

**SPECIAL MEETING
GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
FEBRUARY 11, 2021
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of January invoices
- B. Approval of January 14, 2021 minutes
- C. Approval of February agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. FSP-2020-46 Wireman & Filowiat Property - Final Subdivision Plat to subdivide a parent tract of approximately 20.6 acres into two 10+ acre tracts located west side of Long Lick Pike, north of Skinnersburg Road.
- B. FSP-2020-49 Bolton Property - POSTPONED

III. NEW BUSINESS

- A. FSP-2021-01 Simply Southern Properties – Final subdivision plat to subdivide a 0.78-acre parcel into four (4) lots with access from Hickman Street and Martin Luther King Jr Drive.
- B. FSP-2021-02 Teamceo LLC – Final Subdivision Plat to subdivide a 30.686-acre parcel into two (2) lots located on Coleman Lane.
- C. FSP-2021-03 Stone Lane Development – Final Subdivision Plat to subdivide 176 acres into 10 lots located on Stone Lane (KY 356).
- D. PSP-2021-04 Falls Creek, Phase 2 – Request for Preliminary Subdivision Plat approval for 23 single-family lots, 6 duplex lots, and an open space lot in Phase 2 of Falls Creek Village located east side of Falls Creek Development.

IV. OTHER BUSINESS

- A. Presentation of 21-22 Draft Budget
- B. Update of Previously Approved Projects and Agenda Items

WIREMAN AND FILOWIAT PROPERTY FINAL SUBDIVISION PLAT

Staff Report to the Georgetown-Scott County Planning Commission February 11, 2021

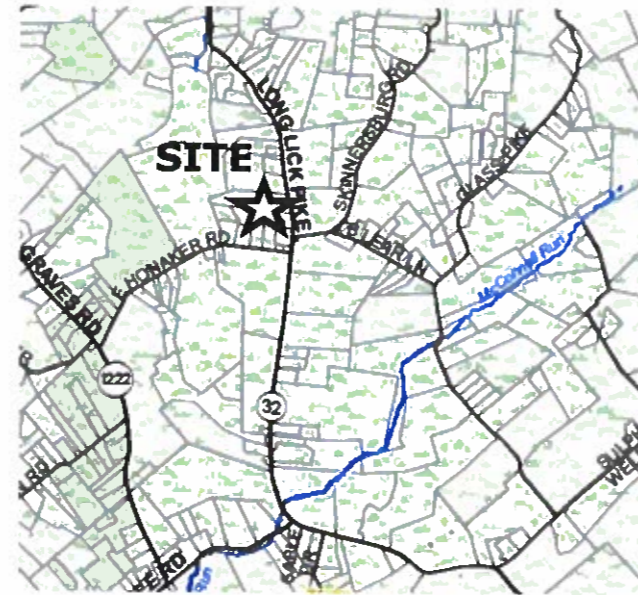
FILE NUMBER: FSP-2020-46

PROPOSAL: Final Subdivision Plat to subdivide a parent tract of approximately 20.6 acres into two 10+ acre tracts.

LOCATION: West side of Long Lick Pike, north of Skinnersburg Road

APPLICANT: Phillip Wireman

CONSULTANT: Bocook Engineering, Inc.



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	Tract 1: 10.059 acres; Tract 2: 10.057 acres
Access	Long Like Pike (KY 32)
Variations/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide one 20.6-acre lot into two 10-acre tracts along Long Like Pike, a state rural arterial road (KY 32). The parent tract was previously subdivided in 2006. Thus, this resubdivision of a previously subdivided tract requires approval of the Planning Commission Board.

Plat Review:

The proposed plat meets the setbacks, lot size, and width requirements. The new tract (Tract 2) does not have road frontage and will get its access via a driveway/access easement across Tract 1. An access and maintenance agreement has been provided on the proposed plat.

RECOMMENDATION:

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

Conditions of Approval:

1. 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. An access maintenance agreement is required on the plat for the shared access easement.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
5. 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*.



LINE	BEARING	DISTANCE
L1	N 04°41'17" E	119.4
L2	N 21°42'32" W	142.63
L3	S 12°57'57" E	172.89
L4	S 18°42'45" E	153.93
L5	S 77°27'51" E	114.33
L6	S 75°00' E	1154.84
L7	S 16°19'45" E	125.15
L8	S 14°41'48" E	142.83
L9	S 12°45'58" E	161.77

Maintenance Agreement for Shared Ingress/Egress-Driveway Easement

Maintenance of the Shared Ingress/Egress-Driveway Easement shall be shared equally by the Owners of Tract 1 and Tract 2 to a point 400' from the center line of KY Route 32. Maintenance for the remaining portion of the Ingress/Egress-Driveway Easement maintenance shall be the sole responsibility of the Owner of Tract 2.

In no way does the Ingress/Egress-Driveway Easement constitute a public easement.

1-23-2021 *Philip Wireman*
 Date *Philip Wireman*
 1-22-2021 *Dana Wireman*
 Date *Dana Wireman*
 1-24-2021 *Edna Koppert*
 Date *Edna Koppert*
 1-24-2021 *Emily Koppert*
 Date *Emily Koppert*

**Final Development Plan
Certification of the Provision of Water Only**

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply the property joining Long Lick Road at Stamping Ground, Scott County, Kentucky with water 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 specification for required on site and off site improvement 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.

Date _____ General Manager

Certification of the Approval of Private Sewerage Systems

I hereby certify that the private sewerage disposal system installed, or proposed to be installed in the development as shown on this drawing fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

Date _____ County Health Department Official

Certification of Availability of Utility Services

I hereby certify that Owen Electric Co Inc. shall supply the property shown as Tract B on this drawing with electric services and that the proposed utility easement of said development meet the requirement of this agency and all other applicable requirements.

Date _____ Company Representative (Title)

Certification of Availability of Utility Services

I hereby certify that Kentucky Utilities shall supply the property shown as Tract A on this drawing with electric services and that the proposed utility easement of said development meet the requirement of this agency and all other applicable requirements.

Date _____ Company Representative (Title)

Certification of Utility Easement Description

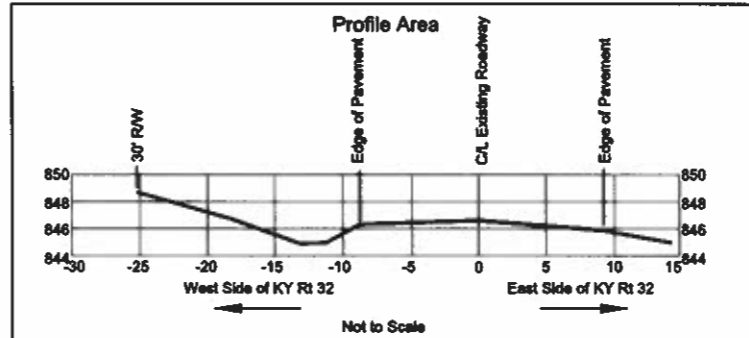
Easements grant and convey to the Kentucky Utility Company, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), Owen Co-Op Inc., their successors, assigns, and licensees, the right to trim or remove any and all trees, structures and obstacles located on the easement or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structures shall be erected and no land use or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements. All lots not having an easement indicated will have 5' easement on them.

Date _____ Owner

Date _____ Owner

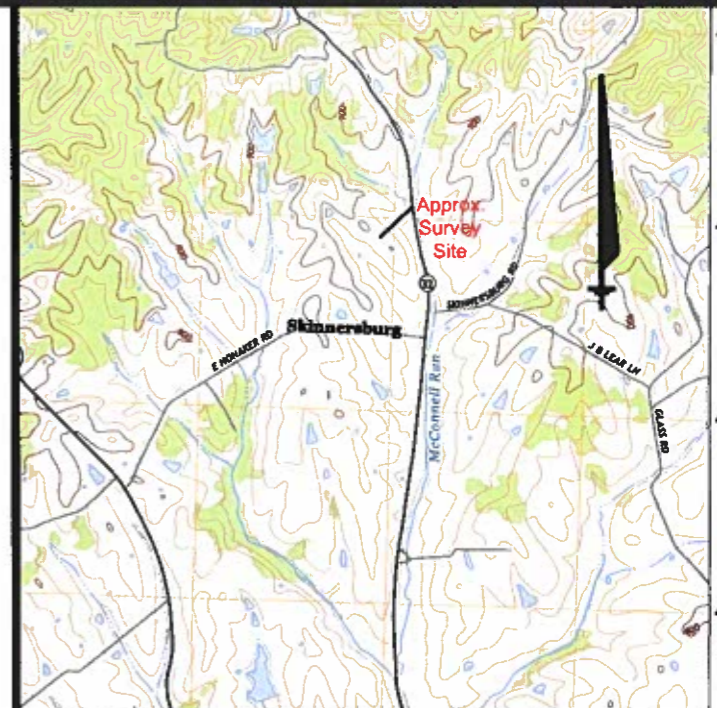
NOTES:

- 1) INFORMATION ON THIS DRAWING TAKEN FROM DRAWING PREPARED BY THOROUGHbred ENGINEERING, INC. 110 EAST MAIN STREET GEORGETOWN, KY TITLED "MINOR SUBDIVISION PLAT KETTENRING PROPERTY LONG LICK ROAD STAMPING GROUND, KENTUCKY" DATED 12-08-08
- 2) TRACT DESCRIPTION TAKEN FROM DEED RECORDED IN THE SCOTT COUNTY CLERK OFFICE AT GEORGETOWN, KENTUCKY IN DEED BOOK 416 PAGE 851 - 856
- 3) SUBJECT TO ANY AND ALL RIGHT OF WAYS, EASEMENTS, RESERVATIONS RESTRICTIONS AND CONVEYANCE OF RECORD.
- 4) ANY FURTHER SUBDIVISION OF THESE TRACTS REQUIRES APPROVAL FROM GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.



LEGEND

N/F	NOW OR FORMERLY
⊙ POB	POINT OF BEGINNING
● IPCS GPS	IRON PIN WITH CAP (Set) 5/8" DIA. 18"× LENGTH REBAR
— X —	FENCELINE
— ⊕ —	CENTERLINE
— RW —	RIGHT-OF-WAY LINE
— P —	PROPERTY LINE
• • • • •	APPROX. ADJOIN. BOUNDARY
⚠	FENCE POST



VICINITY MAP
TAKEN FROM
STAMPING GROUND 2019 7.5 MINUTE SERIES QUADRANGLE
1" = 200'

I CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS THE RESULT OF PERSONS UNDER MY DIRECT SUPERVISION USING APPROPRIATE G.P.S. METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHMENT OF SURVEY CONTROL. ADDITIONAL OBSERVATIONS USING CONVENTIONAL MEANS WERE PERFORMED FOR QUALITY CONTROL. AS A RESULT, THE THEORETICAL UNCERTAINTY OF THE CORNERS RE-ESTABLISHED EXCEEDS THE SPECIFIED TOLERANCES FOR A CLASS RURAL SURVEY AS ESTABLISHED BY THE COMMISSION OF KENTUCKY STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:100 AND IN EFFECT ON THE DATE OF THIS SURVEY.

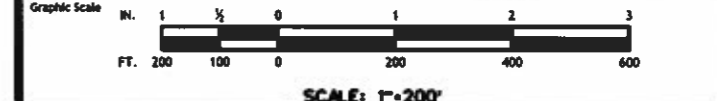
Clarence Scarberry
 CLARENCE SCARBERRY L.S. 2231 01/22/21
 LICENSED PROFESSIONAL LAND SURVEYOR DATE

Disclaimer
As instruments of service, all Drawings, Specifications and copies thereof furnished by the Engineer/Land Surveyor, are his property. They are to be used only for this Project/Client. Any use without consent of the Engineer/Land Surveyor may be construed as derogation to the Engineer/Land Surveyor copyright or other reserved rights. This document discloses subject matter considered confidential by Bocoock Engineering, Inc. and for which Bocoock Engineering, Inc. has property rights. Neither receipt nor possession hereof confers or transfers any rights to reproduce the document or any part thereof, or to disclose any information contained therein to others, or to use it for any purpose without the written permission of Bocoock Engineering, Inc.

REV. "A"	N/A	N/A
REV. "B"	N/A	N/A

BOCOOK ENGINEERING, INC.
CONSULTING ENGINEERS

312 TENTH STREET PAINTSVILLE, KY 41240 (606) 789-5961 - phone (606) 789-7671 - facsimile	259 NORTH ARNOLD AVENUE PRESTONSBURG, KY 41653 (606) 886-7884 - phone (606) 886-7895 - facsimile
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Field Book Number	Electronic	Description Final Subdivision Plat for PHILLIP WIREMAN located at Long Lick Road Stamping Ground, Scott County, Kentucky									
Page Number	Electronic										
Technician	Clarence Scarberry										
Check	C Daniels										
Checked by	Clarence Scarberry										
Project Number	10305	Sheet Number	1 of 1	Revision		Date	01/22/2021	Scale	1"=200'	Drawing Number	10305 Survey

**SIMPLY SOUTHERN PROPERTIES, LLC
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
February 11, 2021**

FILE NUMBER: FSP-2021-01
PROPOSAL: Final Subdivision Plat to subdivide a 0.78-acre parcel into four (4) lots.
LOCATION: Parcel # 166-20-301.000
APPLICANT: Simply Southern Properties, LLC
CONSULTANT: Joel Day
Meridian Associates, LLC



STATISTICS:
Zone R-2 (Medium Density Residential)
Surrounding Zone(s) R-2
Site Acreage Total: 0.78 acres (Lot 1: 7,126 SF; Lot 2: 7,100 SF; Lot 3: 7,999 SF; Lot 4: 11,684 SF)
Access Hickman Street & Martin Luther King Jr Drive
Variances/Waivers
1. Variance to reduce the minimum lot size for Lots 1 & 2
2. Variance to reduce the minimum lot width for Lots 1, 2, & 3

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a parent tract of approximately 0.78 acres into four (4) lots. The Project Site is a 'T' shaped lot that has road frontage along both Hickman Street and Martin Luther King Jr. Drive.

Plat Review:
The plat does not propose any new road construction. Lots 1, 2, and 4 are shown to have direct access to Hickman Street. Lot 3 would have direct access to MLK Jr. Drive.

Lots 1 & 2 require variances to the minimum lot size for single-family lots. Lots 1, 2, and 3 require variances to the lot width requirements for single-family lots in the R-2 zoning district. The minimum lot size for the R-2 district is 7,500 square feet, and the minimum lot width is 60 feet. Table 1, below, shows the lot sizes and widths for the proposed lots. Staff supports these variances. While it is typically not

desirable to create undersized or narrow lots, in this case it would allow the lots to fit in with the character of the surrounding area. Approval of these variances would not adversely impact the public health, safety, or welfare. It would also not change the character of the properties in the general vicinity.

Table 1

Lot	Lot Size (ft ²)	Lot Width (ft)
Lot 1	7,126	50
Lot 2	7,100	50
Lot 3	7,999	53
Lot 4	11,684	~150

Most of the concerns that staff has with this application surround Lot 4. This lot has 10 feet of road frontage on Hickman Street, and the plat seeks to combine this with an access easement on the property to the west for a 15 feet wide access and utility easement. This is to provide access to a lot which, if this application is approved, will sit in the middle of the block surrounded by other houses and lots. It would create an odd or uncomfortable situation where the front of the house on Lot 4 would face the rear of one or more houses.

The Project Site is within the "Downtown Georgetown" area designated in the Community Form chapter in the Comprehensive Plan. This section states, "New buildings should be constructed to the sidewalk and/or follow setback patterns of the immediately adjoining and surrounding buildings." To maintain the current aesthetics of the neighborhood, newly platted lots and new homes should fit in with the surrounding area. In some instances, this means granting variances for reduced setbacks and smaller lots because that is how many of the lots in this area were developed. In other instances, it means not allowing a new lot where the house will not be able to address the public right-of-way.

Staff has spoken to the Fire Department about the access to Lot 4. The Fire Department does not think that the 15 feet of width will be sufficient for their vehicles to provide fire protection. The Fire Department is also concerned that part of the width of the access relies upon an easement from a neighboring property, which may not always be kept clear for emergency access.

Georgetown Municipal Water and Sewer Service does not support the shared access and utility easement for Lot 4. GMWSS does not want the water meter and sewer cleanout located in the driveway/access easement.

Planning Commission Staff and the Comprehensive Plan support the creation of Lots 1-3. Staff does not support the creation of Lot 4. It is out of character with other properties in the area. It will reduce the privacy enjoyed by residents in the area to have a house facing the rear of their homes and backyards. It is not supported by the Fire Department or GMWSS. The best solution for the applicant is to split up what would have been Lot 4 and consolidate it with Lot 1 and the applicant's properties at 301 & 305 Hickman Street. Below, Figure 1 shows staff's recommendation.

Figure 1



RECOMMENDATION:

Staff recommends **approval** of Lots 1, 2, and 3 and the variances listed below. Staff recommends **denial** of Lot 4. Should the Planning Commission approve the application, staff recommends including the following conditions of approval:

Variances:

1. Reduce the minimum lot size for Lots 1 and 2 from 7,500 square feet to 7,126 SF and 7,100 SF, respectively.
2. Reduce the minimum lot widths for Lots 1, 2, and 3 from 60 feet to 50 feet, 50 feet, and 53 feet, respectively.

Conditions of Approval:

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

4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The area shown as Lot 4 shall be consolidated with other adjoining lots.

R-2 MAIN BUILDING SETBACKS

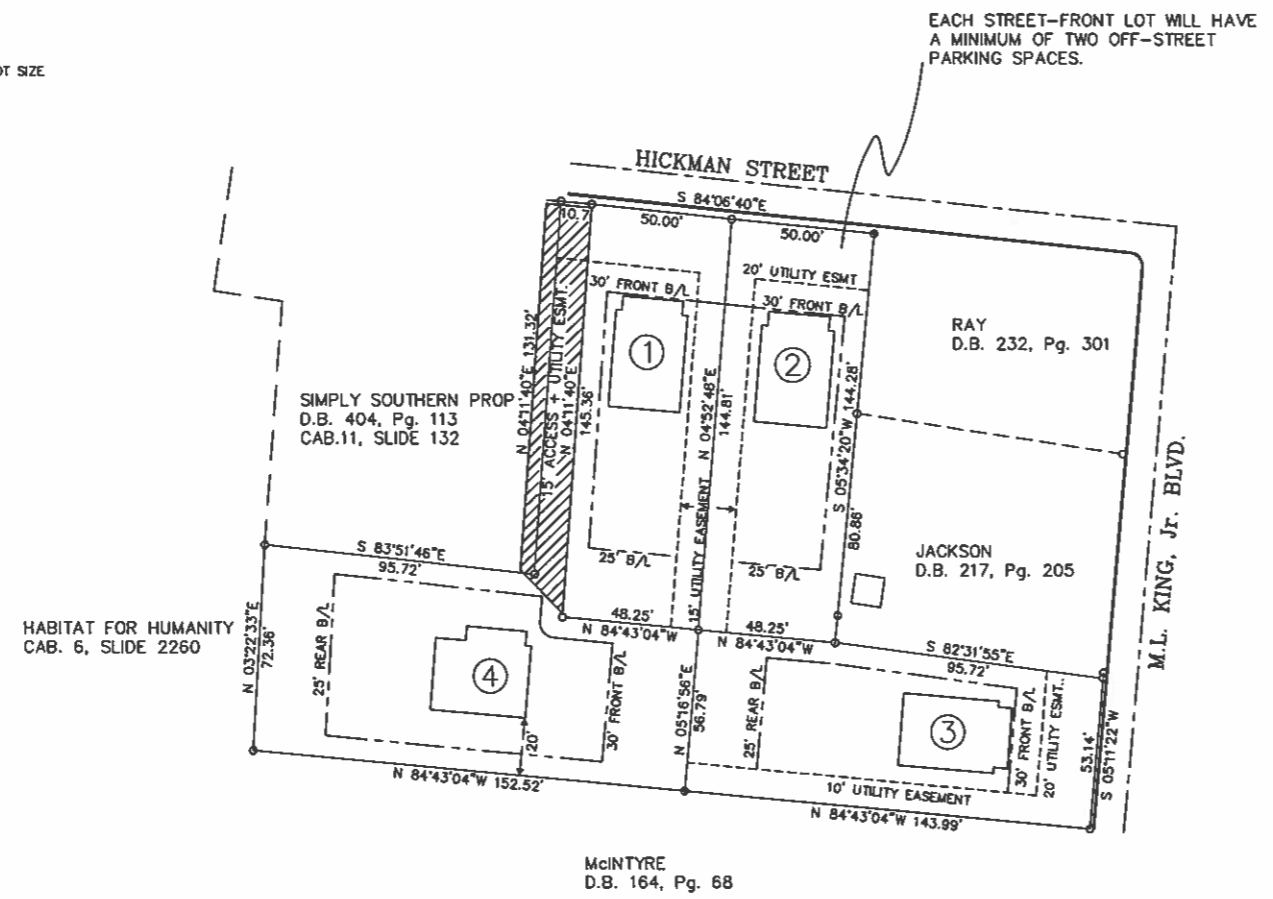
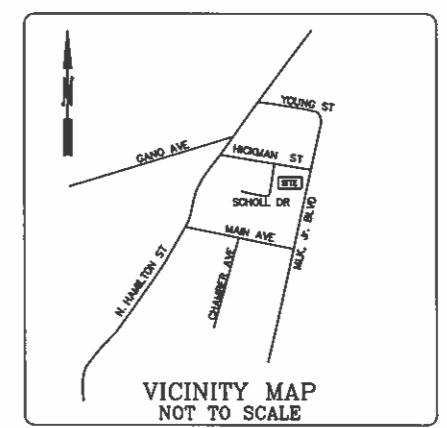
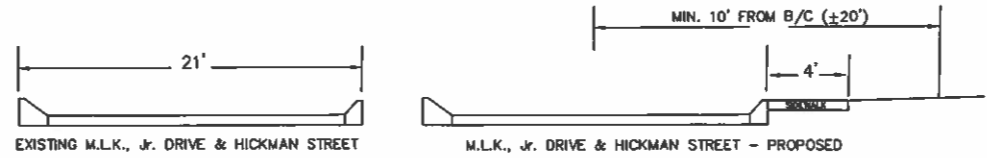
FRONT 30'
SIDEYARD 7.5'
REAR 25'

- ① 7126 SQ.FT. *
- ② 7100 SQ.FT. *
- ③ 7999 SQ.FT.
- ④ 11684 SQ.FT.

* VARIANCE REQUESTED FOR MINIMUM LOT SIZE

LEGEND

- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/2536" SET
- IRON BAR FOUND-AS NOTED
- ⊙ SURVEYOR'S MAG-NAIL-SET
- ⊙ SURVEYOR'S MAG-NAIL-FOUND
- ⊙ UTILITY POLE



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE SUBJECT PROPERTY INTO FOUR TRACTS, AND, TO CREATE NECESSARY UTILITY AND ACCESS EASEMENTS.

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

CURRENT ZONING OF THE SUBJECT PROPERTY IS RESIDENTIAL (R2).

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 ENCR OACH 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.

PRELIMINARY -NOT FOR RECORDING OR USE IN TRANSFER
GARY MAYHALL DATE

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

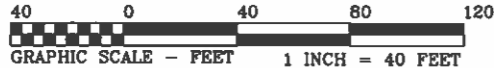
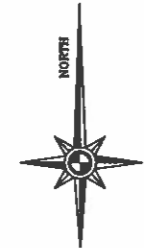
PRELIMINARY -NOT FOR RECORDING OR USE IN TRANSFER
FOR: LGE/KE
PRELIMINARY -NOT FOR RECORDING OR USE IN TRANSFER
FOR: AT&T

~~DEVELOPER DOES NOT PLAN TO REQUEST GAS SERVICE FOR: COLUMBIA-GAS-OF-KY~~

CERTIFICATION OF WATER & SEWER SERVICE

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution and sanitary sewer collection and conveyance system to supply the property of Simply Southern located at M.L.K., Jr. Drive and Hickman Street with water and 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 water lines, elevated storage tanks, booster pump stations, gravity and force main sanitary sewer lines, pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution and 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 water distribution and sanitary sewer collection and conveyance system shall be acquired by the developer and dedicated to GMWSS.

PRELIMINARY -NOT FOR RECORDING OR USE IN TRANSFER
General Manager Date



I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS AN URBAN CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:26098 AND AN ANGULAR ERROR OF 00-00'-04". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS KY STATE PLANE NORTH ZONE. LAST DATE OF FIELD SURVEY DECEMBER 28, 2020.

PRELIMINARY -NOT FOR RECORDING OR USE IN TRANSFER
Wm. JOEL DAY, P.L.S. No. 2538 DATE

MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
TELEPHONE (502) 863-6070 - jdaypls@gmail.com

JANUARY 26, 2021

FINAL SUBDIVISION PLAT
SIMPLY SOUTHERN PROPERTIES, LLC
MARTIN LUTHER KING, Jr. DRIVE + HICKMAN STREET

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**TEAMCEO, LLC
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
February 11, 2021**

FILE NUMBER: FSP-2021-02
PROPOSAL: Final Subdivision Plat to subdivide a 30.686-acre parcel into two (2) lots.
LOCATION: Parcel # 170-10-005.000
APPLICANT: TeamCEO, LLC
CONSULTANT: Malcolm Endicott



STATISTICS:
Zone A-1 (Agricultural)
Surrounding Zone(s) A-1 & A-5
Site Acreage Total: 30.686 acres (Tract 2A: 15.092 acres; Tract 2B: 15.594 acres)
Access Coleman Lane
Variances/Waivers None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a parent tract of approximately 30.7 acres into two lots.

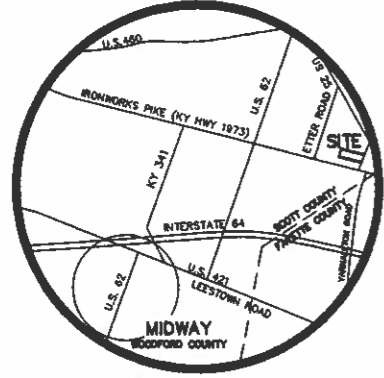
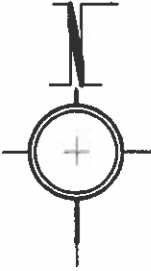
Plat Review:
The proposed plat shows the appropriate setbacks, and the proposed lots meet the lot size and width requirements. Both proposed lots would have road frontage on and separate entrances from Coleman Lane. The Planning Commission Engineer has reviewed the proposed entrance locations and found them to be acceptable.

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

Conditions of Approval:

1. 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*.

SEE NOTE #4



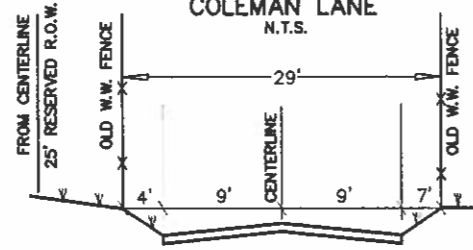
VICINITY MAP (N.L.)

STATEMENT/PURPOSE

PURPOSE OF PLAT:

1. TO DIVIDE PREVIOUS TRACT 2 FROM PLAT CABINET 9, SLIDE 355 INTO TWO NEW TRACTS, TRACT 2A AND TRACT 2B.

SECTION A-A COLEMAN LANE N.T.S.



NOTES:

1. BASED ON MAPS PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD PLAIN.
2. BUILDING RESTRICTION: THERE IS A 50' BUILDING SET-BACK LINE FROM ALL PROPERTY LINES AND ROADWAYS. WITHIN THIS SET-BACK, AROUND THE OUTER PERIMETER OF THE PROPERTY, THERE IS ALSO A 15' UTILITY EASEMENT.
3. SURVEYOR'S TITLE SOURCE - D.B. 313, PG. 332, SCOTT COUNTY CLERK'S OFFICE.
4. BEARING BASE - SAME AS NOTE #3.
5. "O" INDICATES 5/8" DIAMETER RE-BAR 18" IN LENGTH AND ORANGE COLORED PLASTIC CAP WITH LETTERING HME, PLS 2005.
6. NUMBER OF NEW LOTS = 2 (BUILDABLE).
7. THERE ARE NO NEW EASEMENTS CREATED WITH THIS PLAT EXCEPT AS INDICATED IN NOTE #2.
8. ALL PROPERTIES SHOWN ARE ZONED A-1.
9. THE PROPERTY SHOWN HEREON IS TRAVERSED BY VARIOUS UTILITIES TO INCLUDE OVERHEAD ELECTRICAL LINES OF WHICH THERE ARE NO EASEMENTS OF RECORD. THESE UTILITIES ARE NOT SHOWN.
10. FOR THE PREVIOUS PLAT OF RECORD REFER TO PLAT CABINET 9, SLIDE 335, DATED SEPTEMBER, 2007 SHOWING OLD TRACT 2.
11. TO THE SURVEYOR'S KNOWLEDGE, THERE ARE NO DOCUMENTS OF RECORD INDICATING RIGHT-OF-WAY DIMENSIONS FOR COLEMAN LANE.
12. ANY FURTHER SUBDIVISION(S) REQUIRES REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.

CERTIFICATIONS:

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

OWNER _____ DATE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER. THE METHOD OF SURVEY IS VIA RANDOM TRAVERSE AND A CLOSURE ERROR GREATER THAN 1/75,000 WITH NO ADJUSTMENTS. THE SURVEY AS SHOWN HEREON IS A "RURAL" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

Malcolm Endicott 1-26-21
 MALCOLM ENDICOTT, PLS DATE

HEALTH DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT ALL SITE EVALUATIONS AND/OR EXISTING SYSTEMS INSPECTIONS AS REQUIRED BY THE SCOTT COUNTY BOARD OF HEALTH HAVE BEEN PERFORMED AND ARE APPROVED FOR THE PROPERTY SHOWN HEREON.

SCOTT COUNTY HEALTH DEPARTMENT DATE

STATE OF KENTUCKY
 HUBBARD M. ENDICOTT
 2005
 LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATION OF PROVISION OF WATER SERVICE

I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE PLANS AND SPECS FOR THE WATER DISTRIBUTION SYSTEM FOR TEAMCEO, LLC, THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPER DISTRIBUTION OF WATER, AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES.

GENERAL MANAGER _____ DATE _____
 KENTUCKY AMERICAN

CERTIFICATION OF PROVISION OF UTILITY SERVICES

I HEREBY CERTIFY THAT KENTUCKY UTILITIES (K.U.) SHALL SUPPLY TEAMCEO, LLC WITH ELECTRIC SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

COMPANY REPRESENTATIVE, TITLE _____ DATE _____
 KENTUCKY UTILITIES

SITE STATISTICS:

TRACT 2 PREVIOUS PLAT	30.686 ACRES
TRACT 2A	15.092 ACRES
TRACT 2B	15.594 ACRES
ZONING DISTRICT	A-1

NEL LEXINGTON FARM LLC
 D.B. 415, P. 801
 P.C. 11, SLD. 60
 A-1 ZONE

A-1 ZONE
 TEAMCEO LLC
 D.B. 285, P. 769

BOOTH MANAGEMENT TRUST
 P.C. 9, SLD. 35
 A-1 ZONE
 D.B. 398, P. 538
 NO. 2183

CHARLES & NES STEVENS
 A-1 ZONE
 D.B. 313, P. 327
 P.C. 9, SLD. 335
 NO. 2125

PROPERTY ADDRESS AND OWNERSHIP SUMMARY:

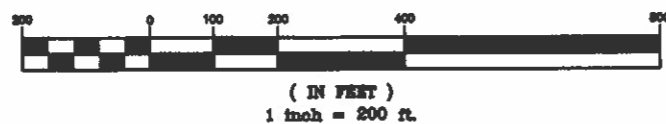
FOR THIS PLAT
MEGAN MOORE TEAMCEO, LLC 167 COLEMAN LANE GEORGETOWN, KENTUCKY 40324
TITLE DOCUMENTS:
TRACT 2A AND TRACT 2B (TRACT 2 PREVIOUS) D.B. 313, P. 332

CORNER MONUMENTATION LEGEND

- ▲ MAG NAIL (SET), STAINLESS STEEL I.D. WASHER, PLS 2005.
- IRON PIN (SET), 5/8 INCH DIAMETER RE-BAR, EIGHTEEN INCHES, IN LENGTH, ORANGE PLASTIC I.D. CAP, KY PLS 2005.
- MEANDER POINT.
- ▲ MONUMENT FOUND (DESCRIPTION ON FACE OF PLAT)
- MONUMENT FOUND BELIEVED TO BE OF RECORD, THUS, NO SUBSTITUTE MONUMENT SET (DESCRIPTION ON FACE OF PLAT)
- ◆ PROPOSED ENTRANCE LOCATION

ALL SYMBOLS ABOVE MAY NOT BE USED WITH THIS PLAT

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

FINAL SUBDIVISION PLAT

TEAMCEO, LLC
 COLEMAN LANE

SCOTT COUNTY, KENTUCKY

FIELD SURVEY AUGUST 18, 2007 / THIS PLAT SUBMITTED JANUARY 27, 2021
 & JANUARY 13, 2021

AS REQUESTED BY: MEGAN MOORE, 167 COLEMAN LANE, GEORGETOWN, KY 40324

PREPARED BY: *MALCOLM ENDICOTT*
 LICENSED PROFESSIONAL LAND SURVEYOR

P.O. BOX 354
 MIDWAY, KENTUCKY 40347

CELL: (859) 229-0623 (859) 873-9834

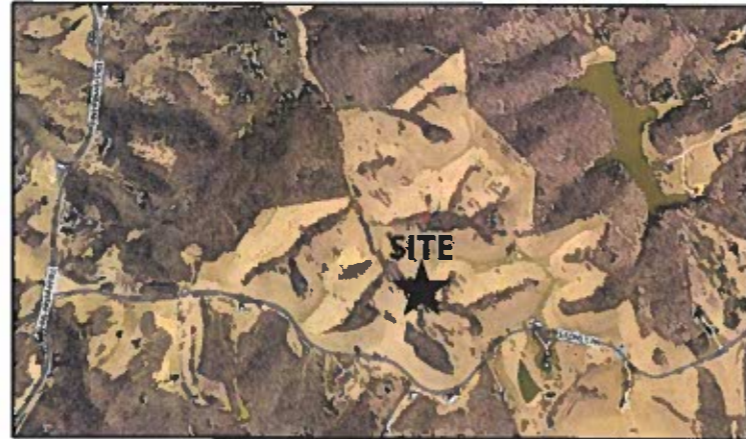
FILE: BYARS1.DWG

THIS PLAT COMPLIES WITH 201 KAR 18:150

**STONE LANE DEVELOPMENT
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
February 11, 2021**

FILE NUMBER: FSP-2021-03
PROPOSAL: Final Subdivision Plat to subdivide 176 acres into 10 lots.
LOCATION: Parcel # 150-00-014.000
APPLICANT: Big Pine Land, LLC
CONSULTANT: Pat McLafferty



STATISTICS:
Zone A-1 (Agricultural)
Surrounding Zone(s) A-1
Site Acreage Total: 176.15 acres (Tract 1: 20.34 acres; Tract 2: 10.30 acres; Tract 3: 8.09 acres; Tract 4: 27.17 acres; Tract 5: 52.49 acres; Tract 6: 9.22 acres; Tract 7: 12.54 acres; Tract 8: 18.14 acres; Tract 9: 6.90 acres; Tract 10: 10.95 acres)
Access Stone Lane (KY 356)
Variances/Waivers None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a parent tract of approximately 176 acres into ten lots. The plat also proposes a new 40' access and utility easement for the benefit of Tracts 3, 4, and 5.

Plat Review:
The proposed plat meets the setbacks, lot size, and width requirements. The Applicant has already worked with KYTC regarding the entrance locations.

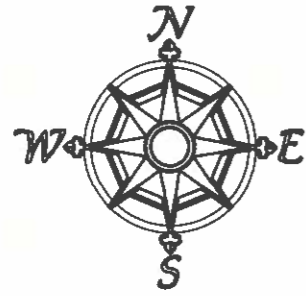
The Access easement proposed by this plat needs to be removed from Tract 2. Tract 2 is not being served by this access easement and would put the easement over the maximum of 3 established by the *Subdivision & Development Regulations*. Staff had mentioned during the TRC meeting that this access easement needed to be removed from Tract 2 to bring the plat into compliance

RECOMMENDATION:

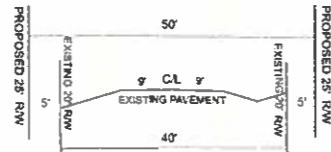
Staff recommends **approval** of the Final Subdivision Plat. Should the Planning Commission approve the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The proposed access easement shall not be on Tract 2.



BASIS OF BEARING
 US STATE PLANE 1983
 KENTUCKY NORTH ZONE
 NAD 1983 (CONUS)
 GEOID - 12A

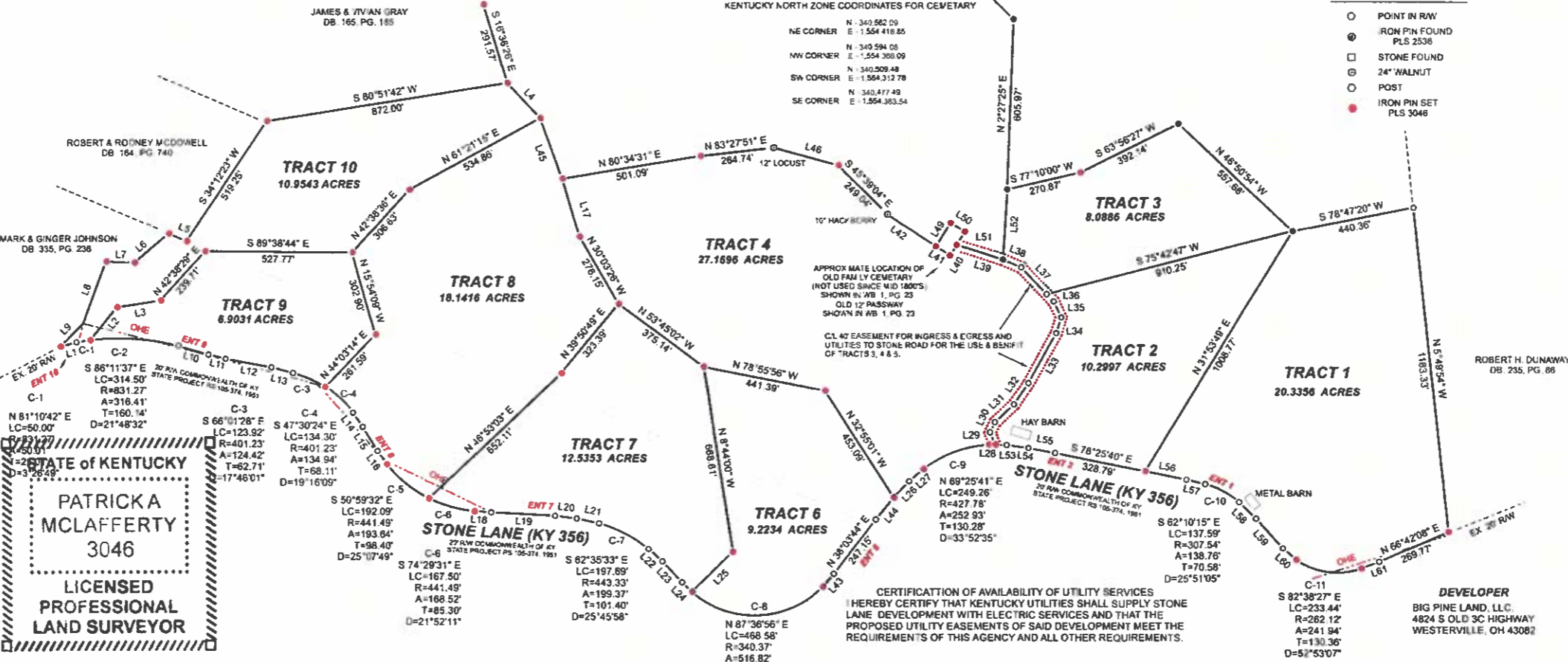


ROADWAY TYPICAL SECTION

SURVEYOR NOTES:
 ZONING - A-1
 SETBACKS - ALL SETBACKS (FRONT, SIDE & REAR) ARE 50 FEET
 MINIMUM LOT WIDTH AT BUILDING SETBACK IS 250 FEET
 TOTAL ACREAGE - 176.1452 ACRES IN TEN TRACTS
 FURTHER SUBDIVISION REQUIRES REVIEW AND APPROVAL FROM
 THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

SOURCE OF TITLE
 DEED BOOK 419, PAGE 367

LINE	BEARING	HORIZ DIST
L1	N75°26'41"E	58.61'
L2	N39°19'30"E	150.72'
L3	N81°18'17"E	157.25'
L4	N43°47'13"W	171.88'
L5	N67°06'39"W	70.53'
L6	S50°20'03"W	161.13'
L7	N87°46'11"W	101.01'
L8	S20°25'49"W	235.12'
L9	S44°52'00"W	114.94'
L10	S74°39'28"E	115.28'
L11	S76°33'51"E	63.04'
L12	S79°53'58"E	168.65'
L13	S75°25'44"E	79.17'
L14	S35°08'10"E	62.01'
L15	S31°53'58"E	100.70'
L16	S35°43'56"E	57.17'
L17	N16°25'26"W	215.98'
L18	S85°29'17"E	61.31'
L19	S87°03'07"E	231.32'
L20	S82°58'19"E	78.34'
L21	S77°46'28"E	81.11'
L22	S47°32'50"E	65.12'
L23	S43°52'22"E	102.33'
L24	S45°46'13"E	48.87'
L25	N45°57'47"E	204.84'
L26	N43°37'00"E	80.72'
L27	N49°17'47"E	66.03'
L28	S88°34'13"E	22.44'
L29	N21°25'10"W	47.57'
L30	N25°17'31"E	40.34'
L31	N47°02'23"E	93.23'
L32	N35°01'10"E	93.28'
L33	N29°41'54"E	204.67'
L34	N17°52'06"E	59.22'
L35	N25°19'51"W	62.51'
L36	N44°13'04"W	35.89'
L37	N44°13'02"W	132.60'
L38	N67°06'14"W	71.18'
L39	S72°10'14"E	171.85'
L40	S32°12'53"W	44.28'
L41	N57°47'04"W	60.00'
L42	S56°20'30"E	206.25'
L43	N40°40'38"E	60.92'
L44	N39°47'54"E	101.35'
L45	N20°00'46"W	229.17'
L46	S74°59'43"E	237.25'
L47	S84°45'13"W	7.90'
L48	S19°46'41"E	220.88'
L49	N32°12'55"E	100.00'
L50	S57°47'04"E	60.00'
L51	S32°12'58"W	55.72'
L52	N3°51'22"E	251.45'
L53	S88°34'12"E	41.16'
L54	S62°32'01"E	79.40'
L55	S79°45'03"E	98.07'
L56	S78°25'40"E	150.00'
L57	S77°03'42"E	70.51'
L58	S45°30'24"E	84.13'
L59	S41°48'23"E	141.77'
L60	S48°45'34"E	63.43'
L61	N69°08'21"E	68.85'



VICINITY MAP NOT TO SCALE
PROPERTY LOCATION
 ON THE NORTH SIDE OF STONE LANE (KY 356), 0.30 MILES EAST OF US HIGHWAY 25, SCOTT COUNTY

- LEGEND**
- POINT IN RW
 - IRON PIN FOUND PLS 2536
 - STONE FOUND
 - ⊙ 24" WALNUT
 - POST
 - IRON PIN SET PLS 3046

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

OWNERS _____ DATE _____

I, PATRICK A. McLAFFERTY, A REGISTERED LAND SURVEYOR IN THE STATE OF KENTUCKY, HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON WAS PERFORMED BY ME, USING SPECTRA SP 80 GPS EQUIPMENT WITH A RELATIVE POSITIONAL ACCURACY OF +/- 0.10' +/- 200 PPM OR GREATER. THE DISTANCES AND DIRECTIONS ARE BASED UPON KENTUCKY NORTH 1601 ZONE, GEOID 12A & HAVE NOT BEEN ADJUSTED. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A RURAL SURVEY AND COMPLIES WITH KRS 198.150.

Patrick A. McLafferty
 PATRICK A. McLAFFERTY, P.L.S. 3046
 DATE _____

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

Patrick A. McLafferty
 PATRICK A. McLAFFERTY, P.L.S. 3046
 DATE _____

CERTIFICATE OF APPROVAL OF PRIVATE SEWERAGE SYSTEMS
 I HEREBY CERTIFY THAT THE PRIVATE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED TO BE INSTALLED IN THE DEVELOPMENT ENTITLED: STONE LANE DEVELOPMENT FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

 COUNTY HEALTH DEPARTMENT OFFICIAL
 DATE _____

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
 I HEREBY CERTIFY THAT KENTUCKY UTILITIES SHALL SUPPLY STONE LANE DEVELOPMENT WITH ELECTRIC SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS.

 COMPANY REPRESENTATIVE
 DATE _____

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
 I HEREBY CERTIFY THAT BLUEGRASS ENERGY SHALL SUPPLY STONE LANE DEVELOPMENT WITH ELECTRIC SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS.

 COMPANY REPRESENTATIVE
 DATE _____

CERTIFICATE OF PROVISION OF WATER SERVICE
 I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE PLANS AND SPECS FOR PROPOSED WATER DISTRIBUTION SYSTEM STONE ROAD LAND DIVISION, THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF WATER AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES.

 GENERAL MANAGER
 DATE _____



SCALE: 1" = 300'

FINAL PLAT
STONE LANE DEVELOPMENT
BIG PINE LAND, LLC
 STONE LANE
 SADIEVILLE, KY 40370
 SCOTT COUNTY
 DECEMBER 15, 2020
 JOB 10-04-20
 PREPARED BY
 PATRICK A. McLAFFERTY
 P.L.S. 3046
 PO BOX 132
 WILLIAMSTOWN, KY 41097
 (859) 801-7424

**VILLAGES OF FALLS CREEK
PRELIMINARY SUBDIVISION PLAT, PHASE 2**

**Staff Report to the Georgetown-Scott County Planning Commission
February 11, 2021**

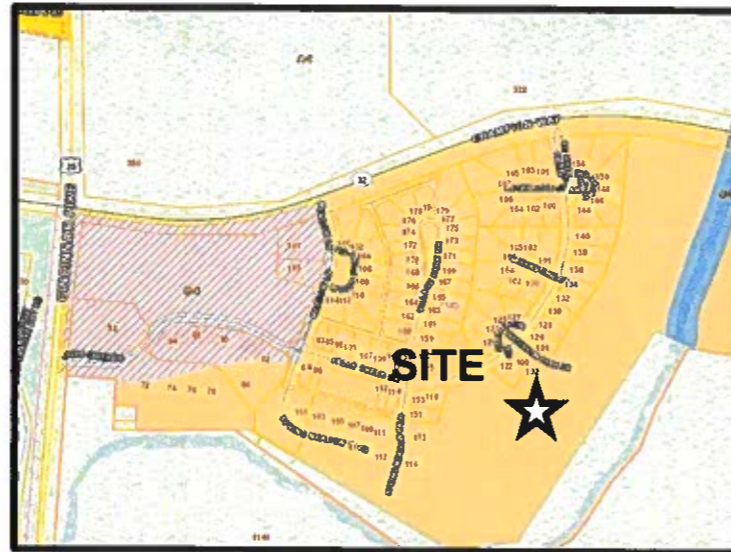
FILE NUMBER: PSP-2021-04

PROPOSAL: Request for Preliminary Subdivision Plat approval for 23 single-family lots, 6 duplex lots, and an open space lot in phase 2 of Falls Creek Village.

LOCATION: East side of Falls Creek Development

APPLICANT: Oxford Place, LLC

ENGINEER: Brent Combs, PE
Thoroughbred Engineering, Inc.



STATISTICS:

Zone	R-1C (PUD)
Surrounding Zones	R-1C (PUD)
Acreage	11.98 acres
Dwelling Units Existing	246 Dwelling Units built or approved
Dwelling Units Proposed	35 Dwelling Units (23 single family lots, & 12 attached duplex units)
Dwelling units per acre	3.49 units/acre
Water/sewer available	Yes/Yes
Access	Falls Creek Drive
Variances	None

BACKGROUND:

The applicant is requesting Preliminary Plat approval for a section of phase 2 of the Villages of Falls Creek. The request is to construct a public street to city street standards beginning at the end of Waterson Park Drive, extending it to a T-intersection with the new street continuing to the north and south ending in cul-de-sacs at

each end. The street will contain 20 single-family lots 60'-70' in width with a 2.88 open space area on the northeast corner of the property. There is proposed a walking trail around the outer perimeter of the park/open space. On the southern leg of the new street, six duplex lots are proposed, 80' wide at the building line. Three additional lots are proposed fronting on Falls Creek Drive, where a pocket park was previously proposed parallel to the street. There is a vacant remnant of land to the southwest of the new street to the south. The applicant intends to submit a Preliminary Development Plan on this remnant, at a later date, presumably for a townhome project.

The single-family lots and attached duplex townhome lots meet the minimum residential standards. Twenty foot front setbacks are proposed, which is typical for this development. It is recommended that the single-family lots be a minimum of 60' wide at the building line and the duplex lots be a minimum of 80' at the building line. It is also recommended that the open space lot with the walking trail be dedicated to the applicable HOA and a maintenance plan be in place for continuing maintenance of the open space area. It is also recommended that the open space remain accessible to all residents of the subdivision.

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

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

The proposed Preliminary Plat shows duplex lots in an area that was previously planned for single-family lots. Therefore, it may be necessary for the applicant to comply with the City of Georgetown Common Scheme of Development Ordinance. This requirement is ambiguous due to the fact that the overall project was approved as a mixed-use commercial/residential project with a range of housing types from single-family to Apartments. Compliance is requested by planning staff, but staff would defer to the Planning Commission Attorneys legal opinion.

Common Scheme of Development:

City of Georgetown Ordinance 2015-014 requires the Applicant to receive approval from the Planning Commission when amending the Common Scheme of Development in existing developments or subdivisions. This ordinance requires the Applicant to:

1. Show that market conditions have changed substantially, necessitating a change in the Common Scheme of Development for the existing development or subdivision;
2. Submit a sworn statement that the Applicant has notified in writing every owner of every lot within the existing development or subdivision.

Staff has received a signed affidavit that the Applicant has complied with Planning Commission notification requirements and staff has been informed that a neighborhood meeting was held in January.

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

The idea of attached townhomes is not incompatible with a TND concept and can be done in a sensitive manner. This area, however, does partially back up to lots that have been sold and built upon, as single-family lots. There are individuals who purchased lots in Phase 1, Units 1 & 5, some of whom built homes with the understanding that they were purchasing lots in a single-family area of a mixed-use development. It is the responsibility of the applicant to provide reasonable justification for this proposed change.

Please note, the ordinance requires that the Planning Commission determine that the changes in the market conditions be "substantial". It also requires that these substantial changes "necessitate" a change in the Common Scheme of Development. If applicable, the Applicant will need to show the Commission that the proposed change from single-family lots to duplex lots are absolutely needed because of significant changes in the market conditions. This standard is different than a desired change for convenience or increased value.

Issues to Consider:

Falls Creek was approved as a Planned Unit Development (PUD). Planned Unit Developments allow for some diversion from the requirements of the Zoning Ordinance, as can be seen in this development with the mixture of apartments, duplexes, and townhomes that are typically not permitted in this zoning district.

Single-family lots are shown behind all the existing platted lots north of Waterson Park Drive. These lots are similar in size to those proposed in the 2005 Master Plan (60' width) and are fewer in total number due to the increase in floodplain area. A large 2.880-acre park is shown along Dry Run Creek in the northeast corner of the development, with a trail/path within its perimeter. It is recommended the road right-of-way still include a sidewalk on both sides, which could be connected to the walking path in at least a couple of locations.

A road, also ending in a cul-de-sac is shown to the south of the stub road that has six attached townhome, "duplex" lots (80' width) backing up to the creek. Floodplain boundary changes would make much of this area unbuildable as previously approved. A park area has been removed along Falls Creek Drive, along with a note that walking trail would be relocated to creek. It is recommended that public access to the creek be maintained behind the duplex lots.

The developers of this property do not own all the way to the creek. For unknown reasons Whitaker Land Company owns some land on the west side of Dry Run Creek. There is additional land in the floodplain that will be open space, that is not owned by the developers of Falls Creek.

It is recommended that the open space network be contiguous and continue along the back of the lots along the creek to provide public access to the creek. In addition, staff would recommend the maximum number of dwelling units in the remaining area shown west of Dry Run Creek be capped at 52 dwelling units, the number shown in this area on the 2005 Master Plan.

PROCEDURE:

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

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

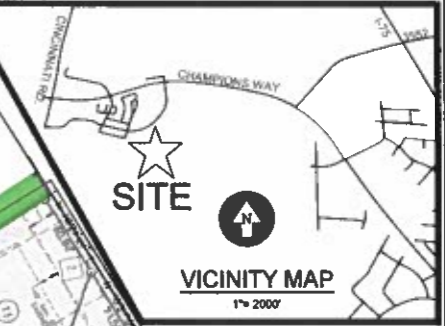
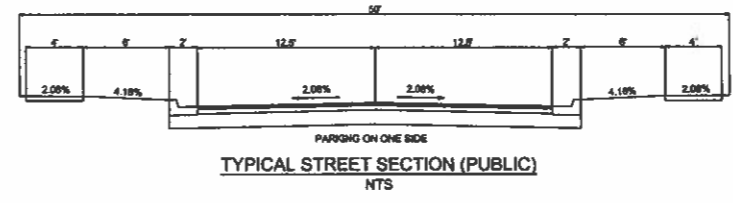
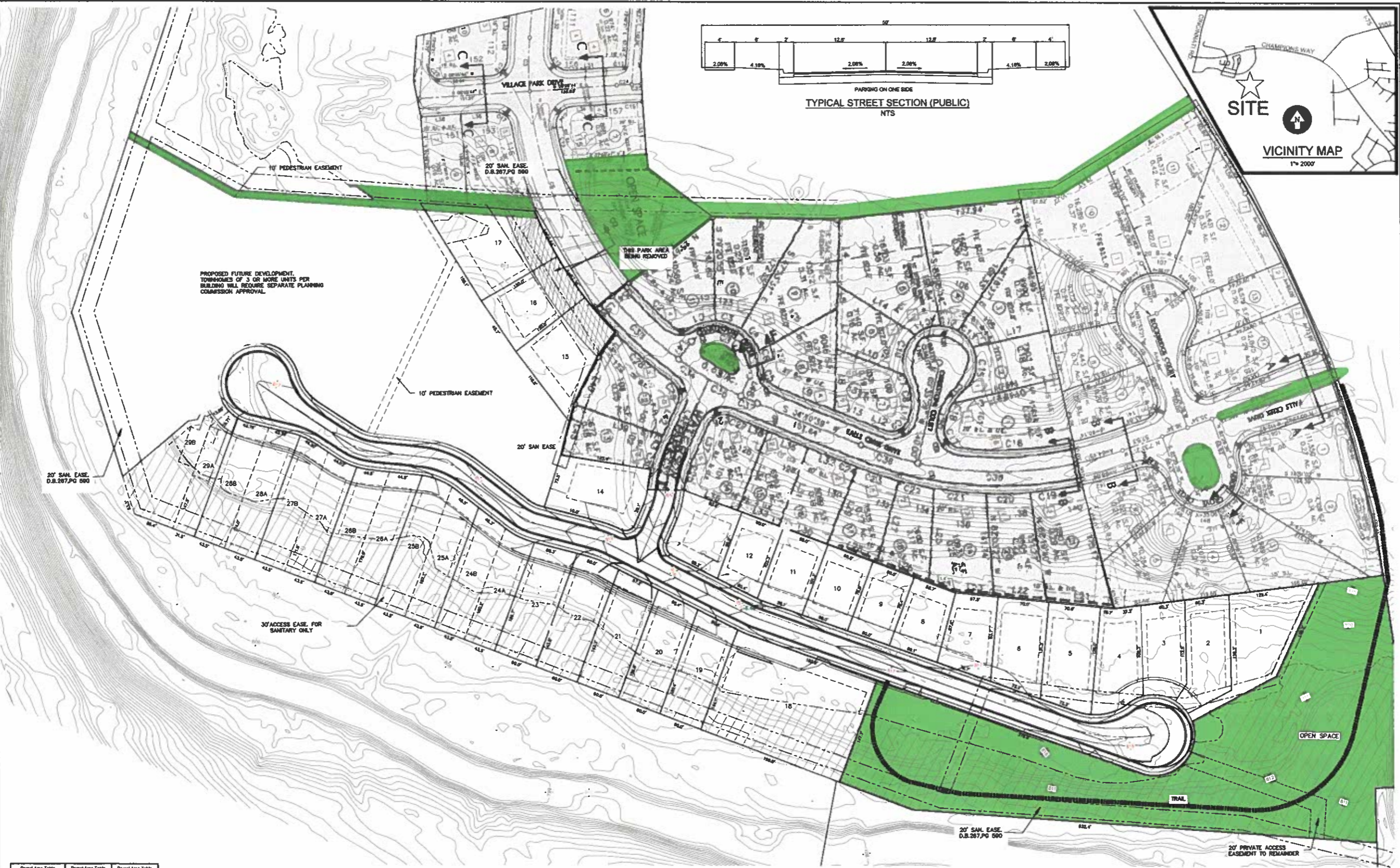
RECOMMENDATION:

If the Planning Commission approves the change in Scheme of Development, if required, staff recommends **Approval** of the Preliminary Plat for the Villages of Falls Creek, Phase 2. Staff recommends the Planning Commission attach the following conditions:

1. All previous applicable conditions from the zone change for Falls Creek (ZMA-2004-23).
2. Single-family lots shall be built north of Waterson Park Drive. South of Waterson Park Drive attached single-family duplex townhomes shall be permitted with building fronts facing onto a public street.
3. Single-family lots shall be 60' minimum width at the building line, duplex lots shall be 80' minimum width at the building line.
4. A minimum 10' Pedestrian easement shall be provided along the rear of lots backing up to Dry Run Creek.
5. Open space areas shall be owned and maintained by the HOA and be open and accessible to all residents of the subdivision.
6. All previous architectural standards for Falls Creek shall apply to all phases.
7. The maximum number of dwelling units in the remaining area of phase II shall not exceed the number of units previously approved in the 2005 Master Plan. That plan approved 52 single-family dwelling units.
8. A Preliminary Subdivision Plat and/or Development Plan shall be submitted for review and approval of the Planning Commission for all remaining areas prior to development.
9. Any revisions or amendments to approved Preliminary Plats and Plans must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
10. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
11. Prior to (as part of) the Final Plat approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved Plat.

PLOT DATE: 1/27/2021 11:45 AM

D:\PROJECTS\THOROUGHBRED\ENGINEERING\PROJECTS\FALLS CREEK DEVELOPMENT\CIVIL\ADV\SPRNO MULTI-FAMILY.DWG



PROPOSED FUTURE DEVELOPMENT. TOWNHOMES OF 3 OR MORE UNITS PER BUILDING WILL REQUIRE SEPARATE PLANNING COMMISSION APPROVAL.

THIS PARK AREA BEING REMOVED

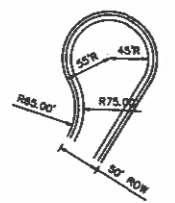
20' SAN. EASE. D.B. 267, PG. 590

30' ACCESS EASE. FOR SANITARY ONLY

20' SAN. EASE. D.B. 267, PG. 590

20' PRIVATE ACCESS EASEMENT TO REMAINDER

Parcel #	Area	Parcel #	Area	Parcel #	Area
TRW	85,061	16	8,826	26A	7,803
OPEN SPACE	125,451	17	13,886	27B	7,600
1	12,311	18	29,185	27A	7,298
2	8,786	19	8,835	28B	7,482
3	7,465	20	9,219	28A	7,682
4	8,809	21	9,084	29A	8,205
5	8,798	22	9,040	29B	8,858
6	8,897	23	8,472		
7	7,023	24B	7,399		
8	6,304	24A	8,823		
9	5,848	25B	8,213		
10	6,034	25A	7,850		
15	18,264	26B	7,418		



CERTIFICATION OF OWNERSHIP AND DEDICATION

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

_____, (date), 2021
 (owner or owners)

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

I hereby certify that the preliminary subdivision plat shown herein has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. Upon certification of the Commission Engineer of the approval of the water quality protection plan and all construction plans, construction may begin.

_____, (date), 2021
 Chairman, Georgetown-Scott County Planning Comm.

SITE DATA

OWNER/DEVELOPER: OXFORD PLACE, LLC
 ZONE: R-1C PUD
 MINIMUM FRONT YARD SETBACK: 20'
 MINIMUM BACKYARD SETBACK: 20'
 MINIMUM SIDE YARD SETBACK: 7.5'
 BUILDING COVERAGE: 40% (in the case of single family attached units, this would be for combined lot)

NUMBER OF LOTS: 35 LOTS + 1 OPEN SPACE LOT
 AVERAGE LOT AREA: 6609 SQUARE FEET
 LOTS/NET ACRE: 3.49
 AREA OF RIGHT OF WAY: 1.95 ACRES
 TOTAL NET AREA: 18.03 ACRES
 TOTAL GROSS AREA: 11.98 ACRES

FLOODPLAIN LINE IS FROM F.I.R.M. PANEL 21209C-0181-D WITH EFFECTIVE DATE DECEMBER 21, 2017.

- NOTES:
- STORMWATER MANAGEMENT WILL MEET ALL STORMWATER MANUAL AND REGULATION REQUIREMENTS.
 - ANY DEVELOPMENT IN AND ADJOINING THE FLOODPLAIN WILL MEET ALL FLOOD DAMAGE PREVENTION ORDINANCE REQUIREMENTS AND LOWEST FLOOR ELEVATIONS WILL BE SET A MINIMUM OF 2 ABOVE BASE FLOOD ELEVATION.
 - NO FENCES WILL BE ALLOWED IN THE FLOODPLAIN.

□ FLOODPLAIN

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



**PRELIMINARY SUBDIVISION PLAT
 FALLS CREEK DEVELOPMENT
 PHASE 2**
 FALLS CREEK DRIVE, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO. 200258	DRAWN BY: THC
DATE: 12-28-2020	REVIEWED BY: ABC
SCALE:	SHEET: 1-27-2021