. Watson was met with. Mr. Billings stated he was the neighbor who spoke last year at the hearing, so he was the person they contacted.

Steve Watson, 714 Delaplain Road, stated nothing that was promised in 2016 happened. Commissioner Singer questioned what was promised that the applicant did not fulfill. Mr. Watson stated they did not plant evergreens along Sims Pike. He stated they finally redirected the lights, but it took them 2 to 3 years. He stated he wants to make sure the applicant is held accountable for what they are supposed to do.

Commissioner Jessie questioned what the Planning Commission can do to enforce conditions of approval.

Attorney Perkins suggested assigning a timeline and coming back for another hearing to make sure the applicant has followed through with the conditions of approval.

Mr. Kane stated the applicant never proceeded to the final development plan with the previous 2016 approval, which is why the evergreens were not planted.

Mr. Watson questioned how the gravel was allowed. Mr. Kane stated that was a violation and that is what started this process of requiring development plan approval. He stated the Planning Commission wants the applicant to become compliant instead of having the applicant return the land to the previous state.

Mr. Billings explained the history of the site and further discussion of the timeline of events was discussed. Mr. Billings stated the best protection for the future for the applicant to follow through is to add a note on the plat. He stated that gives the Planning Commission the power to enforce the conditions of approval.

Commissioner Singer expressed concern of holding the applicant responsible for the improvements.

Mr. Watson requested a traffic study be completed before a decision is reached.

Commissioner Green stated the proposed improvements would help the area.

Mr. Billings stated the county road department is going to clear the brush in the county row at the corner of Old Delaplain and Sims Road.

Mr. Billings stated the Planning Commission has the jurisdiction to review a plan at any time.

Mr. Billings stated that a traffic study would be a traffic count based on the existing conditions and proposed development and would not address the current traffic problems.

Commissioner Jessie questioned the process and number of fines.

Mr. Watson stated again he would like to see a traffic engineer address the situation.

Chairman Mifflin stated by approving the preliminary development plan then the Planning Commission could check the progress of the improvements.

Commissioner Singer stated she would like to make sure the applicant must be reviewed by the Planning Commission again to check on the status of the improvements.

Commissioner Shirley stated that condition two goes beyond the usual conditions and gives the Planning Commission leverage to make sure the problems are fixed.

After further discussion, **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2023-38) subject to (14) conditions of approval and one waiver. Applicant must return before the Planning Commission with the Traffic Review Analysis of the proposed improvements. Motion carried 8-1 with Jessie dissenting.**

ZMA-2023-49 The Village at Lemons Mill - Zone change request for property currently zoned R-2 to B-2 located south of East Main Street Extended, north of Lemons Mill Road, and east of McClelland Circle.

Chairman Mifflin opened the public hearing.

Mr. Kane stated this application is to amend the zoning on a lot of 1.9 acres. He stated the overall property was rezoned in 2019. He stated a change in the proposed road alignment has caused the need for rezoning and rezoning would create a contiguous B-2 zone on all three commercial lots.

He stated on the Future Land Use Map that the area at the corner of Lemons Mill Road and the Bypass was designated as commercial. He stated approval would amend the zoning boundary to follow the guidelines for zoning boundaries.

Richard Smith, representing Matt Welch, stated the applicant agrees with staff recommendations.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Jessie, second by Smith to recommend approval of the rezoning request (ZMA-2023-47) on the basis of staff recommendation that it complies with the comprehensive plan . Motion carried unanimously.**

PDP-2023-51 Triport Circle Truck Wash – Preliminary Development Plan for a 6,000 SF semitruck truck wash facility with overnight trailer parking located at 107 Triport Circle.

Ms. Ketz stated there had been some minor amendments to the staff report. She stated the project site is 1.7 acres. She stated the applicant has requested a variance to the tree canopy requirement.

She stated this is one of the remaining undeveloped lots in the Triport Industrial Park. She stated that Triport Circle is a privately maintained road.

She stated the original parking requirements were calculated incorrectly. She stated the applicant shows adequate provisions for parking.

She stated two detention basins shown between the driveways. She stated the staff report showed drainage to sanitary sewer and that has been corrected to a trench drain close to the building.

She stated the applicant would have to remove screening to allow truck movement on site. She stated screening and interior landscaping does meet requirements. She stated that tree canopy requirements could be met by proposing larger trees without needing the variance.

She stated the applicant has a letter from Bluegrass Water & Utility, but the letter is very vague whether the site can be served by sewer. She stated staff recommended postponement due to the lack of certainty of sewer capacity. She stated the two-year sunset clause could provide time to secure sewer service.

She stated the site would be expected to annex into the City of Georgetown when that is available.

Daniel Rehner, Thoroughbred Engineering, stated the landscaping requirement will not be a problem. He stated the trench drain is only for stormwater. He submitted a letter without a signature that states Bluegrass Water will provide service to the site.

After further discussion, **Motion by Jessie, second by Singer to approve the Preliminary Development Plan (PDP-2023-51) subject to (10) conditions of approval. Motion carried unanimously.**

ZMA-2023-54 Mullins Property – Zoning Map Amendment to change the zoning district from A-1 and R-1A to R-1B located at 129 Mulberry Street.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated this zone change is to address multiple split zoned parcels. She stated there are five vacant parcels that the applicant would like to consolidate into two residential lots. She stated three of the five parcels are within the City of Stamping Ground city limits. She stated if approved staff would recommend annexing into city limits. She stated the Future Land Use Map shows the property having Urban Residential future use.

Harold Simms, representing the applicant, stated his client is planning a home for his family and possibly mother in the future. He stated at TRC there was concern about the condition of Mulberry Street. He stated his client is willing to put a note on the plat that would limit the number of units on the site to two.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Vest, second by Jessie to recommend approval of the rezoning request (ZMA-2023-54) on the basis of staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.**

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

HUCK'S MARKET PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission December 14, 2023

FILE NUMBER: PDP-2023-50

PROPOSAL: Preliminary Development Plan for a 7,100 SF Convenience Store/Gas Station

LOCATION: East of McClelland Circle, south of E. Main St. Ext., north of Lemons Mill Road

OWNER: Matt Welch, Welch Real Estate Holdings, LLC

CONSULTANT: Darren Helms, Landmark Surveying and Design



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2, R-2, A-1,
Site Acreage	2.47 Acres
Building Size	7,100 SF
Parking Required:	48 spaces, 2 Handicap spaces
Parking Provided:	49 spaces, 2 Handicap spaces
Access	Lemons Mill Road (KY 1962), E. Main St. Extended, & McClelland Circle (US 62)
Variiances/Waivers	Reduce Front Setback to 30' for freestanding 10 x 20 storage building.

BACKGROUND:

This is a Preliminary Development Plan request for approval of a 7,100 SF convenience store with eight (8) gas pumps on a 2.47-acre, B-2 zoned (Highway Commercial) lot. The Project Site was first rezoned in July 2019, as part of application ZMA-2019-28 and was preliminary approved for a mixed-use development of commercial lots and townhouse buildings in 2020 (PDP-2020-02). The proposed site layout was amended and the applicant returned to the Planning Commission Board in November 2023 to reapprove the overall Preliminary Subdivision Plat for the commercial lots and the Preliminary

Development Plan for the residential section (PDP-2023-34). During that review it was discovered that the commercial zoning split the commercial lots because of the newly proposed internal road alignment. A new zone change application was submitted and recommended for approval by the Planning Commission at the November 2023 meeting to correct the zoning boundary on the three commercial lots. That zoning boundary amendment is currently pending with the City of Georgetown. Approval of this Preliminary Development Plan will be contingent upon that zoning amendment being approved by the City of Georgetown.

Huck's Market Site Layout:

The proposed Convenience store will face to the south with the main gas pumps under canopy on the south side of the building. In order to get the level grades required around the pumps, the applicant is proposing to construct a retaining wall along the southern and western boundaries of the parking lot/VUA. The retaining wall will be variable height, but up to 7' high at its highest point. There will be a plantings at the top of the retaining wall to provide additional screening/landscaping. Parking will be provided around the building and under the fuel canopies.

A second canopy with two pumps for trucks and trailers and larger vehicles will be located on the north side of the building with a driveway turnaround area to the west of the pumps. The northern truck pumps/canopy is set at an angle to improve access for large trucks and/or trailers. It is recommended that the fuel pumps and canopy alignment is corrected to be parallel to the building to reduce the potential for headlights directed at areas offsite and to reduce the possibility of trucks or trailers blocking the access road. There will be a sidewalk around the entire building and entrance doors on both the north and south sides of the building. There will be a covered porch on the southeast corner of the building. The dumpster enclosure and a small, detached storage building will be located on the east side of the main building.

Vehicular Access & Pedestrian Circulation:

The Project Site will have two (2) vehicular entrances. Both new access points are proposed from a new public road which will cut through the middle of the overall project site connecting Lemons Mill Road and East Main Street Extended along the eastern boundary of the commercial lot. A right-in-right-out is proposed for access to McClelland Circle, north of the Huck's Market site. This new road will need to be constructed prior to the Final Development Plan approval for Huck's Market and before site construction commences. Access must be provided to the lot and all utilities must be available to the site prior to Final Plat approval for the Huck's lot and prior to Final Development Plan approval allowing construction of the Huck's Market to begin.

The overall developer of the commercial lots and adjoining residential townhomes did previously provide a traffic study for the development taking into account the residential and future commercial components of this project. It determined that 208 AM and 236 PM peak hour trips are expected to be generated by the site at build-out. The TIS looked at 2022 and 2032 projections and concluded that:

1. An eastbound left turn lane is required into the site at the entrance on Lemons Mill Road.
2. The westbound left turn lane on Lemons Mill Road at the intersection with McClelland Circle should be extended to 250 feet long.
3. The traffic generated by the Project Site will have a manageable impact on the surrounding transportation network.

The overall developer has included these improvements to Lemons Mill Road in the plans for the development. The developer will need to obtain an encroachment permit approval from the Kentucky Transportation Cabinet (KYTC) for Lemons Mill Road improvements and entrances, the McClelland Circle entrance, and any work done in KYTC right-of-way (ROW) on the northern side of the Project Site.

Sidewalks will be required on both sides of the new public street. The applicant is proposing a sidewalk connection from the new public street to their main Huck's Market entrance. In addition, the site is in the path of the proposed Legacy Trail alignment and the Preliminary Development Plan is showing a 30' greenway easement along the frontage on McClelland Circle, west of the project site, for a portion of the Legacy Trail. The applicant is not proposing to construct the multi-use trail at this time, but is providing the easement for its future construction. The location of the trail easement along McClelland Circle, appears to be the safest location and this location is supported by planning staff.

There is a stormwater management area shown on southeastern corner of the Project Site. Staff will look for these to function appropriately as the development moves through the review and construction process.

Land Use Buffers and Landscaping:

Section 6.12: Property Perimeter Requirements

The Project Site does require property perimeter buffering along the border with adjoining residential zone per Section 6.12 of the *Landscape and Land Use Buffers Ordinance*. This buffering shall be designed to reduce noise and light pollution from impacting the adjoining residential areas.

Section 6.13 and 6.22: Vehicular Use Area Perimeter and Interior Requirements

This application will be required to meet the requirements of Section 6.13 and 6.22 of the *Landscape and Land Use Buffers Ordinance* and provide interior and perimeter VUA landscaping on the final specie-specific landscape plan.

Section 6.2215: Minimum Canopy Requirements

The Applicant will be required to plant an appropriate number of trees to meet the 24% canopy requirement.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan to construct a 7,100-convenience store/gas station with the following variance and conditions of approval:

Variance:

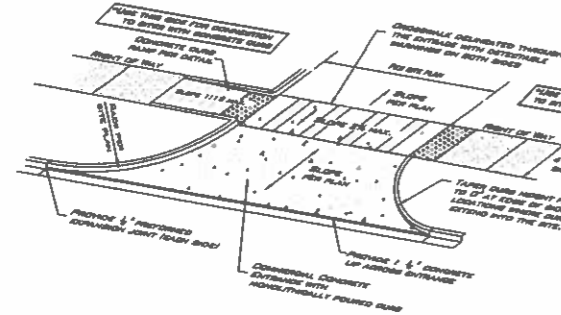
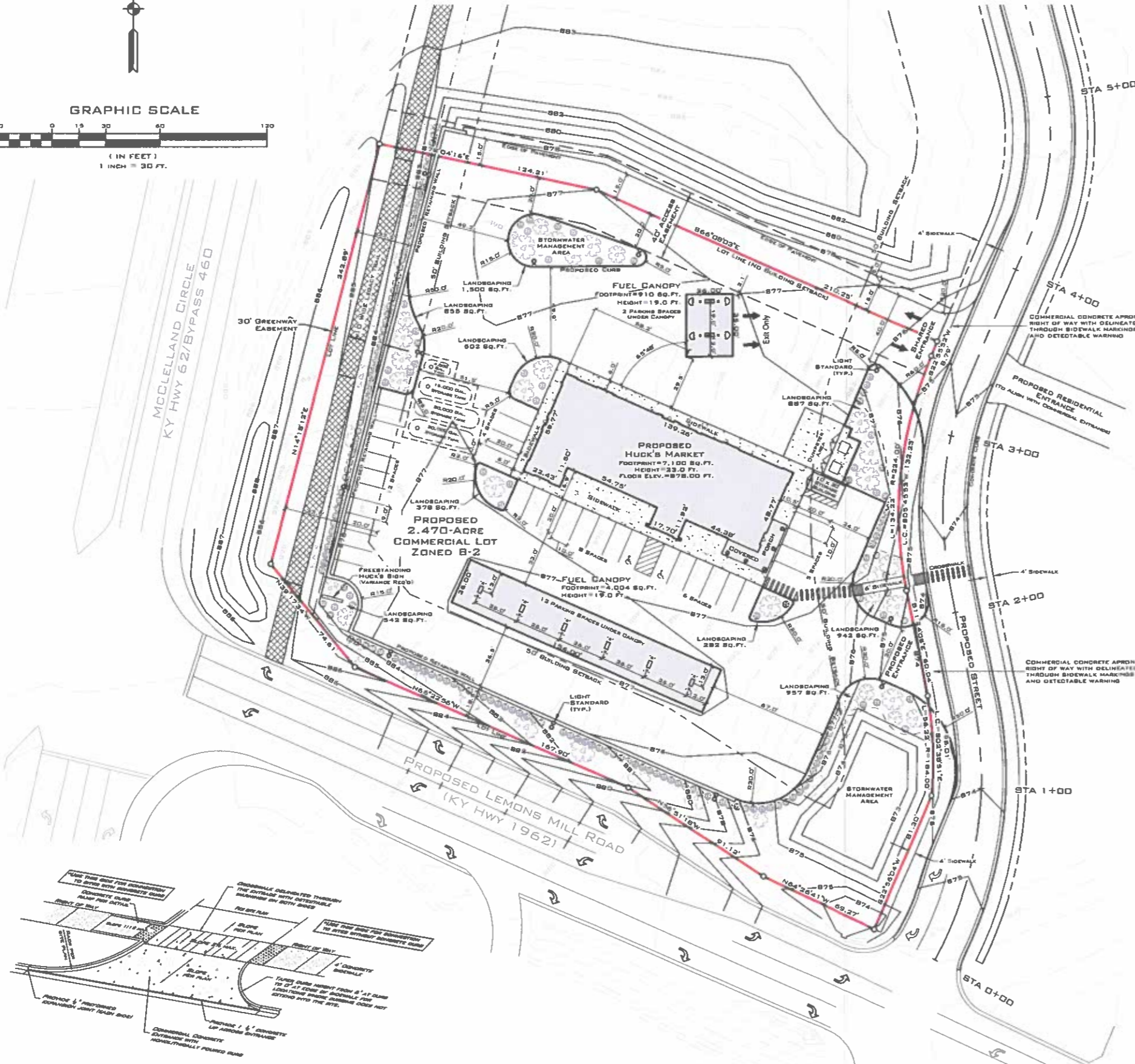
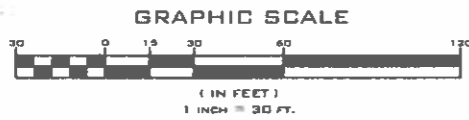
Reduce front setback along new public street from 50' to 30' for the construction of a 10' x 20' storage building.

Conditions of Approval:

1. Road improvements required to serve the development shall be constructed at the developer's expense and the access road and utilities shall be constructed to the lot prior to Final Plat approval for the commercial lot and Final Development Plan for the Huck's Market.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.

3. 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).
4. The project will need to comply with all stormwater management requirements, as part of Final Development Plan approval.
5. A photometric plan shall be submitted along with the Final Development Plan showing no off-site lighting impacts.
6. Commercial lot shall not be platted and Final Development Plan shall not be approved until a rezoning occurs amending the commercial zone line to be contiguous with the lot boundaries.
7. The project shall comply with all requirements of GMWSS regarding water and sewer approvals and all requirements of Georgetown Fire Department regarding fire protection and hydrant location.
8. 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.
9. 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.
10. A final specie-specific landscape plan shall be provided along with the Final Development Plan.
11. 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*.

Commercial Outlot #1 in the Village At Georgetown City of Georgetown, Kentucky



Typical Entrance Detail
NOT TO SCALE



Site Statistics

ZONE OR DISTRICT	B-2 (HIGHWAY COMMERCIAL)
PROPOSED USE	CONVENIENCE MARKET WITH FUEL
CURRENT LANDOWNERS	WELSH REAL ESTATE HOLDINGS, LLC BYA MAR NO. 191-30-005.00 AND 191-30-017.00
DEVELOPER	AMERICAN MINI-STORAGE OF KENTUCKY, INC. BYA MAR NO. 191-10-009.00
	MARTH & BAYLEY, INC. (DBA HUCK'S MARKET) 1311 WEST MAIN STREET CARMIL, ILLINOIS 62821 618-282-2334
GROSS LOT AREA	2.470 ACRES
AREA TO BE DEVELOPED	2.470 ACRES
BUILDING HEIGHT	25 FT. MAXIMUM ALLOWED 23 FT. PROPOSED
MINIMUM BUILDING SETBACKS FOR MAIN AND ACCESSORY STRUCTURES	FRONT YARD - 50 FT. SIDE YARD - 0 FT. REAR YARD - 0 FT.
BUILDING GROUND COVERAGE	60% MAXIMUM ALLOWED 1.4% PROPOSED

Parking Statistics

	REQUIRED SPACES	PROPOSED SPACES
STANDARD SPACES	46	33
HANDICAP SPACES	2	2
FUEL CANOPY SPACES	N/A	14
TOTAL SPACES	48	49

NOTE: THE REQUIRED PARKING SPACES ARE BASED SECTION 271 D-3 OF THE ZONING ORDINANCE AND EXHIBIT 10-D OF THE SUBDIVISION AND DEVELOPMENT STANDARDS WHICH REQUIRES 1 PARKING SPACE PER 150 SQUARE FEET OF COMMERCIAL FLOOR AREA. 3 HANDICAP SPACES HAVE BEEN PROVIDED TO COMPLY WITH EXHIBIT 10-B OF THE SUBDIVISION AND DEVELOPMENT STANDARDS WHICH REQUIRES 3 SPACES WHEN THERE ARE BETWEEN 36 AND 50 STANDARD SPACES.

Landscape Statistics

VEHICULAR USE AREA	= 68,431 SQ. FT.
INTERIOR LANDSCAPE REQUIRED	= 6,844 SQ. FT. (10.0%)
INTERIOR LANDSCAPE PROPOSED	= 6,845 SQ. FT. (10.0%)
INTERIOR TREES	TREES REQUIRED (6.845 SQ. FT./250 SQ. FT.) = 28
TREES PROPOSED	= 28

Tree Canopy Statistics

SITE AREA	= 2.47 ACRES OR 107,593 SQ. FT.
TREE CANOPY REQUIRED	= 25,822 SQ. FT. (24.0%)
EXISTING TREE CANOPY	= 0 SQ. FT.
PROPOSED TREE CANOPY	INTERIOR TREE CANOPY = 14,000 SQ. FT. (28 X 500)
PERIMETER TREE CANOPY	= 12,600 SQ. FT. (18 X 700)
TOTAL TREE CANOPY	= 26,600 SQ. FT. OR 46 TREES (24.7%)

Variance Request

A VARIANCE FROM THE SETBACK STANDARD IS REQUESTED FOR THE 10' X 20' PORTABLE STORAGE BUILDING SHOWN AT THE EAST END OF THE MAIN BUILDING.

- ### Notes
- THE INFORMATION SHOWN HEREON, REGARDING THE FOLLOWING ITEMS, WAS TAKEN FROM THE APPROVED PRELIMINARY DEVELOPMENT PLAN OF THE VILLAGE AT GEORGETOWN PREPARED BY MIDWEST ENGINEERING, LEXINGTON, KY: (1) LOT DIMENSIONS, (2) STREET ALIGNMENT AND GRADE, (3) EASEMENTS, (4) BUILDING SETBACKS AND (5) 30' GREENWAY EASEMENT.
 - STORMWATER QUANTITY REDUCTION WILL BE PROVIDED OFF-SITE AS PART OF THE "THE VILLAGE AT GEORGETOWN" DEVELOPMENT.
 - THE LOT WILL COMPLY WITH CURRENT STORMWATER MANAGEMENT REQUIREMENTS INCLUDING WATER QUALITY AND DRY TREATMENT. SPECIFICALLY, FUELING AREAS WILL BE ADDRESSED TO ASSURE WATER QUALITY REQUIREMENTS ARE MET.
 - A BUMP WILL BE PROVIDED IN QUARTER AREAS THAT STORE USED COOKING OIL AND RECEIVE RAINFALL. STORMWATER ENTERING THE BUMP WILL BE ROUTED THROUGH AN OIL/WATER SEPARATOR PRIOR TO DISCHARGED INTO THE STORMWATER COLLECTION SYSTEM.
 - GRADING IN THE RIGHT OF WAY OF MCCLELLAND CIRCLE AND LEMONS MILL ROAD WILL REQUIRE A GRADING PERMIT THROUGH THE KYTC. THIS PERMIT IS BEING OBTAINED AS A PART OF THE VILLAGE AT GEORGETOWN PROJECT.
 - THE FREESTANDING SIGN SHOWN HEREON WILL REQUIRE A VARIANCE REQUEST TO THE GEORGETOWN BOARD OF ADJUSTMENT. THE MAXIMUM HEIGHT OF THE SIGN WILL NOT EXCEED 25 FEET, AND IT WILL BE SETBACK A MINIMUM OF 10 FEET FROM THE PROPERTY LINES.
 - THE FREESTANDING LIGHT STANDARDS SHOWN HEREON WILL NOT EXCEED A HEIGHT OF 25 FEET, AND THEY WILL COMPLY WITH THE STANDARDS DESCRIBED IN THE ZONING ORDINANCE. A LIGHTING PLAN WILL BE SUBMITTED FOR APPROVAL WITH THE FINAL DEVELOPMENT PLAN.



15 N.E. 3RD STREET
WASHINGTON, INDIANA 47501
(812) 297-0950
WEBSITE: LANDMARKSURVEYINGCO.COM
PROJECT NO. 23-10-0193

Preliminary Development Plan

1000 Lemons Mill Road

Georgetown, KY 40324

EST. 1974

1311 W. MAIN STREET
CARMIL, ILLINOIS 62821

REVISIONS	DATE

DATE	11-27-2023
DRAWN BY	D.L. Helms
CHECKED BY	H.L. Helms

SHEET No. **1**

of 1 SHEETS

FILE NAME
PDP Georgetown.dwg

**MERLA GRAVES PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
December 12, 2023**

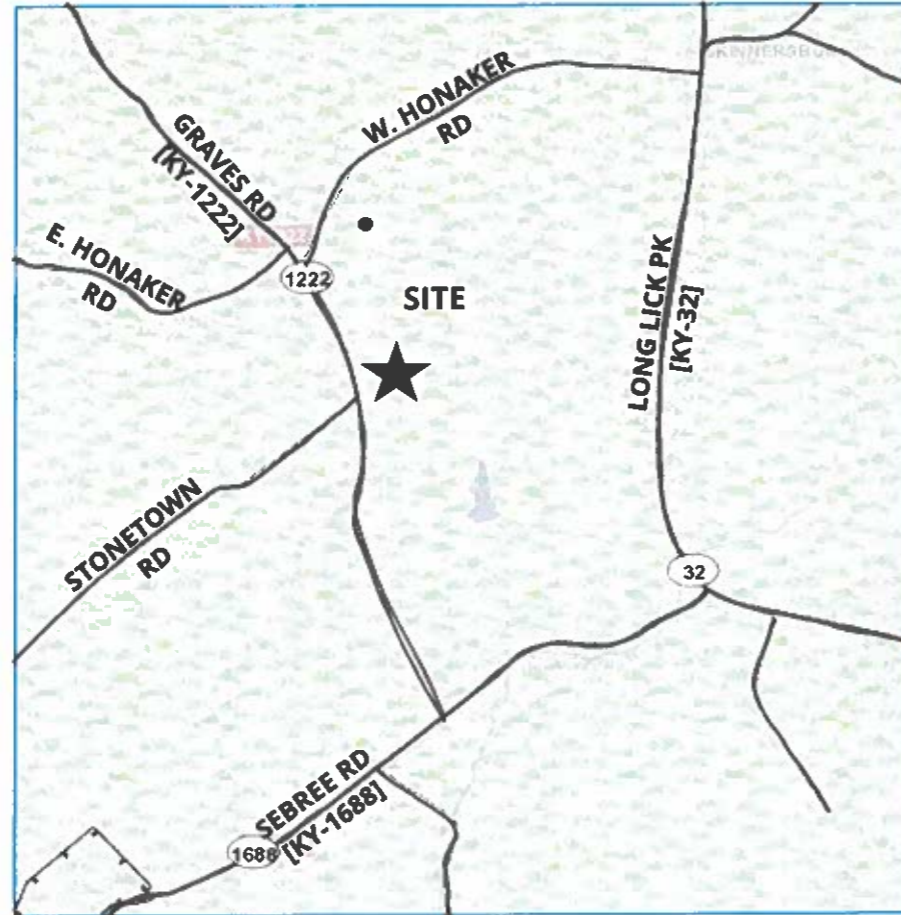
FILE NUMBER: FSP-2023-53

PROPOSAL: Final Subdivision Plat to subdivide one 26.47-acre farm into three parcels

LOCATION: Graves Road

OWNER: Merla Graves

CONSULTANT: Joel Day,
Meridian Associates



STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone:	A-1
Proposed Lot Acreage:	Parcel 6A: 5.72 ac, Parcel 6B: 10.16 & Parcel 6C: 10.16 ac
Access (Direct):	Graves Road [KY-1222]
Access (Arterial):	Long Lick Pike [KY-32]
Variances/Waivers:	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a farm into three parcels located off Graves Road, located at the intersection of Graves and Stonetown Roads. The property has been subdivided previously and any further subdivision requires Planning Commission hearing.

Plat Review:

The proposed plat shows the appropriate setbacks, and the proposed lots meet the lot size and width requirements. Language in the GIS certification blocks need to be updated.

Access:

The farm has road frontage onto Graves Road and Parcels 6A and 6B will use an existing entrance located approximately 430 feet north of the Graves Road – Stonetown Road intersection. The Applicant proposes an entrance approximately 750 feet south of the Graves Road – Stonetown Road intersection, or along the southernmost property line. Any new entrance will require KYTC District 7 approval and the permit number needs to be noted on the final plat.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and 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 Tract 6A, 6B, & 6C of the Graves property as shown hereon 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.

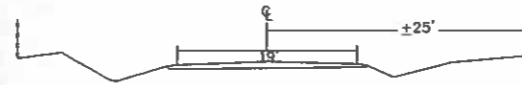
General Manager _____ Date _____

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.

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Owen Electric, A/E/T, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and licensees, the right to trim or remove any and all trees, structures and obstructions located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement or required to construct, operate, maintain, reinforce and replace facilities within said easements. Lot lines with no easement shown shall have a 5 ft. easement on them.

MERLA GRAVES, OWNER _____ DATE _____



CROSS-SECTION OF GRAVES ROAD
LOOKING NORTH NEAR PROPOSED ENTRANCE

UTILITY CERTIFICATION

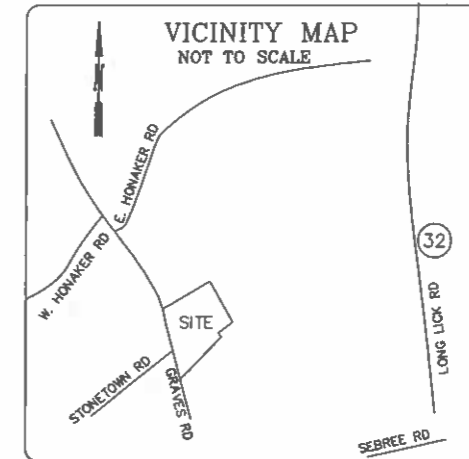
I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

OWEN ELECTRIC _____ DATE _____

CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

GIS Analyst/Technician _____ Date _____



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

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

OWNERS CERTIFICATION
CURRENT ZONING OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES 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 ENCHROACH UPON ANY DRAINAGE EASEMENT.

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

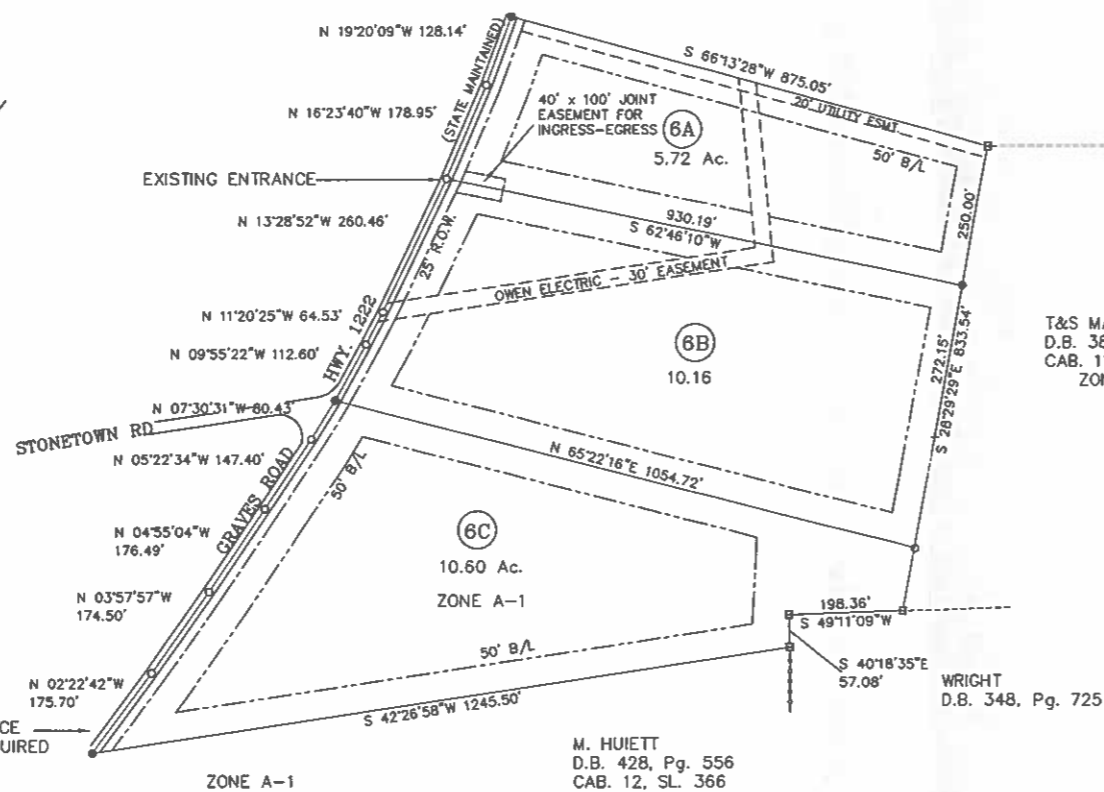
MERLA GRAVES-OWNER _____ DATE _____

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 CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION, 100% OF THIS SURVEY WAS COMPLETED BY METHOD OF FIXED RISK RECEIVERS, SPECTRA SP80 BASE AND SPECTRA SP85 ROVER WITH AN UNADJUSTED RELATIVE POSITIONAL ACCURACY OF 0.025 FT ±100 PPM AND HAS NOT BEEN ADJUSTED. THIS IS AN URBAN CLASS SURVEY. THE BASIS FOR BEARINGS IN THIS SURVEY IS KY STATE PLANE NORTH ZONE, NAD83, GEOR0128.

Wm. JOEL DAY, PLS _____ DATE _____

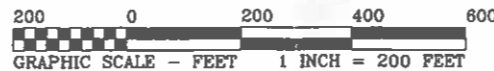


J. HOBBS
D.B. 438, Pg. 554
CAB. 13, SL. 188

T&S MANS, LLC
D.B. 382, Pg. 675
CAB. 11, SL. 374
ZONE A-1

WRIGHT
D.B. 348, Pg. 725

M. HUIETT
D.B. 428, Pg. 556
CAB. 12, SL. 366



MERIDIAN ASSOCIATES, LLC
SURVEYORS
502 N. BROADWAY, GEORGETOWN, KENTUCKY 40324
TELEPHONE (502) 863-6070 - jdaypls@gmail.com

OCTOBER 24, 2023

STATE OF KENTUCKY
WM. JOEL DAY
2536
LICENSED PROFESSIONAL LAND SURVEYOR

FINAL SUBDIVISION PLAT
GRAVES PROPERTY
GRAVES ROAD, STAMPING GROUND, SCOTT COUNTY, KENTUCKY
MERLA GRAVES - D.B. 232, Pg. 414 / W.B. 28, Pg. 424
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**LIMESTONE FARMS DISTILLERY
ZONE CHANGE**

**Staff Report to the Georgetown-Scott County Planning Commission
December 14, 2023**

FILE NUMBER: ZMA-2023-55

PROPOSAL: Zone change request for 30 acres from A-1 (Agricultural) to B-5 (Planned Commercial Park).

LOCATION: 1530 Paynes Depot Road

APPLICANT: Limestone Farms Distillery, LLC

CONSULTANT: Thoroughbred Engineering,



STATISTICS:

Existing Zone	A-1 (Agricultural)
Proposed Zone	B-5 (Commercial Park)
Surrounding Zones	A-1 (Agricultural),
Acreage	30 acres
Proposed Use:	Fully operational Distillery
New street required	No
Access	Paynes Depot Road
Future Land Use	
Designation:	Residential

BACKGROUND:

The subject property is a 30-acre portion of a larger 206.31-acre farm, currently zoned A-1 (Agricultural), south of the McClelland Circle bypass (US 62/460) and east of Paynes Depot Road (US 62). The Applicant is seeking to rezone just the 30-acre portion of the farm from A-1 to B-5. Since this is an urban zoning district, the Project Site will need to be annexed into the City of Georgetown. In order to legally extend the existing city limits to the project site, the applicant may need to annex a portion of or the entire farm in order to extend city limits in a contiguous fashion.

LEGAL CONSIDERATIONS:

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

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

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

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

Part 1: The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map for the currently adopted Comprehensive Plan shows approximately 8 acres on the southeast corner of Paynes Depot and the McClelland Circle bypass as Commercial and the remainder of the farm south of the bypass as Urban Residential to the 820 contour of Cane Run Creek and then as Greenbelt south of the 820 contour.

Therefore, the proposed change is not consistent with the Comprehensive Plan Future Land Use Map for the area. The portion of the subject property being considered for rezoning is also accessed from Paynes Depot Road, via a frontage road, shared by multiple adjoining properties. The overall farm is within the Georgetown Urban Service Boundary, so should be annexed, prior to urban scale development.

The finalized Future Land Use Map for the update of the Comprehensive Plan shows this entire property within the Georgetown Urban Service Boundary (USB), and for the most appropriate land use to be Residential. Since the proposal is not in compliance with the proposed Comprehensive Plan Future Land Use Map, parts a and b should be considered.

Part a. That the existing zone classification given to the property is inappropriate and that the proposed zoning classification is appropriate.

The subject property is within the Urban Service Boundary of the City of Georgetown and is north of Cane Run Creek, the generalized geographic feature defining the Urban Service Boundary limits of the City of Georgetown. The subject property is within Privilege fee area #2 for Georgetown Municipal Water and Sewer Authority and does have a sewer pump station on the eastern portion of the farm. There are utilities available to the periphery of the farm and urban residential land uses encroaching the farm on the east and the north. The farm is within the sphere of the City of Georgetown and is bounded on the northern and western sides by major arterial roadways.

The current Agricultural zoning on the subject property is a transitional when considering long term plans for city expansion within the current USB. Agricultural use would not be the highest and best use of the property when considering its proximity to other urban uses and its location within the Georgetown Urban Service Boundary. The most appropriate zone is either an Urban Residential zone based on the future land use map or another zone which would support a single planned campus type use which could be buffered from adjoining residential areas and provide a transition to the Greenbelt. Since part a is inconclusive, part b should be considered as well.

Part b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

There have been physical and social changes in the immediate vicinity, with developing subdivisions to the north and east and a growing commercial hub around the Kroger Marketplace anchor to the north and increasing residential population and vehicle traffic all around the subject property. But the changes in the area associated with urban growth were all known or anticipated and considered when the current Comprehensive Plan was adopted.

The changes that were not considered were the growth and expansion of the Kentucky Bourbon Industry in recent years and the success of the Bourbon Trail as a driver of tourism and visitors to the state and region. It would be desirable to provide a location on the Bourbon Trail in Georgetown or Scott County to help expand the number of visitors and tax dollars generated by tourism in the county.

Modern Distilleries are partly tourist attractions, who promote and celebrate the traditions and craftsmanship of the bourbon industry and provide a tasting experience and in person exposure to the distilling and bottling process. The proposed use should be considered in terms of whether this is an appropriate location in the community for a distillery and will locating it here have the effect of driving future desirable or undesirable development around it. This should be weighed against the Comprehensive Plan Goals to diversify the local economy and to manage growth to maximize efficiency of city networks and services.

Distilleries are unique land uses whose siting should be carefully considered. The development of new distilleries have the following unique permitting concerns:

- Air quality concerns and permitting and monitoring for volatile emissions from fermentation and stillage processing and particulate emissions from grain handling.
- Stormwater discharges during construction and for operations post-construction; raw water usage permits; wastewater permits for stillage discharges to local sewers; and
- Water demand based on proposed production levels and to provide fire protection due to the presence of volatile liquids.
- Waste permits depending on characterization of generated byproduct wastes from the distillation process.

A component of the use is agricultural in nature in that it involves the shipping, processing and handling of grains and the waste products of the distilling process. Buffering from surrounding residential and non-agricultural commercial uses is desired, so a larger, semi-rural location with good highway access may be the best fit for a new production distillery in terms of controlling the offsite impacts on surrounding lands. Barrel storage facilities would probably not be appropriate in an urban area with a high residential population due to the size of the storage buildings likely required and the impacts from off-gassing of ethanol during bourbon aging.

Discharge of wastewater to the public sewer system will likely require pretreatment and cooling to prevent discharge from adversely affecting Georgetown's wastewater treatment plant operations. This location has some desirable characteristics based on the above concerns. The following Goals and Objectives would support the change in zoning to allow a single use distillery development on the subject property with proper environmental controls.

CF 1. Design for an efficient network of streets and land uses.

- CF 1.1. Manage the location of the Urban Service Boundary (USB) and City Annexation to maximize efficiency of city networks and services.

Staff Comment: This is semi-rural use in that it requires grain storage and the handling and processing of grains and creates outputs of processed mash from the distilling process that are used by the agricultural industry for animal feed. Production Distilleries have historically been located in rural areas with easy access to a water source and buffered from residential areas. Usually with access to a rail line for shipping of raw materials and finished product. A modern Distillery is best situated in an area with public water and sewer access, but without other residential or public uses in close proximity. A location at the inner edge of the Urban Service Boundary, with good road access, but buffered from existing residential areas, may be an appropriate location. Especially if no major utility or road upgrades are required to accommodate the use.

CF 2. Maintain and enhance our built environment's form and character.

- CF 2.4 Provide an interconnected system of local and regional public open space and recreational opportunities.

Staff Comment: The proposed use includes a private outdoor recreational component with an event space and walking trail. The Comprehensive Plan includes an open space buffer south of the project site within the designated Greenbelt for the City of Georgetown, which follows generally the flood plain of Cane Run Creek. A future Greenbelt Trail for which easements have been dedicated already in existing development along the southern Greenbelt could enhance and complement this proposed private development.

EG 1. Diversify the Scott County Economy.

- EG 1.1. Support the Economic Strategic Plan's initiatives to diversify the Scott County Economy.

Staff Comment: The proposed use could help diversify the economy of Scott County and enhance and increase tourism by adding a stop on the Bourbon Trail in the City of Georgetown.

EG 2. Create more local business and job opportunities.

EG 2.1. Encourage long-term incremental local business development to benefit the community.

Staff Comment: The proposed use is an expansion of a local business and local tax dollars generated would benefit the local economy.

The proposed site would be an appropriate location for a distillery/tourism venue if the utilities were available or could be provided to the site at the level needed to serve this use at the applicant's expense and if environmental controls were in place to protect surrounding land owners. Approval should be contingent upon annexation and water and sewer availability.

CONCEPTUAL PLAN REVIEW:

Site Layout:

The proposed development for the Project Site shows a Distillery with a tasting room and tourism related accessory uses on the property including a walking trail and patio and fire pit and event and viewing area. The proposed use will require Preliminary and Final Development Plan approval at a later date, if the Zone Change is approved.

Landscaping:

The *Landscape Ordinance* requires a landscaping buffer between commercially zoned property and agriculturally zoned property. A recent Agricultural Buffer Ordinance passed by the City/County would apply to this property. That Ordinance requires a six-foot high wire no-climb fence where the property adjoins an Agricultural zone. The landscape buffer required by this Agricultural Buffer Ordinance is 50' with the plantings to be those non-harmful to livestock to be planted far enough of the property line to not overhang the boundary.

RECOMMENDATION:

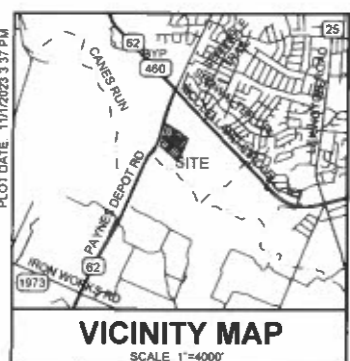
Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, based upon a combination of parts a and b, staff recommends **Approval** of the zone change request for 30 acres located at 1530 Paynes Depot Road.

If the Commission recommends approval of this application, staff recommends the following conditions be attached:

1. The subject property shall be annexed into the City of Georgetown.
2. The Applicant shall return to the Planning Commission for Preliminary and Final Development Plan approval.
3. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.

4. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
5. The approval of the zone change includes approval of the general Concept Plan proposed for the property. A Preliminary Development Plan shall be submitted and approved by the Planning Commission following the general layout of the submitted Concept Plan. If the applicant does not proceed to Final Development Plan approval within 3 years of Preliminary Development Plan approval, the Preliminary Development Plan shall expire and the Planning Commission may initiate a rezoning of the property back to A-1 (Agricultural) or some other appropriate zone.

PLOT DATE: 11/17/2023 3:37 PM
C:\USERS\CHALLDROBOX\RT\360\THOROUGHBREDEDENGINEERING\ACTIVE PROJECTS\LIMESTONE FARM (1530 PAYNES DEPOT RD)\CIVIL\CONCEPT PLAN\ZMA-1.0 CONCEPT PLAN.DWG



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 #21209C0120D, EFFECTIVE DATE DECEMBER 21, 2017

- NOTES:**
- 1 THIS IS NOT A BOUNDARY SURVEY
 - 2 INCREASED FIRE PROTECTION WILL BE REQUIRED
 - 3 FUTURE TRAFFIC STUDY MAY BE NEEDED PRIOR TO ADDITIONAL PROPOSED DEVELOPMENT
 - 4 ZONE CHANGE WILL BE CONDITIONED UPON ANNEXATION AND SEWER AVAILABILITY.

SITE DATA

ZONING INFORMATION:

CURRENT ZONING: A-1
ZONING REQUEST: B-S (GENERAL COMMERCIAL PARK)
BUILDING SETBACKS: FRONT 50', SIDE 50', REAR 50'

PROPERTY INFORMATION:

STREET ADDRESS: PAYNES DEPOT ROAD, GEORGETOWN, KY 40324
DEED BOOK: D B 252, PG 41
NUMBER OF LOTS: 1
LOT SIZE: 30 ACRES (1,306,781 S.F.)
AREA OF DEVELOPMENT: 17.2 ACRES (749,857 S.F.)

OWNER:

DUDLEY L. JENNINGS
1530 PAYNES DEPOT ROAD
GEORGETOWN, KY 40324

DEVELOPER:

DARIN DILLOW
LIMESTONE FARMS
197 SOARDS ROAD
GEORGETOWN, KY 40324

PROJECT INFORMATION:

PROPOSED USE: DISTILLERY & TASTING ROOM WITH SHORT TERM STORAGE
MAXIMUM BUILDING HEIGHT: 60'-0"
PROPOSED BUILDING HEIGHT: DISTILLERY 35'-0", TASTING ROOM 20'-0"
PROPOSED SQUARE FOOTAGE: DISTILLERY 16,000 S.F., TASTING ROOM 6,400 S.F., TOTAL 22,400 S.F.
MAXIMUM BUILDING LOT COVERAGE: 50%
PROPOSED BUILDING LOT COVERAGE: 17%
TOTAL IMPERVIOUS AREA: 499,377 S.F.

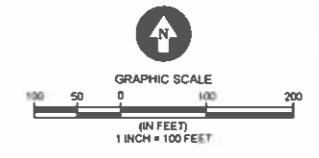
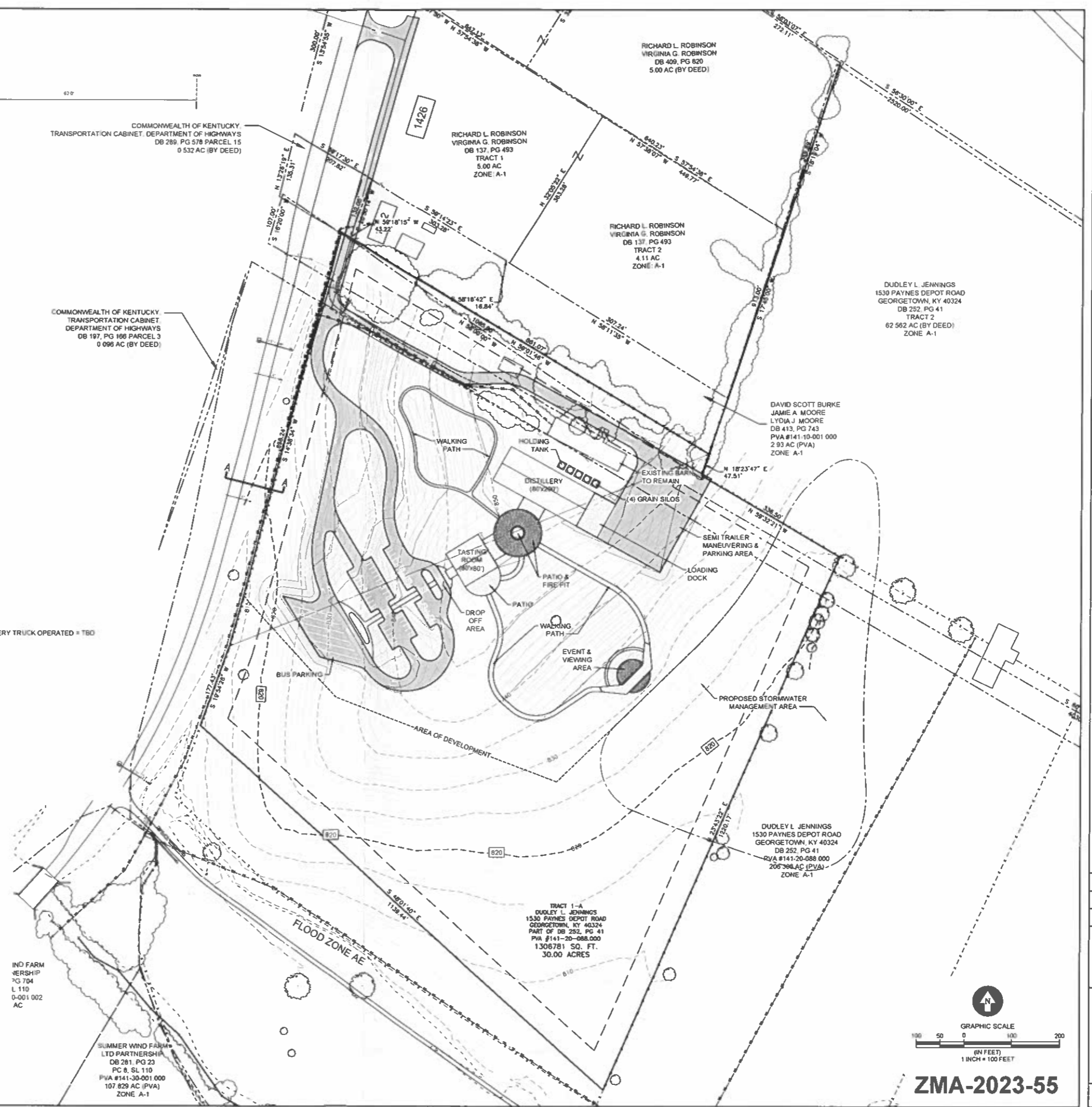
PARKING INFORMATION:

PARKING REQUIRED: DISTILLERY INDUSTRIAL PLANTS ONE SPACE PER 2 EMPLOYEES + ONE SPACE PER EVERY TRUCK OPERATED + TBD
TASTING ROOM INDOOR RETAIL BUSINESS ONE SPACE PER 150 SF = 43 SPACES
TOTAL: 52
ONE SPACE PER 25 PARKING SPACES
PARKING PROVIDED: 52 SPACES (38 STANDARD SPACES, 7 ADA SPACES, 7 BUS SPACES)

DESIGN ENGINEER:
THOROUGHBREDED ENGINEERING
CONTACT: DANIEL REHNER
P.O. BOX 481
LEXINGTON, KY 40588
PHONE: 859-785-0383

DISTILLERY & TASTING ROOM WITH SHORT TERM STORAGE
60'-0"
DISTILLERY 35'-0"
TASTING ROOM 20'-0"
DISTILLERY 16,000 S.F.
TASTING ROOM 6,400 S.F.
TOTAL 22,400 S.F.
50%
17%
499,377 S.F.

DISTILLERY INDUSTRIAL PLANTS ONE SPACE PER 2 EMPLOYEES + ONE SPACE PER EVERY TRUCK OPERATED + TBD
TASTING ROOM INDOOR RETAIL BUSINESS ONE SPACE PER 150 SF = 43 SPACES
TOTAL: 52
ONE SPACE PER 25 PARKING SPACES
52 SPACES (38 STANDARD SPACES, 7 ADA SPACES, 7 BUS SPACES)



ZMA-2023-55

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



ZMA CONCEPT PLAN
LIMESTONE FARMS DISTILLERY
PAYNES DEPOT ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PROJECT NO.	DRAWN BY
11/17/2023	CH
DATE	RECEIVED BY
	DR
ISSUED FOR REVIEW	
DATE	REVISION

ZMA-1.0

PLOT DATE: 10/25/2023 3:50 PM



VICINITY MAP
SCALE 1"=4000'

SITE STATISTICS

PROPERTY INFORMATION

PVA #: 141-20-088.000
CURRENT ZONING: A-1
PROPOSED ZONING: B-5
PROPERTY SIZE: 206.3 ACRES (PVA)
FRONT: 50'
SIDE: 50'
REAR: 50'

UTILITY PROVIDERS

WATER & SANITARY: GEORGETOWN MUNICIPAL WATER & SEWER SERVICE
ELECTRIC: KENTUCKY UTILITIES
GAS: COLUMBIA GAS

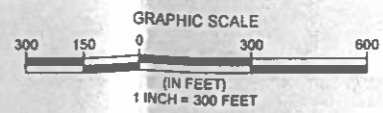
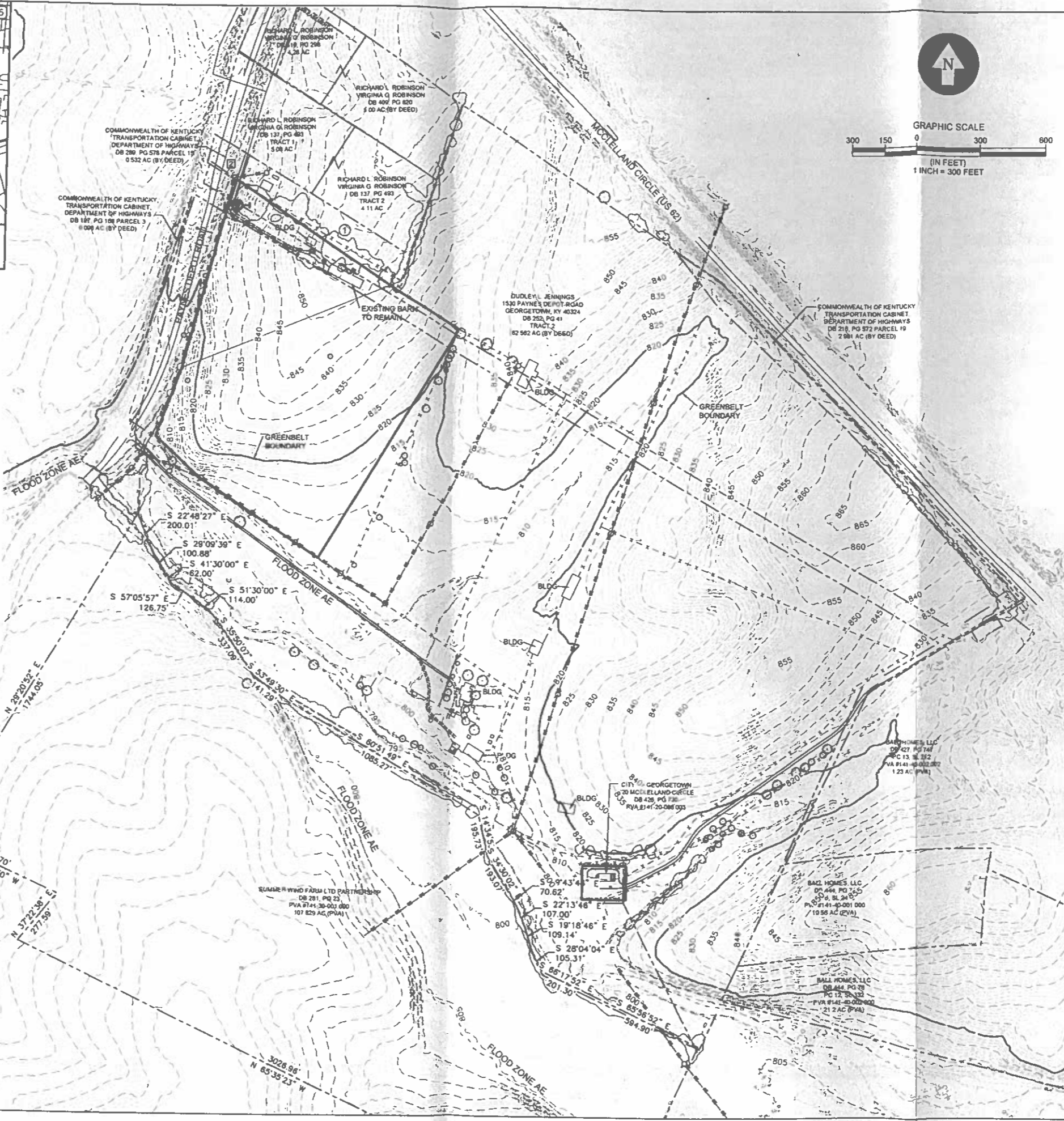
PROPERTY OWNER

DUDLEY L. JENNINGS
1530 PAYNES DEPOT ROAD
GEORGETOWN, KY 40324
DB 252, PG 41

NOTES

- 1 THIS IS NOT A BOUNDARY SURVEY
- 2 INCREASED FIRE PROTECTION WILL BE REQUIRED
- 3 FUTURE TRAFFIC STUDY MAY BE NEEDED PRIOR TO ADDITIONAL PROPOSED DEVELOPMENT
- 4 ZONE CHANGE WILL BE CONDITIONED UPON ANNEXATION AND SEWER AVAILABILITY

CAUSERS\CHALLOR\PROJ (RT\306)\THOROUGH-BRED ENGINEERING\ACTIVE PROJECTS\LIMESTONE FARM (1530 PAYNES DEPOT RD)\CIVIL\CONCEPT PLANS\1.0_ZMA CONCEPT PLAN.DWG



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



ZMA CONCEPT PLAN
1530 PAYNES DEPOT ROAD
GEORGETOWN KY, 40324

OWNER:
DUDLEY L. JENNINGS
1530 PAYNES DEPOT ROAD
SCOTT COUNTY, GEORGETOWN, KY 40324

PROJECT NO	230290	DRAWN BY	CH
DATE	10-25-2023	REVIEWED BY	DR
ISSUED FOR REVIEW			
REVISION		DATE	

ZMA-1.0

FAIRFIELD INN AMENDED PRELIMINARY DEVELOPMENT PLAN

**Staff Report to the Georgetown-Scott County Planning Commission
December 14, 2023**

FILE NUMBER: PDP-2023-56

PROPOSAL: Preliminary Development Plan for the redevelopment of an existing hotel through 5,107 SF of building expansion and electric vehicle parking spaces

LOCATION: 200 Tiger Way

OWNER: Dipak Patel,
Kanha Hotels

CONSULTANT: Abbie Jones &
Jami Salisbury,
Abbie Jones Consulting



STATISTICS:

Existing Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	B-2
Site Acreage	2.47 ac
Access	Tiger Way to Cherry Blossom Way [US-62]
Existing Use	Hotel with 88 rooms
Existing Building Area (Coverage)	18,603 SF (17.2%)
Proposed Addition [Total, (Coverage)]	5,107 SF [23,710 SF (22.03%)]

STATISTICS (continued):

Parking	86 spaces (Five (5) ADA)
- Existing	92 (One per hotel room) + 4 (One per three staff) + 8 (Four additional per fifty hotel rooms) = 104 spaces (Five ADA)
- Required (Post Amendment)	
- Proposed	91 spaces (Five ADA), Six converted to EV parking
Variances/Waivers	<ol style="list-style-type: none">1. Variance to the front setback from 50 feet to 14.11 feet for canopy replacement and 43.75 feet for conference room addition.2. Variance to the number of parking spaces on site from 104 spaces to 91 spaces3. Waiver to the property and VUA perimeter landscaping screening requirement along the east property line adjacent to I-75.

BACKGROUND:

The Project Site is a 2.47-acre parcel located at 200 Tiger Way. The site is zoned B-2 (Highway Commercial) which is an appropriate zoning district for the buildings and uses proposed in the development plan. The Project Site was first developed as part of a multi-site project with two hotels, one gas station and a restaurant in 1989.

SITE LAYOUT:

The development plan shows the existing conditions of the Project Site and the proposed additions. The Project Site currently has a 3-story-tall, 18,603 SF building and canopy located central to the property. The proposed amendment would result in the replacement of the vehicle canopy and addition of 5,107 SF for six additional hotel rooms, conference area, and pool house.

The Applicant is requesting a variance to the front yard setback from 50 feet to 14.11 feet for the new vehicle canopy and to 43.75 feet for the conference room. The Applicant states that the variances would allow for a greater usability of the property and improve the site appearance. Staff finds that the vehicle canopy and conference room space allow for greater usability of the property and its construction is consistent with other hotels and motels in Georgetown. Furthermore, the existing canopy is far closer to the property line, so a reduction of encroachment would increase the safety of vehicles passing along Tiger Way. Staff ultimately recommends approval of the requested variance.

Access:

The site is accessed by two entrances via Tiger Way. Tiger Way does not currently have sidewalks, but it is recommended that sidewalks or marked pedestrian pathways be provided to improve pedestrian safety in the area. Those sidewalks or marked pathways should be provided in the road right-of-way in front of the perimeter landscaping, subject to City approval. The sidewalks or marked pathways should be connected with striping or internal sidewalks to the building entrances.

Parking:

The site has 86 existing parking spaces around the hotel. The proposed development would increase the number of spaces to 92 and convert six of the spaces to EV parking.

The Applicant has requested a variance for the total number of parking spaces on the Project Site. Per the *Subdivision & Development Regulations*, hotels require one parking space per room, one space per three employees, and four additional spaces per 50 guest rooms, or in the case of the Project Site 104 parking spaces (with 5 ADA spaces). The development plan proposes 92 parking spaces with 5 ADA spots and 6 of which being EV parking. The Project Site has insufficient space for additional parking without having to undertake significant parking lot configuration, which ultimately may not result in the 12 additional parking spaces necessary. Furthermore, the Applicant states that there are verbal agreements with other operators in the area that in cases of high demand the Applicant can direct guests to nearby off-site parking lots. Many of the operators are restaurants with limited evening hours and it is unlikely that hotel guests would infringe on restaurant guest parking. Staff supports this request for a variance for the number of parking spaces.

Stormwater Management:

Stormwater is proposed to be handled by a detention basin located directly north of the proposed building and VUA. The basin needs maintenance and a Stormwater Management agreement provided.

Landscaping & Land Use Buffers:*Section 6.12: Property Perimeter Requirements*

The *Landscape & Land Use Buffers Ordinance* requires a 10-foot-wide buffer area between double frontage lots and any non-accessing arterial or freeway, and for those areas to be populated with 1 tree per 30 feet of linear boundary plus a 6-foot-tall continuous buffer. There exist some mature trees along this boundary that satisfy this requirement, but there are potential areas where an additional tree or buffer needs to be installed or repaired.

Section 6.13: Vehicular Use Area Perimeter Requirements

The *Landscape & Land Use Buffers Ordinance* requires a 3 to 5-foot-wide buffer area between a vehicular use area (VUA) and an adjoining property, and for those areas to be populated with 1 tree per 40 feet of linear boundary plus a 3-foot-tall continuous buffer. Areas to the north, west, east, and south of the VUA will require additional landscaping to meet this requirement.

The Applicant is requesting a waiver to both the property perimeter and VUA landscaping requirements along the freeway, citing that there may be multiple underground utility lines and easements in the area. In instances where property perimeter and VUA perimeter landscaping are required, the stricter of the two would be required, which would be the property perimeter landscaping. The Project Site has existing mature landscaping along the east property line, but it is unclear if the existing landscaping meets the requirement. Requiring compliance with the property perimeter landscaping standard along the areas of overlap would create a disrupted sightline. Staff ultimately recommends approval of the granting of the waiver for property perimeter landscaping set forth in Section 6.12.5.

When reviewing the previous development plan, it appears that the landscaping installed was intended to function as VUA perimeter landscaping. The requirements of VUA perimeter landscaping would better fit with the existing site conditions. If the landscaping is insufficient, Staff concludes that it could

come into compliance with the planting of additional trees or buffers. Staff does not support the request for a waiver for the VUA perimeter landscaping requirements set forth in Section 6.13.2 along the areas adjoining I-75.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape & Land Use Buffers Ordinance* requires an interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. The plan shows 46,450 SF of VUA and proposes 6,762 SF of ILA on the property. This exceeds the 10% requirement of ILA and Staff concludes that the plan meets these regulations. The final landscaping plan needs to show the appropriate amount of ILA trees.

Section 6.2215: Minimum Canopy Requirements

The Applicant proposes the preservation of 33,000 SF of existing tree canopy, equivalent to 31% of the total site area. This exceeds the requirements of the ordinance. The final tree canopy coverage is expected to increase due to the installation of required VUA perimeter and/or property perimeter landscaping.

RECOMMENDATION:

Staff recommends the Planning Commission recommend **Approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff recommends including the following waivers/variances and conditions of approval:

Waiver/Variance:

1. Variance to the front setback from 50 feet to 14.11 feet for canopy replacement and 43.75 feet for conference room addition.
2. Variance to the number of parking spaces on site from 104 spaces to 91 spaces.
3. Waiver to the property perimeter landscaping screening requirement along the east property line directly adjacent to I-75 (Section 6.12.5).

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. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.

6. The existing detention basin/retention easement shall have maintenance performed for review and discussion and Stormwater Management agreement shall be provided.
7. Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
8. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
9. The Applicant shall install VUA perimeter landscaping between the VUA and the detention basin and the VUA and I-75 in accordance with the *Landscape & Land Uses Buffer Ordinance* Section 6.13.2.
10. The Applicant shall receive Georgetown Fire Department approval as part of the Final Development Plan.
11. The Applicant shall install sidewalks or marked pedestrian paths along Tiger Way.

OWNERSHIP AND DEDICATION
 CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY DEDICATE TO THE CITY OF GEORGETOWN THIS PLAN/PLAN OF THE DEVELOPMENT SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY AGREE TO ASSUME FULL RESPONSIBILITY FOR CONSTRUCTION, CONSTRUCTION, SNOW REMOVAL, AND OTHER NEEDS RELATED TO THE DEVELOPMENT SHOWN ON THIS PLAN/PLAN. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPAH FROM ANY SUCH RESPONSIBILITIES IF THE DEVELOPMENT IS NOT COMPLETED AS SHOWN ON THIS PLAN/PLAN. THIS AGREEMENT IS SUBJECT TO THE CITY OF GEORGETOWN/CITY OF STAMPAH ACCEPTANCE AND ALL CONDITIONS SET FORTH IN THE MINUTES OF THE CITY OF GEORGETOWN/CITY OF STAMPAH BOARD OF COMMISSIONERS MEETING ON 12/21/2023.

DRAINAGE EASEMENT DESCRIPTION
 DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.

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

DATE _____
 COLUMBIA GAS OF KENTUCKY
 DATE _____
 KENTUCKY UTILITY COMPANY
 DATE _____
 SOUTH CENTRAL BELL
 DATE _____
 GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS)

CERTIFICATION OF THE PROVISION OF SEWER ONLY
 I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS), BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE SANITARY SEWER DISTRIBUTION COLLECTION SYSTEM TO SUPPLY THE PROPERTY LOCATED AT 200 TIGER WAY, GEORGETOWN, WITH SANITARY SEWER SERVICE. 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 GRAVITY AND FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE 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 SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO GMWSS.

DATE _____
 GENERAL MANAGER

FIRE DEPARTMENT APPROVAL
 THAT THE DEVELOPMENT PLAN SHOWN IS REVIEWED AND FOUND TO COMPLY WITH FIRE DEPARTMENT REGULATIONS, INCLUDING APPROVAL OF EXCEPTIONS, NOTED AS FOLLOWS:

DATE _____
 TITLE OF FIRE DEPT. REPRESENTATIVE

IS DEPARTMENT APPROVAL
 THAT THE DEVELOPMENT PLAN SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL REQUIREMENTS SET FORTH IN THE SUBDIVISION REGULATIONS.

DATE _____
 TITLE OF IS DEPT. REPRESENTATIVE

SCOTT COUNTY PLANNING COMM.
 THAT THE DEVELOPMENT PLAN SHOWN IS REVIEWED AND FOUND TO COMPLY WITH SCOTT COUNTY PLANNING REGULATIONS, INCLUDING APPROVAL OF EXCEPTIONS, NOTED AS FOLLOWS:

DATE _____
 TITLE OF SCOTT COUNTY PLANNING COMM. REPRESENTATIVE

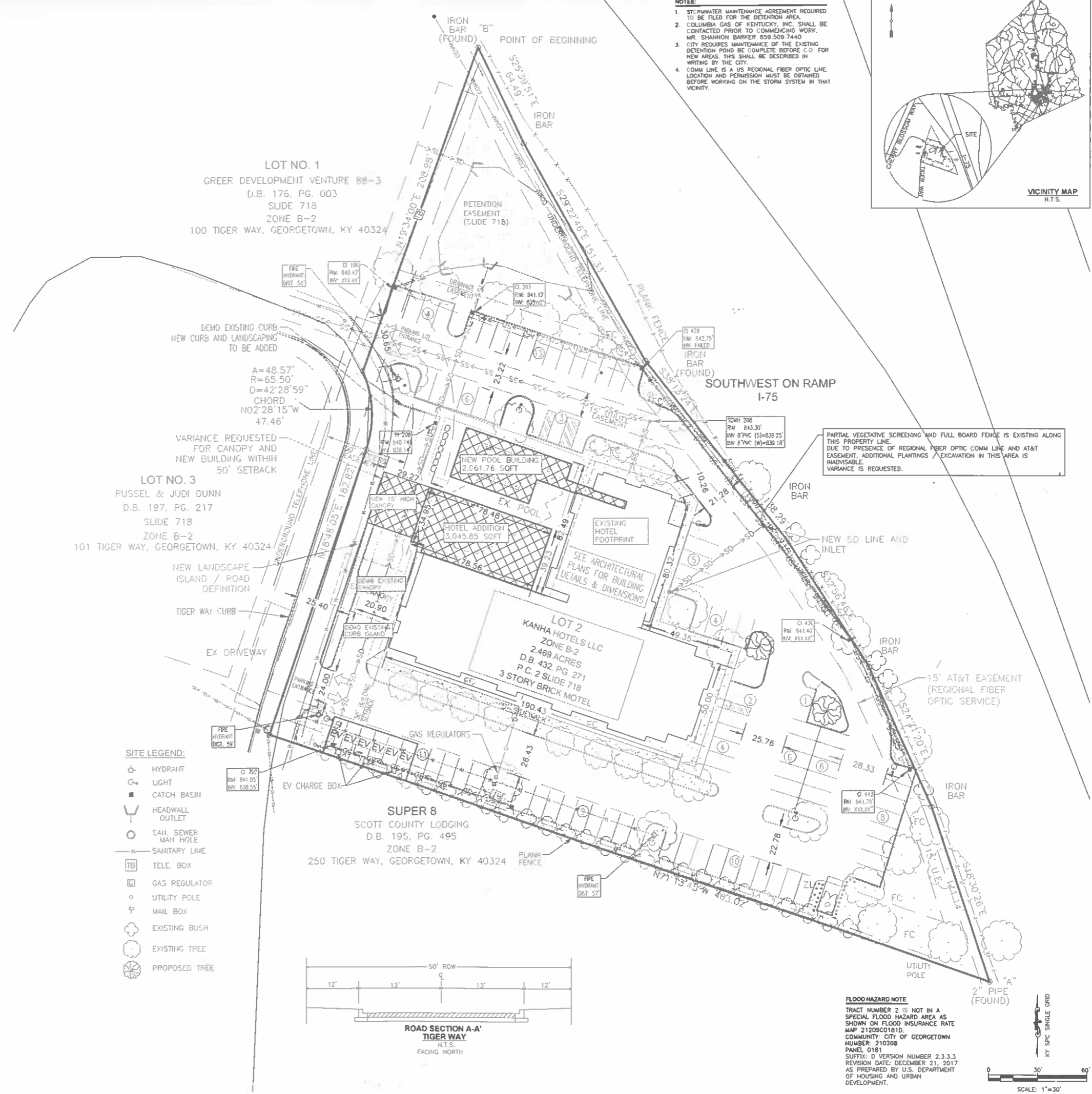
SITE STATISTICS
 ADDRESS: 200 TIGER WAY, GEORGETOWN

	REQUIRED	EXISTING	PROPOSED
CLASSIFICATION		B-2	
SIZE (AC)	2.47		2.47
PRINT (SQFT)	18,603		21,649
G HEIGHT	3 floors		3 floors
VERAGE %	17%		20%
EST ROOMS	92	88	92
2 PEOPLE	4		
PER 50 ROOMS	8		
KING SPACES	104	86	89
ORKING SPACES	5	5	5
RGING STATIONS	0	0	6
SPACE SIZE	*** PARKING VARIANCE HAS BEEN REQUESTED ***	9'x18'	9'x18'

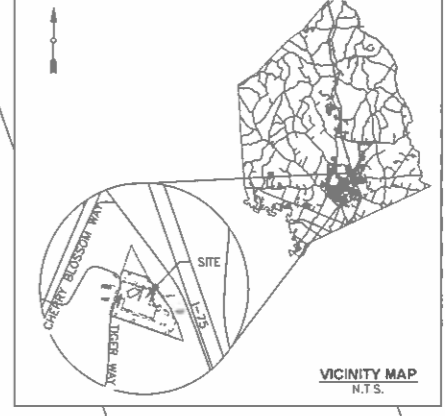
MINOR REVISIONS / ADDITIONS

	MINOR REVISIONS / ADDITIONS	
TER LANDSCAPING	19 TREES	19 TREES
USE AREA	46,450 SF	46,450 SF
ER SCREENING	2,032	2,032
SHES	36 BUSHES	36 BUSHES
ANDSCAPING (SF)	6,610	6,764
CAPE AREA (SF)	22,950	23,104
OF TREES	33 TREES	35 TREES
CANOPY	21,518 SF	33,000 SF
	20%	31%

CHARGING STATIONS WILL BE PEDESTALS PLACED BEHIND EXISTING EV SPACES. ELECTRICAL CONTRACTOR TO SUPPLY UNDERGROUND CABLE.



- NOTES:**
1. STORMWATER MAINTENANCE AGREEMENT REQUIRED TO BE FILED FOR THE DETENTION AREA.
 2. COLUMBIA GAS OF KENTUCKY, INC. SHALL BE CONTACTED PRIOR TO COMMENCING WORK. MR. SHANNON BARKER 859.509.7440
 3. CITY REQUIRES MAINTENANCE OF THE EXISTING DETENTION POND BE COMPLETE BEFORE C.O. FOR NEW AREAS. THIS SHALL BE DESCRIBED IN WRITING BY THE CITY.
 4. COMM LINE IS A US REGIONAL FIBER OPTIC LINE. LOCATION AND PERMISSION MUST BE OBTAINED BEFORE WORKING ON THE STORM SYSTEM IN THAT VICINITY.



Fairfield Inn Georgetown
 LOCATED AT: 200 Tiger Way, Georgetown, KY 40324
 Scott County

CLIENT: Kanha Hotels, LLC
 OWNER: Diyak Patel, 250 Outlet Center Drive, Georgetown, KY 40324

REVISIONS

REV #	DESCRIPTION	DATE

Abbie Jones Consulting
 ABIBIE JONES CONSULTING
 1022 FONTAINE ROAD
 LEXINGTON, KY 40502
 WWW.ABBIE-JONES.COM

DRAWN BY: CWH
 CHECKED BY: JAF
 APPROVED BY: AMJ
 PROJECT: 2023-112
 SCALE: 1"=30'
 DATE: 10/31/2023

FINAL DEVELOPMENT PLAN

PDP 2023-06v i

**LIMESTONE FARMS
PRELIMINARY DEVELOPMENT PLAN**
Staff Report to the Georgetown-Scott County Planning Commission

December 14, 2023

FILE NUMBER: PDP-2023-57

PROPOSAL: Preliminary Development Plan for a 16,000 SF Distillery with a 6,400 SF tasting room and accessory tanks, silos and exterior improvements on 30 acres.

LOCATION: East of Paynes Depot Road and south of McClelland Circle, within the Georgetown USB

APPLICANT: Darrin Dillow

DESIGNER: Thoroughbred Engineering



STATISTICS:

Current Zone	A-1 (Agricultural)
Proposed Zone	B-5 Planned Commercial Park, (zone change pending)
Surrounding Zones	A-1, (Agricultural)
Proposed Use	Distillery, Tasting Room and Accessory Outdoor Uses
Site Acreage	30 acres
Building Area	16,000 SF, Distillery, 6,400 SF Tasting Room
Max. Building coverage	50%
Building Coverage	1.7%
Building Height	35' Distillery, 20' tasting room
Parking Required	52 spaces (1 space per 2 employees + 1 space per truck; plus additional 1 space per 150 SF Tasting Room)
Parking Provided	52 spaces (38 standard auto, 7 handicap, 7 bus spaces)
New Street Required	No
Water/Sewer Availability	Yes/Yes (Required)
Access	Paynes Depot Road (US 62) and McClelland Circle (US 62/460)
Variances/Waivers	1. Reduce Tree Canopy; 2. Maximum area in Interior VUA 3. Reduce perimeter setback for existing barn on property

BACKGROUND:

The subject property consists of a new 30-acre lot, subdivided from a larger 206-acre farm east of Paynes Depot Road and south of the McClelland Circle bypass and north of Cane Run Creek within the Georgetown Urban Service Boundary. The subject property is currently zoned Agricultural. Any recommendation on the Preliminary Development Plan will be contingent on approval of the zone change on the property to B-5 (Planned Commercial) and annexation and utility availability to the property, including public water and sewer.

The property is moderately sloped and drains south to Cane Run Creek. No floodplain is present on the proposed 30-acre lot or in the immediate area of the Distillery site.

The proposed Preliminary Development Plan shows a 16,000 square foot Distillery Building, 35-feet tall with four grain silos and a holding tank north of the Distillery Building. A 6,400 SF Tasting Room, outdoor patio area, walking path and event and viewing area will be south of the Distillery Building with a large parking area south of the Tasting Room. The site entrance will be from an existing entrance on Paynes Depot Road and site traffic will be routed south along a frontage road before splitting on the project site, with Distillery traffic routed around the Distillery Building to a turnaround and loading dock behind the Distillery Building. Automobile and bus traffic will continue to a large parking area south of the Tasting Room.

Traffic Study

A Traffic Study was not warranted, based on the applicants stated peak traffic generation for the proposed use being under the threshold of 100 peak hour trips. The access to the subject property is from a state road (Paynes Depot Road, US 62). The Kentucky Transportation Cabinet will require an encroachment permit for construction within the state ROW. An improved connection to Paynes Depot Road (US 62) offsite and onsite to acceptable City of Georgetown commercial/industrial standards shall be required as part of Final Development Plan approval.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The B-5 zone district requires the following standard setbacks:

Front: 25 feet; 50 feet when fronting on a state route.

Side: 10 feet;

Rear: 20 feet; 30 feet where serviced from the rear.

Periphery Boundary: 50'; 100' where adjacent to residential or agricultural district.

The proposed building locations for the Distillery and Tasting Room and other accessory structures on the Preliminary Development Plan meet the required B-5 building setbacks. There is an existing barn and residence on the property that if used as part of the distillery operation would not meet the 100' setback. The residence is proposed for demolition, but the barn is proposed to remain, so will require a

setback variance if used as part of Distillery operations. The footprint of the proposed structures will cover approximately 1.7% of the lot area, under the 50% maximum building ground coverage allowed.

The applicant is proposing a Distillery operation staffed twenty-four hours a day, seven days a week with maintenance and management personnel. Production at the Distillery will occur six days per week, with two shifts per day operating production. Transportation of equipment, supplies and raw materials into the Distillery and transportation of completed product out of the Distillery site will be done by Commercial truck.

The Distillery will require water and sewer service from Georgetown Municipal Water and Sewer. The applicant has indicated that there will be no long-term storage of bourbon barrels or aging of distilled liquids on site. Therefore, no Barrel storage warehouse structures. They are asking for temporary storage of barrels from production for up to 90 days on site, prior to shipping.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: One access point to the Project Site is shown from a public street Paynes Depot Road. The access road from the Paynes Depot Road intersection to the project site will need to be widened to an acceptable City of Georgetown commercial road standard.

Parking Spaces: The parking requirement metric being used is a combination of one space per two employees and one space per truck for the industrial distillery use and the commercial retail store standard of 1 space per 150 SF of building for the tasting room and event space or 52 total spaces. The applicant is proposing 52 spaces, including 38 standard spaces, 7 handicap spaces and 7 bus spaces. There is sufficient area on site to meet minimum parking requirements. There is sufficient additional area on the lot for parking expansion if necessary.

Sidewalks: Internally, the Applicant is proposing sidewalks from the parking lot to the tasting room and in a walking path along the perimeter of the site connecting the tasting room, patio and fire pit and event and viewing area. Staff recommends that these sidewalks and walking paths be hard surface and ADA compliant. These sidewalks should be sufficient to provide pedestrian circulation around the public areas of the site.

Land Use Buffers and Landscaping: The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping.

Property Perimeter Requirements; Section 6.12:

- The B-5 zone requires a landscaping buffer between the Project Site and the adjoining agriculturally zoned property. The buffer can be waived with written approval of the adjoining property owner. If not waived, a 6-foot high no climb fence wire fence and a 50' landscape buffer is required with a tree planted every 40' or the protection of an equivalent existing tree line is required within the landscape buffer.

Vehicle Use Area Perimeter Requirements; Section 6.13: Rows 1 and 2:

- VUA perimeter screening is required around new VUA (parking lots/driveways) .

- When VUA faces a public or private street right-of-way, access road, or service road, trees must be planted 1 tree per 40 linear feet, from Group A, B, or C plus a 36" average height continuous planting, hedge, fence, wall or earth mound.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- 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.

The Applicant is requesting a variance to Section 6.22 to request a waiver of the maximum area in one island that can be counted towards the interior landscape island area requirement. Staff is in support of the variance since the applicants are providing large contiguous areas of landscape island greater than the maximum of 1,500 SF and are providing overall interior islands greatly exceeding what is required.

Section 6.14: Minimum Canopy Requirements

The applicant is requesting a waiver to count only the developed area towards the 24% canopy coverage requirement. Staff is in support of the variance, since the site is currently pasture and half the site will remain undeveloped. A specie-specific final landscape plan will be required on the Final Development Plan. No plants deemed harmful to livestock shall be allowed in the perimeter buffer area plantings.

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

Utilities: The applicant will be responsible for all off-site improvements necessary to bring all utilities and water and sewer to the property, sized for the use proposed. Adequate fire protection shall be provided and Georgetown Fire Department shall approve the Final Development Plan.

Lighting: The photometric plan will be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

Signs: All signage will need to comply with the *Sign Ordinance* including meeting the size requirements and required setbacks.

Conclusion:

The Preliminary Development Plan as submitted meets the general requirements of the B-5 District. Planning staff is recommending the following additional items as conditions of approval. The applicant should widen the access road to an acceptable City of Georgetown standard from the access at Paynes Depot Road to the project site. In addition, an encroachment permit is required from KYTC for all work in state ROW.

RECOMMENDATION:

Staff recommends approval of the Preliminary Development Plan for Limestone Distillery, with the following variances and conditions of approval:

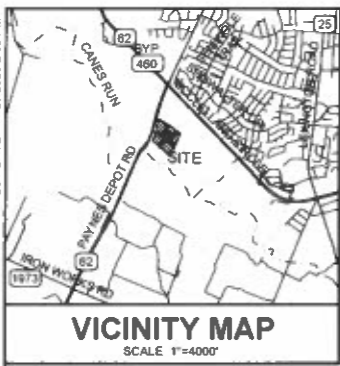
Variances:

1. Approval of the waiver to the maximum size of interior landscape islands.
2. Approval of the reduction in the area used to calculate minimum canopy tree coverage to the area being disturbed during construction instead of the total lot area.
3. Approval of reduction of the perimeter setback from 100' to 40' for the existing barn as long as it is not used to store bourbon barrels or any volatile or flammable chemicals or distillation products.

Conditions of Approval:

1. All onsite and offsite road improvements from the site to the US 62 intersection shall be the responsibility of the applicant. The applicant shall be responsible for improving the existing frontage road from the US 62 entrance to the project site to an acceptable City of Georgetown Industrial/Commercial road standard.
2. The property shall be rezoned and annexed by the City of Georgetown prior to Final Development Plan approval.
3. The applicant shall comply with all requirements of GMWSS regarding sewer and water availability.
4. The applicant shall comply with all requirements of Georgetown Fire Department including but not limited to access for fire protection and hydrant placement.
5. A photometric plan shall be submitted along with the Final Development Plan showing no off-site lighting impacts.
6. The applicant shall comply with all local, state and federal requirements regarding permitting and operation of the Distillery.
7. 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.
8. 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.
9. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
10. 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.
11. The Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406, section A, of the *Subdivision and Development Regulations*.
12. A final specie-specific landscape plan shall be provided along with the Final Development Plan.

PLOT DATE: 11/29/2023 2:38 PM
C:\USER\CHALLOR\PROJECTS\THOROUGHBREDED ENGINEERING\ACTIVE PROJECTS\LIMESTONE FARM_10330 PAYNES DEPOT RD\KVL\00\DEVELOPMENT PLAN.DWG



- NOTES:**
- VARIANCE REQUEST: TREE CANOPY TO BE 24% OF DEVELOPED AREA INSTEAD OF 24% OF PROPERTY TO KEEP FROM PLANTING PASTURE LAND
 - VARIANCE REQUEST: ILA TO AWARDED BY TOTAL S.F. PROVIDED INSTEAD OF 1,500 S.F. MAX AREAS TO KEEP FROM UNNECESSARY DIVISION OF LANDSCAPE ISLANDS ENCROACHMENT PERMIT TO BE OBTAINED FOR PROPOSED STORMWATER MANAGEMENT AREAS ON NEIGHBORING PROPERTY
 - 50' LANDSCAPE BUFFER ALONG A-1 PROPERTY TO BE WAIVED IN WRITING BY ADJOINING PROPERTY OWNER
 - PDP AND ZONE CHANGE TO BE CONDITIONED UPON ANNEXATION AND SEWER AVAILABILITY
 - PROPOSED STORMWATER MANAGEMENT AREA AND OTHER STORMWATER CONTROLS MUST MEET ALL CURRENT REGULATION REQUIREMENTS AND SHOULD BE SUFFICIENT TO CAPTURE 100% OF POTENTIAL CATASTROPHIC SPILLS FROM THE DISTILLERY
 - WATER AND SEWER EXTENSION PLANS WILL NEED TO BE SUBMITTED FOR REVIEW PRIOR TO FDP SIGNATURE
 - GAS AVAILABILITY AND ASSOCIATED EASEMENT WILL NEED TO BE EVALUATED
 - TRAFFIC STUDY WILL BE REQUIRED IF THE SITE GENERATES OVER 100 PEAK HOUR TRIPS PER TE MANUAL
 - GFD TO COORDINATE FIRE HYDRANT LOCATIONS

SITE DATA

PROPERTY INFORMATION:

STREET ADDRESS: PAYNES DEPOT ROAD, GEORGETOWN, KY 40324
DEED BOOK: 0 9 252, PG 41
NUMBER OF LOTS: 1
LOT SIZE: 30 ACRES (1,306,781 S.F.)
AREA OF DEVELOPMENT: 12.9 ACRES (562,395 S.F.)

OWNER:

DUDLEY L. JENNINGS
1530 PAYNES DEPOT ROAD
GEORGETOWN, KY 40324

DESIGN ENGINEER:

THOROUGHBREDED ENGINEERING
CONTACT: DANIEL REHNER
P.O. BOX 481
LEXINGTON, KY 40588
PHONE: 659-785-0383

DEVELOPER:

DARIN DILLOW
LIMESTONE FARMS
197 SOARDS ROAD
GEORGETOWN, KY 40324

PROJECT INFORMATION:

PROPOSED USE: DISTILLERY & TASTING ROOM WITH SHORT TERM HOLDING
MAXIMUM BUILDING HEIGHT: 60'-0"
DISTILLERY: 35'-0"
TASTING ROOM: 20'-0"
PROPOSED BUILDING HEIGHT: DISTILLERY 18,000 S.F.
TASTING ROOM 6,400 S.F.
TOTAL: 22,400 S.F.
MAXIMUM BUILDING LOT COVERAGE: 50%
PROPOSED BUILDING LOT COVERAGE: 17%
TOTAL IMPERVIOUS AREA: 499,377 S.F.

ZONING INFORMATION:

ZONING CLASSIFICATION: B-5 (GENERAL COMMERCIAL PARK)
BUILDING SETBACKS: FRONT 50'
SIDE: 50'
REAR: 50'

FLOOD INFORMATION:

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, THE PROPERTY LIES WITHIN THE ZONE "X" AND NOT IN THE 100 YEAR FLOOD PLAIN MAP #21200C01700, EFFECTIVE DATE DECEMBER 21, 2017

PARKING INFORMATION:

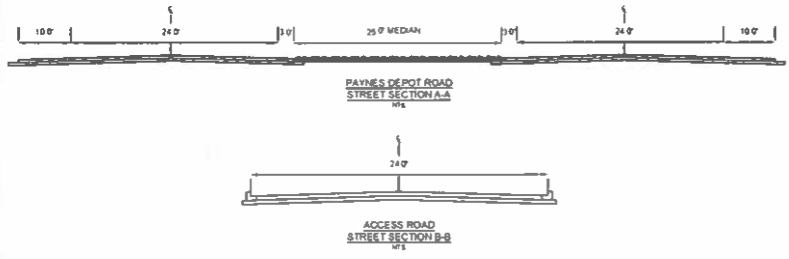
PARKING REQUIRED: DISTILLERY - INDUSTRIAL PLANTS ONE SPACE PER 2 EMPLOYEES + ONE SPACE PER EVERY TRUCK OPERATED = 32 TASTING ROOM - INDOOR RETAIL BUSINESS ONE SPACE PER 150 SF = 43 SPACES
TOTAL: 32
ADA PARKING REQUIREMENT: ONE SPACE PER 25 PARKING SPACES
PARKING PROVIDED: 52 SPACES (38 STANDARD SPACES, 7 ADA SPACES, 7 BUS SPACES)

LANDSCAPE DATA:

VEHICULAR USE AREA (VUA): 134,039 S.F.
INTERIOR LANDSCAPE AREA REQUIRED: 13,404 S.F. (10%)
INTERIOR LANDSCAPE AREA PROVIDED: 8,038 S.F. PER ORDINANCE (48,080 S.F. TOTAL)
REQUIRED INTERIOR TREES: 1 TREE / 250 S.F. = 54 TREES
PROPOSED TREES: 58 TREES

TREE CANOPY:

AREA OF DEVELOPMENT: 562,395 S.F. (12.9 ACRES)
EXISTING TREE CANOPY: 55,083 S.F.
PRESERVED TREE CANOPY: 45,487 S.F. (8%)
NEW TREE CANOPY REQUIRED: 89,487 S.F. (16%)
TREE CANOPY PROPOSED: 90,000 S.F. (16%)
TOTAL TREE CANOPY: 135,487 S.F. (24%) - 120 LARGE TREES



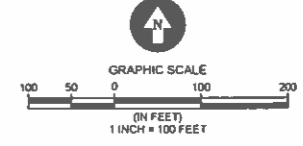
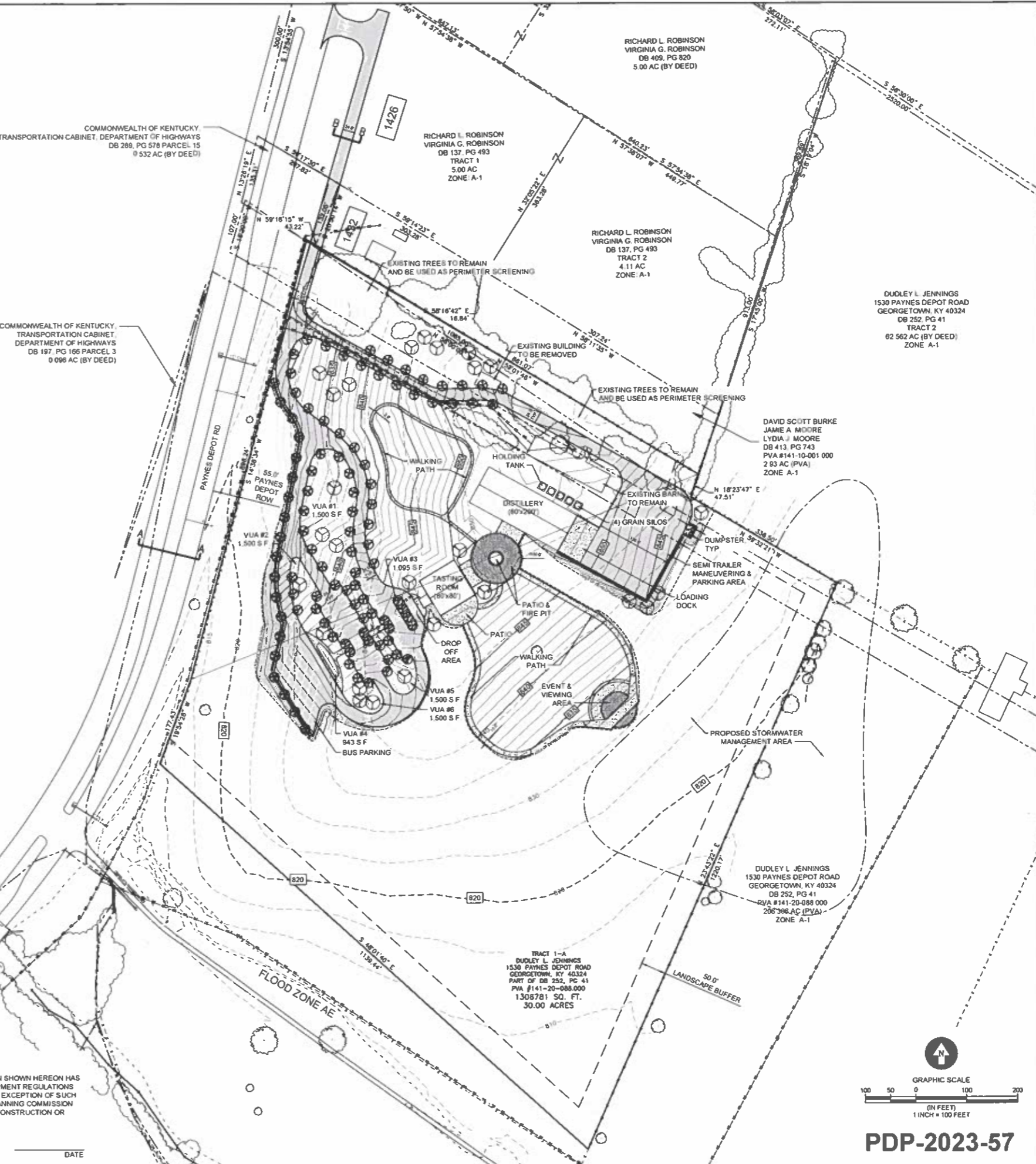
OWNER'S CERTIFICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. I (WE) 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

PRELIMINARY DEVELOPMENT PLAN CERTIFICATION

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

OWNER OR OWNERS _____ DATE _____ CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM _____ DATE _____



PDP-2023-57

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



**PRELIMINARY DEVELOPMENT PLAN
LIMESTONE FARMS DISTILLERY**
PAYNES DEPOT ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PROJECT NO	230290	DRAWN BY	CH
DATE	11/1/2023	REVIEWED BY	DR

ISSUED FOR REVIEW	
DATE	REVISION
11/29/2023	

DP-1.0

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
APPLICATION DEADLINES
2024**

FILING DEADLINE	TECHNICAL REVIEW ** MEETING **	CORRECTIONS DEADLINE*	PLANNING COMMISSIONER ** WORKSHOP **	PLANNING COMMISSION ** MEETING **
December 1, 2023	December 12, 2023	December 27, 2023	January 8, 2024	January 11, 2024
<i>January 2, 2024</i>	January 9, 2024	January 24, 2024	February 5, 2024	February 8, 2024
February 1, 2024	February 13, 2024	February 28, 2024	March 11, 2024	March 14, 2024
March 1, 2024	March 12, 2024	March 27, 2024	April 8th, 2024	April 11, 2024
April 1, 2024	April 9, 2024	April 24, 2024	May 6, 2024	May 9, 2024
May 1, 2024	May 14, 2024	May 29, 2024	June 10, 2024	June 13, 2024
June 3, 2024	June 11, 2024	June 26, 2024	July 8, 2024	July 11, 2024
July 1, 2024	July 9, 2024	July 24, 2024	August 5, 2024	August 8, 2024
August 1, 2024	August 13, 2024	August 28, 2024	September 9, 2024	September 12, 2024
<i>September 3, 2024</i>	September 10, 2024	September 25, 2024	October 7, 2024	October 10, 2024
October 1, 2024	October 8, 2024	October 30, 2024	November 12, 2024	November 14, 2024
November 1, 2024	November 12, 2024	November 27, 2024	December 9, 2024	December 12, 2024
December 2, 2024	December 10, 2024	December 26, 2024	January 6, 2025	January 9, 2025

* Deadline to file revised plans and information for Planning Commission Meeting.
 ** Developer must attend this meeting to discuss appeal of staff recommendation(s).
Dates in bold italics have been moved from their regular scheduled dates due to observed holidays.

**Meeting Times: Planning Commission Meeting 6:00 p.m.; Commissioner's Workshop 4:30 p.m.; TRC- Varies
 (All times are tentative and subject to change; please contact the Commission office for further information.)**