

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

December 13, 2018

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of November invoices
- B. Approval of November 8, 2018 minutes
- C. Approval of December agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PSP-2018-57 Abbey at Old Oxford - Amended Preliminary Subdivision Plat to remove condition that no lots directly access Herndon Boulevard located at Old Oxford Drive and Herndon Boulevard.

III. NEW BUSINESS

- A. FSP-2018-58 Collins & Dawson Property - Final Subdivision Plat to divide one tract into two tracts, creating one 30.95-acre tract and one 30.95-acre tract located at 1852 Minors Branch Road.
- B. ZMA-2018-59 ICI Expansion - Zone change request for approximately 26 acres from A-1 to I-1 located south of Lemons Mill Road and west of the current International Crankshaft development. PUBLIC HEARING
- C. PSP-2018-60 Pinnacle at Mallard Point Amended - Amended Preliminary Subdivision Plat for the Pinnacle at Mallard Point located on Mallard Point Drive.
- D. PSP-2018-61 Village at Lanes Run - WITHDRAWN

IV. OTHER BUSINESS

- A. Tri-Village Storage
- B. Approval of 2019 Application Deadlines
- C. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
November 8, 2018**

The regular meeting was held in the Scott County Courthouse on November 8, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Charlie Mifflin, Mark Sulski, Byron Moran, Frank Wiseman, Regina Mizell and Steve Smith, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, and Attorney Charlie Perkins. Absent was Commissioners Jeff Caldwell and James Stone and Engineer Ben Krebs.

Motion by Mifflin, second by Mizell, to approve the October invoices. Motion carried.

Motion by Sulski, second by Moran, to approve the October 11, 2018 minutes. Motion carried.

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

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

Postponements/Withdrawals

Chairman Jones stated that the application for Price Farm (PSP-2018-57) has been postponed to the regular December meeting.

PDP-2018-51 Amerson Property Amended Concept Plan – Amended Concept Plan for the Amerson Property Development located west of Harmony Ridge and Lemons Mill Elementary, south of Lemons Mill Road, east of McClelland Circle.

Mr. Summers reviewed the staff report. He stated the property is zoned R-3 and B-4 and was approved as a PUD in 2010. He stated the project site is 90.53 acres.

He stated the Amended Concept Plan proposes more townhomes but no single-family homes. He stated the total number of units will increase by 103.

He stated the change to townhomes would add approximately 200 more people and trips to the development.

He stated in order to change the Concept Plan, a decision of whether it is appropriate to eliminate the single-family housing, increase the residential density and the efficiency of the proposed road layout need to be considered.

He stated the applicant submitted a justification letter showing the market changes away from owner occupied homes.

Commissioner Mifflin questioned if the number of owned homes is down because of choice or the lack of houses. Mr. Summers stated he feels it is probably because of both.

He stated the proposed change would have a net density of 12.1 units per net acre with R-3 zoning having a maximum of 16 units per net acre.

Richard Murphy, representing applicant, stated there has been changes in the 8 or 9 years since the original concept plan was presented.

He stated there is a greater need for townhome units.

He stated the additional traffic for townhomes would equal one additional trip every four minutes.

He stated the applicant proposes changing the second condition of approval. He stated the applicant would coordinate construction of the Legacy Trail with the appropriate local agencies in order to utilize this trail section with a local match of federal trail grant applications.

Commissioner Sulski questioned if the applicant has talked to staff regarding a grant for the trail. Mr. Murphy stated the applicant did not realize about the grant until after workshop.

Dennis Anderson, applicant, stated that a trial system is very important to him.

Commissioner Mifflin questioned who would apply for the grant for the trial. Mr. Kane stated a local government agency.

Chairman Jones questioned the size of the trail and the design of the trail along the townhomes. It was stated it would be 12-foot in width and a garage would buffer along the townhomes.

Commissioner Mifflin questioned if Pleasant View Boulevard would eventually connect to Lisle Road.

Chairman Jones questioned if you can drive from the townhomes into the commercial center. It was stated there is not access due to security concerns. Chairman Jones questioned if there is pedestrian access from the townhomes to the commercial center. It was stated there is an access for people who live there but it would not be a direct access for someone who does not.

Motion by Mifflin, second by Sulski, to approve the Preliminary Development Plan (PDP-2018-51) subject to four (4) conditions of approval and with the change to condition two. Motion carried.

PSP-2018-42 & PDP-2018-43 Amerson North Townhomes - Preliminary Development Plan and Preliminary Subdivision Plat for 136 Townhome Units and associated lots located east of McClelland Circle, south of the apartments, and west of Harmony Ridge.

Motion by Sulski, second by Mizell, to approve the Preliminary Subdivision Plat (PSP-2018-42) and PDP-2018-43 Preliminary Development Plan subject to ten (10) conditions of approval and with the change to condition two. Motion carried.

ZMA-2018-54 Stamping Ground Used Car Lot - Zone Change request for approximately 0.94 acres from B-1 to B-2 located at 3365 Main Street, Stamping Ground. PUBLIC HEARING

Chairman Jones recused himself.

Commissioner Sulski opened the public hearing.

Mr. Kane reviewed the staff report. He stated it is a zone change request in Stamping Ground for a vacant lot of 0.159 acres. He stated it had been previously used for a car lot which was a legal nonconforming use at the time.

He stated the Future Land Use Map designates the area as commercial. He stated changing the zoning from B-1 to B-2 could be considered appropriate if the past use was regarded as an appropriate use.

Bruce Lankford, representing applicant, stated that the applicant asks that the Commission agree with Mr. Kane's recommendation of approval.

Bill Barrett, Stamping Ground resident, questioned the use of the property. He stated he feels residents are not aware of the application.

Mr. Lankford stated the intent is a used car lot. He stated if the applicant changes his mind he must come before the Planning Commission again with a development plan.

Delores Reynolds, Versailles resident, stated she owns a nearby lot. She has concern regarding the intended use.

Dale Perry, Stamping Ground resident, stated he had concerns regarding the use of the property and the safety of the area.

Mr. Lankford stated he wanted to reassure the residents that the intended use is a car lot.

Commissioner Sulski closed the public hearing.

Commissioner Smith questioned the uses in B-1 zoning.

Commissioner Mifflin questioned who enforces the zoning in Stamping Ground.

Commissioner Moran questioned the basis of a zone change and how they are determined.

Motion by Wiseman, second by Smith, to recommend approval of the rezoning request (ZMA-2018-54) on the basis that it complies with the Comprehensive Plan, and subject to two (2) conditions of approval. By roll call vote, motion carried 6-0.

PSP-2018-55 & PDP-2018-56 ML Georgetown Paris - Preliminary Subdivision Plat and Preliminary Development Plan for a 7,000 square foot retail building located at southwest corner of Paris Pike and McClelland Circle.

Mr. Kane reviewed the staff report. He stated this application is for a new lot to be created and a new building to be built in the former Kmart shopping center. He stated this application replaces an approved preliminary development plan from two years ago since the previous approval expired in October due to the sunset clause. He stated the applicant requests to divide a 1.54-acre parcel in the parking lot.

He stated the shopping center is currently subdivided into three parcels. He stated this application is for a proposed restaurant on a new parcel to be subdivided from Parcel A.

He stated there is a shared parking and access agreement among the owners of the existing parcels.

Chairman Jones questioned if there would be enough parking spaces left if approved. Mr. Kane stated there would be 498 parking spaces.

Bruce Lankford, representing the applicant, stated the application would help the area if approved.

David Seewor, representing owner of Big Lots, stated he would like to ask for a deferral on a decision until a meeting can be held to review the plans and agreement among the owners of the buildings within the center that the proposal does not violate their private shared access and parking agreement.

Mr. Lankford stated the applicant is willing to agree to the meeting but didn't think it necessary to postpone preliminary approval.

Mr. Seewor stated the owner is willing to agree to preliminary development approval if the application must come back to full commission for final development approval.

Commissioner Smith questioned the parking configuration.

Brent Combs, Thoroughbred Engineering, representing applicant, stated there is not parking expansion beyond the current boundaries of the property.

Commissioner Smith questioned if there are any safety measures anticipated in case a vehicle went over the embankment.

Mr. Combs stated the highway department would have to approve a guardrail before it could be installed.

Chairman Jones questioned if the building would hurt the water runoff situation. Mr. Combs stated it would be an actual improvement because of more grass being installed.

Motion by Sulski, second by Mizell, to approve the Preliminary Subdivision Plat (PSP-2018-55) and Preliminary Development Plan (PDP-2018-56) subject to eight (8) conditions of approval and that if return to Planning Commission for Final Development Plan approval. Motion carried.

Request to amend COA for Southland Christian Church (PDP-2018-56)

Mr. Kane stated that the last condition of approval for the Preliminary Development Plan was that the roads be constructed and platted before Final Development approval. He stated the platting of the roads is Dennis Anderson's responsibility since he is the developer of the overall project. He stated GMWSS will not sign a Final Plat until the sewer is installed by Dennis Anderson which is holding up platting of the roads.

He stated that Southland Christian Church has requested the condition be amended but he stated he suggested adding an additional condition stating that all utilities must be approved and constructed before building occupation.

Richard Murphy, representing Southland Christian Church, stated there was a misunderstanding regarding the start of construction. He stated the platting of the roads is beyond their control.

Chairman Jones and Commissioner Sulski stated that their concern is that construction started before conditions were met.

Motion by Jones, second by Mizell, to allow construction to proceed after condition 4 is followed and conditions 7 and 8 are completed. Motion carried.

Approval of permanent status for Jeremy Reynolds

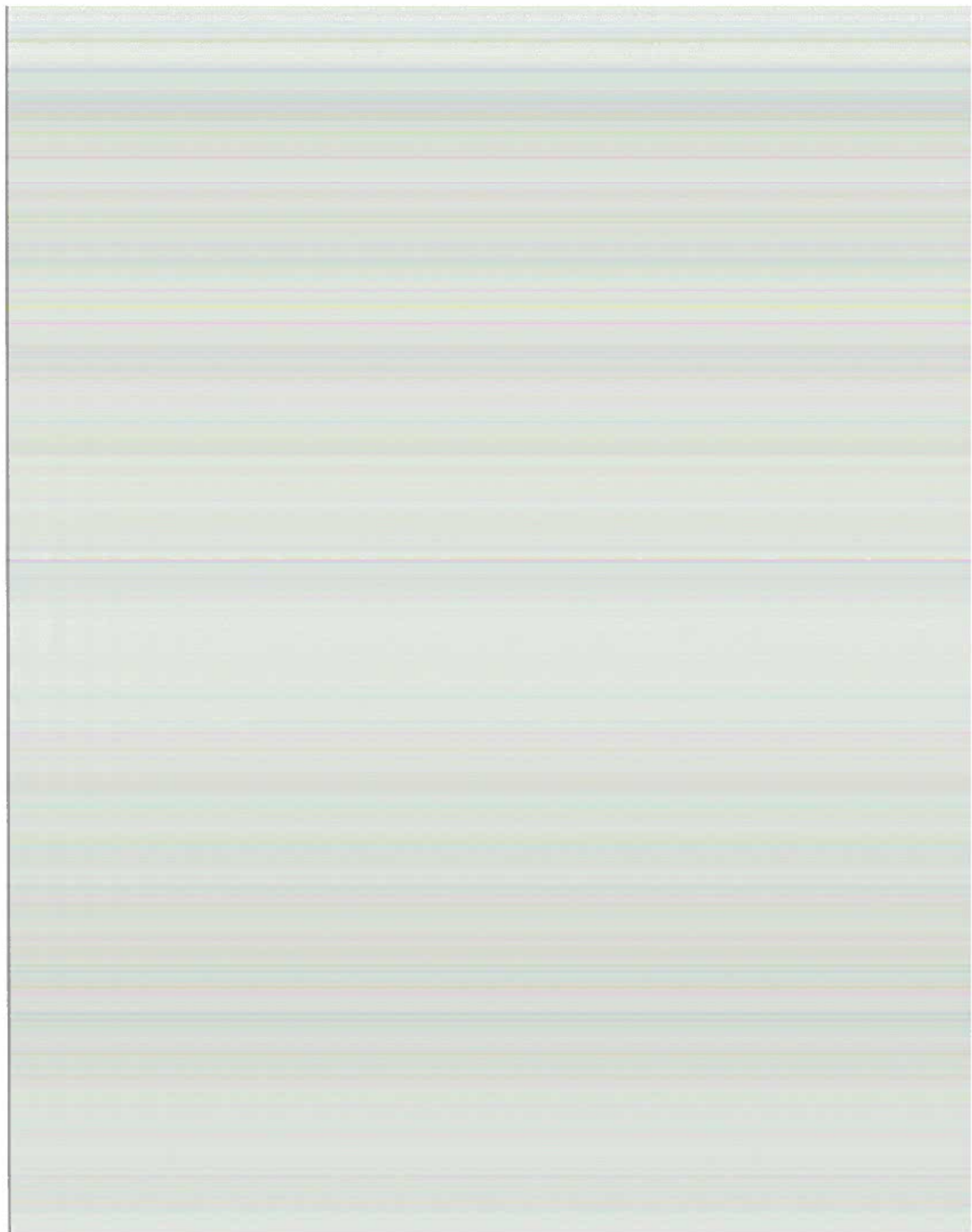
Motion by Sulski, second by Jones, to approve permanent status for Jeremy Reynolds. Motion carried.

The meeting was then adjourned.

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary



ABBEY AT OLD OXFORD
AMENDED PRELIMINARY SUBDIVISION PLAT
Staff Report to the Georgetown-Scott County Planning Commission
November 8, 2018 (Postponed)
December 13, 2018

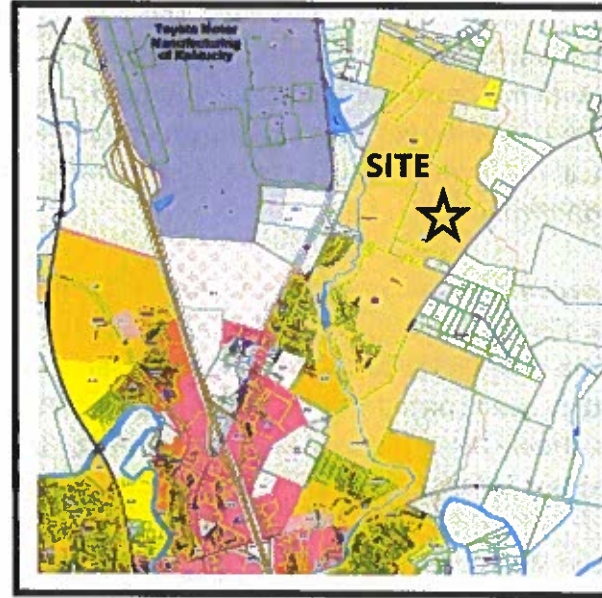
FILE NUMBER: PSP-2018-57

PROPOSAL: Amended Preliminary Subdivision Plat to remove condition that no lots directly access Herndon Boulevard

LOCATION: Old Oxford Drive and Herndon Boulevard

APPLICANT: Ball Homes

ENGINEER: Rory Kahly, EA Partners



STATISTICS:

Zone	R-1C PUD (Low Density Residential PUD)
Surrounding Zones	R-1C (Low Density Residential), and A-1 (Agricultural)
Acreage	126.79 Gross, 123.84 Net
Density	3.85 Units/net acre
Proposed Use	283 new single family residential lots and 116 townhome units, 477 units total for entire subdivision including existing phase one
Typical Lot Size	55' x 125' (6875 SF)
Minimum Lot Size	6,000 SF
Minimum Lot Width	45 Feet
Typical Lot Width	55-60 Feet
Water/sewer available	Yes/Yes
Length of New Road Access	16,000 Linear Feet 1) Herndon Boulevard

BACKGROUND:
The subject property is located on the west side of Old Oxford Road approximately two miles north of Connector Road. It is located north of Cherry Blossom Golf Course and east of Pleasant Valley subdivision. The property to be subdivided is the remainder of the Price Farm, previously approved and rezoned to R-1C PUD for a residential subdivision (ZMA-2001-04, PSP-2006-92, PSP-2008-50).

An amended Preliminary Subdivision Plat was approved in 2016 (2016-51) for 285 new single-family lots and 129 townhome units. The applicant is now asking for removal of one of the conditions of approval of that Preliminary Plat that restricted lot access to Herndon Boulevard. The applicant is also seeking approval of the

street layout, which was amended to reflect a reduction in the cul-de-sac lengths and street cross-sections to meet the subdivision regulations and the approved construction plan design.

Access & Circulation:

This existing entrance boulevard has two 19' lanes with a 20' grass median. This boulevard was not intended to be directly accessed by driveways. The original subdivision design showed the entrance boulevard transitioning to a 41-foot collector road, which extended most of the way to the Pleasant Valley connection. The design has been modified with input and support of the Planning Commission Engineer. The main entrance is now designed to neck down at the end of phase one entering this new area and transition to a 29-foot local road, which should serve to slow traffic. There is also a four way stop just beyond where these lots are proposed.

It was recommended as part of the 2016 Preliminary Subdivision Plat approval that the five lots that access Herndon Boulevard be relocated so as to not directly access the entrance road. It was recommended that the layout be modified to accommodate these lots elsewhere on the farm and the subject lot area could be utilized as open space for the subdivision. This recommendation is reflected in condition #7, which states that no lots should directly access the main entrance boulevard. No other traffic calming features were proposed in the original design.

The main staff concern with lots directly accessing Herndon Boulevard was that driveways not be placed in the section of road that contained a median or along a main Collector Road. Medians restrict directional movement and generally don't mix well with driveways.

The applicants were not able to move the lots proposed on Herndon Boulevard and have asked to return to the Planning Commission to eliminate this condition of approval. The applicants have worked with the Planning Commission staff and engineer to revise the grading plan and street section in this area. They have also modified the length of cul-de-sacs to meet the requirements of the Subdivision regulations in regards to maximum dead-end street length. Sight distance is good in this area and the driveways for these lots and there is a four-way stop condition just beyond these proposed lots. Staff does not oppose removal of the condition. These lots could potentially be relocated to open space areas, but that would eliminate open space in other areas of the subdivision that staff believes is beneficial to the overall plan.

No additional lots are being proposed. The current number of lots proposed in this plan remains 283 single-family lots and 116 townhome lots.

RECOMMENDATION:

Staff recommends **Approval** of the Amended Preliminary Subdivision Plat to remove the previous condition of approval #7 that no lots directly access Herndon Boulevard for 283 single-family residential lots and 116 townhomes, with the following conditions of approval.

Conditions of Approval:

1. All lots shall have a minimum lot width of 55 feet at the building line.
2. Townhome area shall require a Preliminary Development Plan approval prior to development.

3. Per City Ordinance 15-009, canopy standards are required. Construction Plans and Final Subdivision Plat and Development Plan shall demonstrate that all requirements of the Landscape and Land Use Buffer Ordinance is met. All trees shall be in place or bonded prior to Final Plat approval.
4. Per City Ordinance 15-001, an approved stormwater management plan and responsible entity shall be established for maintenance of stormwater infrastructure prior to Final Plat approval.
5. Any wetland impacts be avoided or be permitted through the Kentucky Division of Water and Army Corp of Engineers prior to construction plan approval.
6. No more than 150 lots or units may be platted prior to the road connection to Pleasant Valley subdivision.
7. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
8. Applicant shall construct the multi-use trail to provide usable open space areas.
9. All applicable requirements of the *Zoning Ordinance*.
10. All applicable requirements of the *Subdivision & Development Regulations*.
11. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.

COLLINS & DAWSON PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
December 13, 2018

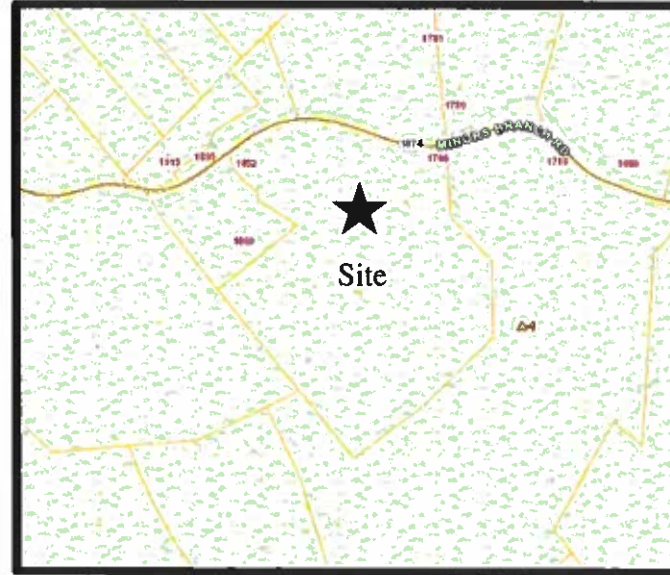
FILE NUMBER: FSP-2018-58

PROPOSAL: Final Subdivision Plat to divide one tract into two tracts, creating one 30.95-acre tract and one 30.95-acre tract.

LOCATION: 1852 Minors Branch Road

APPLICANT: David Collins

SURVEYOR: Joel Day



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	61.9 acres (Tract 1A: 30.95 acres & Tract 1B: 30.95 acres)
Proposed Use	Agricultural/Residential
Access	Minors Branch Road
Variance Requested	None

BACKGROUND:
The subject property contains 61.9 acres and is located at 1852 Minors Branch Road. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will divide the property into two (2) tracts of 30.95 acres.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat required all further subdivisions to be approved by the full Planning Commission.

Plat Review:
The proposed subdivision meets all planning requirements at this time. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for Tract 1B to certify that an on-site septic system is feasible and a functioning statement for Tract 1A.

Tract 1A has an existing entrance and residence. Any new entrances from Minors Branch Road will require approval from KYTC.

RECOMMENDATION:

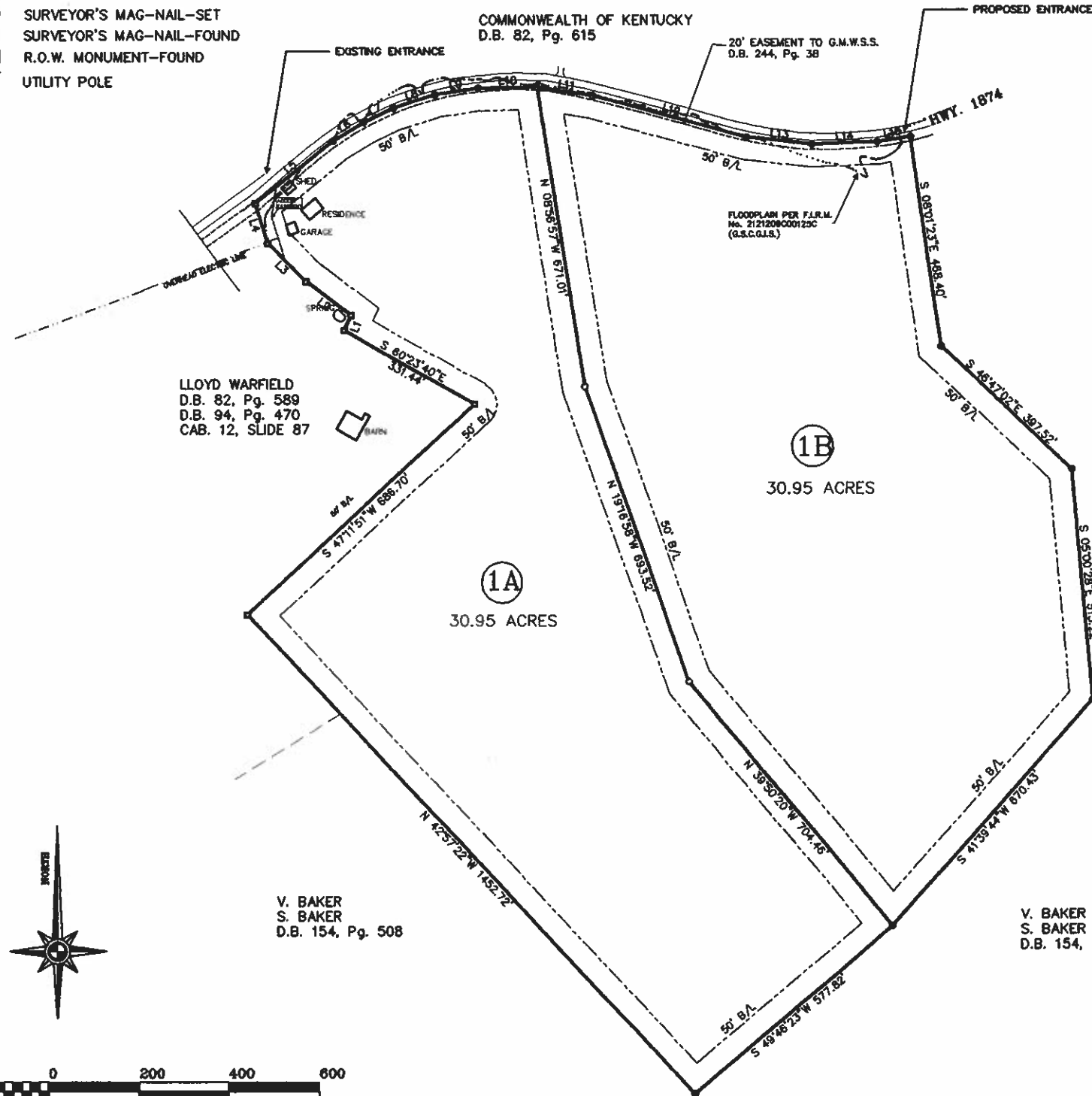
Approve the Final Subdivision Plat to divide the 61.9-acre tract into two (2) 30.95-acre tracts with the following conditions of approval:

Conditions of Approval:

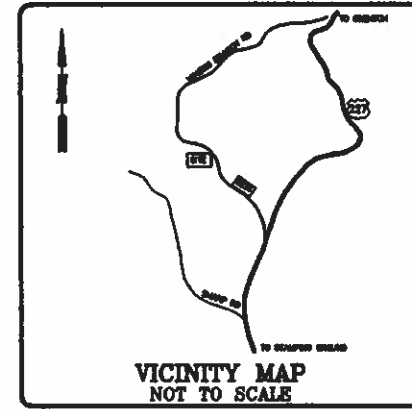
1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. Prior to (as part of) the Final Subdivision Plat approval, the proposed entrance will need to be approved by KYTC.

LEGEND

- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/2538" SET
- ▣ IRON BAR FOUND-AS NOTED
- ⊙ SURVEYOR'S MAG-NAIL-SET
- ⊙ SURVEYOR'S MAG-NAIL-FOUND
- ⊠ R.O.W. MONUMENT-FOUND
- UTILITY POLE



Course	Bearing	Distance
L1	N 24°42'31" E	36.54'
L2	N 53°20'35" W	125.48'
L3	N 44°39'51" W	117.69'
L4	N 17°13'54" W	93.85'
L5	N 51°17'17" E	220.21'
L6	N 58°54'14" E	79.36'
L7	N 64°48'48" E	74.92'
L8	N 72°18'33" E	95.42'
L9	N 81°22'23" E	96.41'
L10	N 88°57'00" E	132.89'
L11	S 81°00'33" E	125.29'
L12	S 74°54'39" E	352.89'
L13	S 84°03'01" E	145.89'
L14	N 88°15'09" E	148.07'
L15	N 81°02'38" E	76.01'



V. BAKER
S. BAKER
D.B. 154, Pg. 508

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

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

ANY NEW ENTRANCE WILL REQUIRE A KY DOT PERMIT.

CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1). 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 ENROACH UPON ANY DRAINAGE EASEMENT.

TRACT 1A HAS AN EXISTING RESIDENCE IS CURRENTLY SERVED WITH WATER AND ELECTRIC SERVICES.

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 ONLY-NOT FOR RECORDING OR USE IN TRANSFER

DAVID COLLINS DATE

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

SAMUEL DAWSON 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.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

HEALTH DEPARTMENT REPRESENTATIVE DATE

I HEREBY CERTIFY THAT THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY TRACT 1A AND TRACT

1B OF THE PROPERTY SHOWN HEREON WITH DOMESTIC WATER SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION /SEWER COLLECTION SYSTEM TO BE BY/AT THE COST OF THE LAND OWNER (WITHOUT REIMBURSEMENT), BUILT TO GMWSS APPROVED

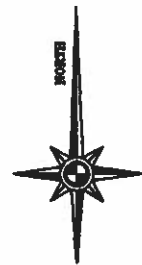
SPECIFICATIONS AND WITH APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT; AND,

DEDICATED TO GMWSS. GENERAL MANAGER, GMWSS. 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 1:10566 AND AN ANGULAR ERROR OF 00-00'-08". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS KENTUCKY STATE PLANE NORTH ZONE. DATE OF FIELD SURVEY WAS SEPTEMBER 10, 2017.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

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



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

NOVEMBER 22, 2017
NOVEMBER 27, 2017

FINAL SUBDIVISION PLAT
COLLINS and DAWSON PROPERTY
1852 MINOR'S BRANCH ROAD, STAMPING GROUND, SCOTT COUNTY, KENTUCKY
DAVID E. COLLINS & SAMUEL DAWSON - D.B. 393, Pg. 86
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

ICI EXPANSION
Staff Report to the Georgetown-Scott County Planning Commission
December 13, 2018

FILE NUMBER: ZMA-2018-59

PROPOSAL: Zone change request for approximately 26 acres from A-1 to I-1.

LOCATION: South of Lemons Mill Road and west of the current International Crankshaft development

APPLICANT: International Crankshaft, Inc.

CONTACT: Jason Mollette



STATISTICS:

Existing Zone	A-1 (Agricultural)
Proposed Zone	I-1 (Light Industrial)
Surrounding Zones	I-1, A-1, & R-2 (A-1 and R-2 properties located across the railroad)
Acreage	26 acres (Proposed R-3: 6.039 acres, Remaining B-2: 1.866 acres)
Proposed Use:	Industrial
New street required	No
Access	Main access proposed through the existing development & Emergency access proposed from Lemons Mill Road
Variance Requested	None

BACKGROUND:

The subject property is a 26-acre tract located south of Lemons Mill Road and west of the current International Crankshaft (ICI) property. This property is currently outside city limits, undeveloped, and zoned A-1. The Applicant is seeking to rezone the Project Site to I-1, Light Industrial, to accommodate future expansion. The Applicant has also submitted a concept plan for the Project Site.

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 Comprehensive Plan’s Future Land Use Map shows the subject property to be Industrial. The proposed zone change is also in compliance with several of the goals and objectives of the Comprehensive Plan. For example, objective EG 4.2 states, “Retain adequate acreage and locations for industrial development.” The subject property is in a good location for industrial expansion. It is located between the Georgetown Industrial Park and other industrially zoned property. It is also bordered on one side by the railroad. The only potential conflicting use would be the residentially zoned property on the north side of Lemons Mill Road. Considerations should be made, when the subject property is developed to direct as much noise, odor, light flashes, etc. away from the residentially zoned property. This can be accomplished through a combination of landscaping and building placement. Rezoning the subject property to industrial is in compliance with both the Future Land Use Map and the goals and objectives of the Comprehensive Plan.

The Comprehensive Plan also calls for the protection of water quality in Scott County. The subject property is located within the aquifer recharge area. The proposed use is identical to a current use of property in the recharge area. The Applicant is aware they will need to meet with the Wellhead Protection Committee prior to the approval of a Preliminary Development Plan. The text from KRS 100.213 requires, for Part 1, that the Commission must find the map amendment agrees with the Comprehensive Plan.

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

CONCEPT PLAN REVIEW:

Layout:

The concept plan for the subject property shows a similar style of use and development as the Applicant’s adjoining site. The buildings shown on the concept plan are located further away from Lemons Mill Road than the buildings currently on the Applicant’s adjoining property. The Applicant does anticipate needing space for outdoor storage in the future and has shown the potential storage area south of the proposed buildings, limiting its view from the road and adjoining properties.

Access:

The primary access for this development is proposed through the Applicant's adjoining site. The Applicant has shown a possible entrance to Lemons Mill Road. The Applicant has indicated that this entrance, if it is ever constructed, would be for emergency access only. This access would not be appropriate for full access to the subject property without a traffic study and the completion of any necessary off-site improvements. This section of Lemons Mill Road is a two-lane road located near a substantial curve in the road.

Staff recommends that if the Applicant submits a Preliminary Development Plan with a proposed entrance from Lemons Mill Road, the Applicant also submit a traffic study showing the impacts such an entrance would have on traffic patterns, and any necessary off-site improvements that might be required for safety. Even if the entrance is proposed as emergency access only, the traffic study should be completed before the Preliminary Development Plan is approved so any necessary conditions can be attached to the plan approval.

Parking:

The concept plan shows two separate vehicle parking areas for traditionally sized cars, and space available for truck parking if necessary.

Setbacks and Buffering:

The Applicant is showing the appropriate setbacks and buffering for the concept plan. Exact locations of buffers and the plantings required therein can be established at the time of Preliminary Development Plan approval.

RECOMMENDATION:

Based on the findings above, and that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request with the following variance and conditions.

Conditions:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.
2. The Applicant shall submit plans for review by the Wellhead Protection Committee prior to the Planning Commission meeting for the Preliminary Development Plan.
3. The Applicant shall submit a traffic study with any Preliminary Development Plan showing an entrance from Lemons Mill Road. The traffic study will analyze the impact and any necessary access management improvements to Lemons Mill Road.
4. Future Stormwater Management Reports shall evaluate and account for any increases in quantity and volume downstream. This may require additional study and detention to document reduced downstream impact.
5. The Applicant shall apply for a conditional use permit prior to using the subject property for any outdoor storage.
6. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.

JUSTIFICATION STATEMENT
FOR
ICI EXPANSION

International Crankshaft Inc. ("ICI") has entered into a contract to purchase approximately 26 acres located on Lemons Mill Road (the "Site"). The Site is located adjacent to and west of ICI's existing facilities on Carley Court and Carley Drive in the Georgetown Industrial Park and is being acquired for the future expansion of ICI's existing facilities and operations. The Site is currently zoned A-1 Agricultural. ICI is requesting that the Site be rezoned to I-1 Light Industrial, which will then conform to the I-1 zoning classification of ICI's existing facilities and operations.

The Site is bounded by the Norfolk Southern Railroad and another I-1 parcel along the west and south, by Lemons Mill Road on the north and by the Georgetown Industrial Park (which includes the existing ICI facilities) on the east, all zoned I-1. The Site is designated on the GSCP Future Land Use Map ("FLU Map") as I-1 Light Industrial. The Site is also proposed for annexation to the City of Georgetown and, when annexed, will be located within the Georgetown Urban Service Boundaries.

ICI has been located in Georgetown since the early 1990's when it first acquired property in the Georgetown Industrial Park and began operations for the production of crankshafts for automobiles and light trucks. ICI's operations have expanded over the last 25 years and today it operates four production lines, employing more than 300 team members. The proposed expansion is anticipated to increase employment by approximately 50 new employees.

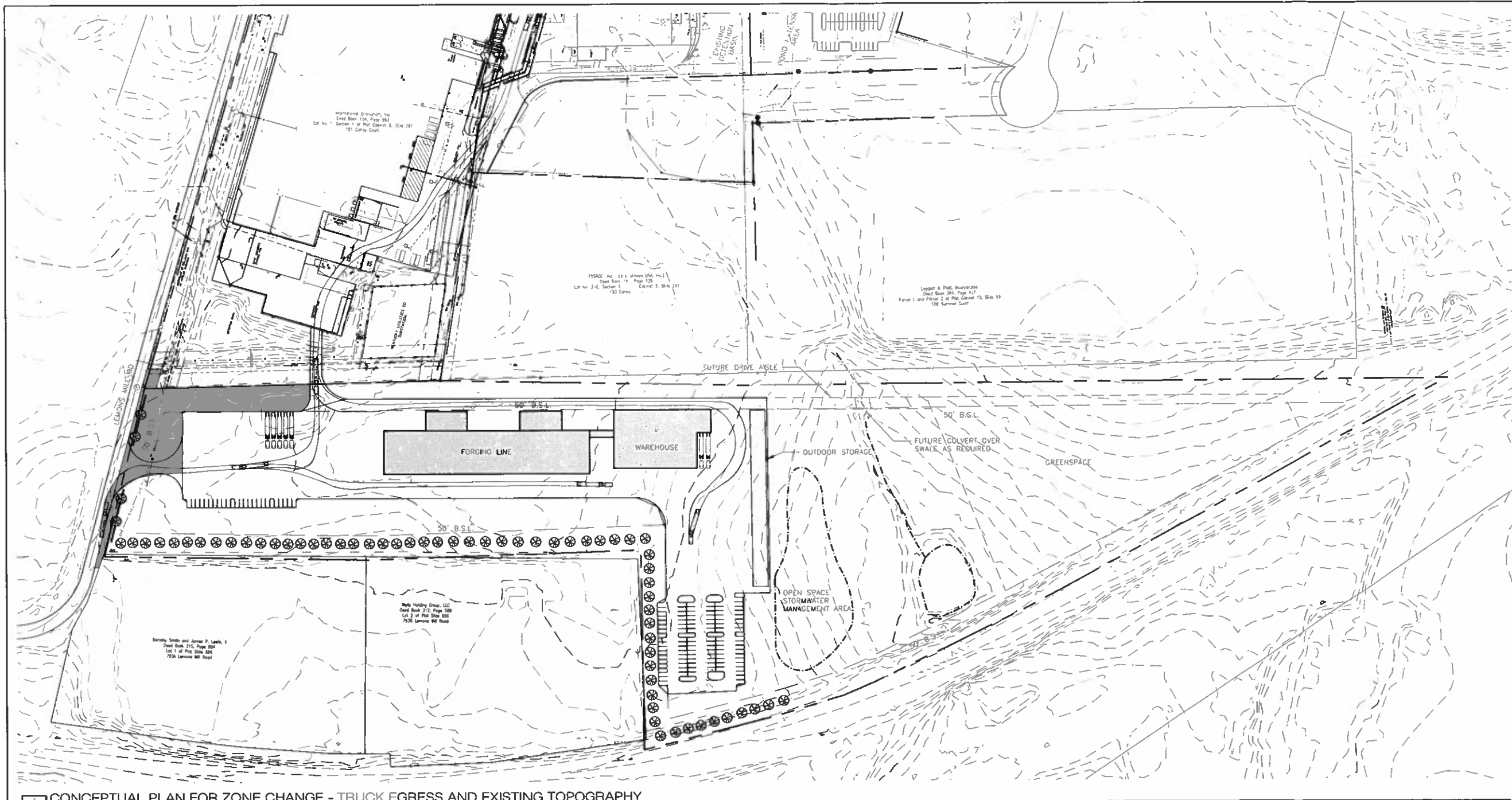
The proposed rezoning of the Site conforms to the goals and objectives of the 2017 Comprehensive Plan for Georgetown and Scott County.

Community Form Goals encourage development in existing centers of activity. As previously indicated, the FLU Map designates the Site as I-1 Light Industrial and the Comprehensive Plan states that the associated Industrial zoning districts shown on the FLU Map are "... intended to provide concentrated areas of high quality employment facilities within Urban Service Boundaries for uses including light and heavy manufacturing, warehousing and distribution, trucking, indoor, screened, and outdoor storage, and a wide range of other service operations."

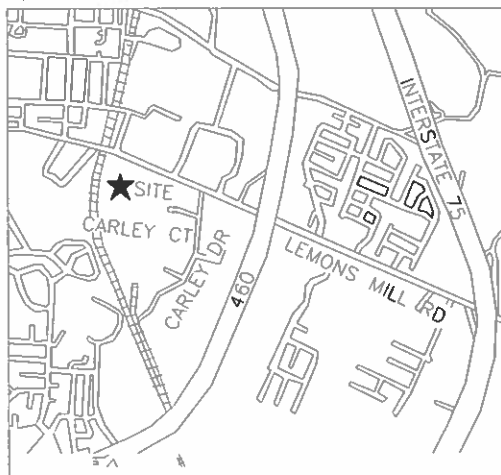
Infrastructure & Public Facilities Goals encourage development that will provide connectivity and proximity to necessary utilities and public services. The Planning Commission is instructed to consider access to public facilities and service levels when reviewing new development. While this is an expansion of existing facilities of ICI it is also new development for the Site. Given its proximity to ICI's existing facilities all necessary infrastructure and utilities as well as necessary public services such as fire and police protection are currently available to the Site.

Environment Goals focus on protecting environment. The site is located within the Georgetown Urban Service Boundaries and is benefited by the services that are provided. ICI has operated in Georgetown for more than 25 years and is extremely diligent in insuring that its operations do not have an adverse impact on water quality, air quality or environmentally sensitive areas. ICI will continue its efforts with any future development of the Site. Any proposed development will be sensitive to the protection of water quality, aquifer recharge and karst areas and will minimize impervious areas. Although only a concept plan has been submitted at this time, ICI will submit a preliminary development plan for review and approval by GSCPC or staff prior to any development on the Site.

Economic Growth Goals express the desire for strong and distinctive local and regional economic impact through creation of business and job opportunities. ICI has been an active part of the Georgetown community for over 25 years. It has certainly been a catalyst in helping to "create a community that attracts a diverse array of people and businesses", one of the Economic Growth Goals expressed in the Comprehensive Plan. While ICI currently employs more than 300 individuals, the proposed expansion will provide an additional opportunity for increased job opportunities, further enhancing Georgetown as a "vibrant and diverse community" and meeting community economic goals to retain and expand Georgetown's manufacturing base.

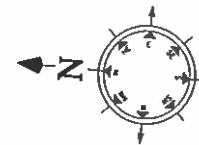
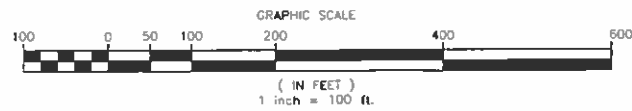


C101 CONCEPTUAL PLAN FOR ZONE CHANGE - TRUCK EGRESS AND EXISTING TOPOGRAPHY
SCALE: 1" = 100'-0"



SITE STATISTICS:

- TOTAL SITE AREA = +/- 26 ACRES
- BUILDING AREA = 68,504 SQ. FT. (TOTAL) (1.57 ACRES)
 - FORGING LINE = 45,466 SQ. FT.
 - WAREHOUSE = 22,294 SQ. FT.
 - CONNECTOR = 744 SQ. FT.
- MAXIMUM BUILDING HEIGHT
 - FORGING LINE = 54'
 - WAREHOUSE = 40'
- PAVED AREA PROPOSED = 259,500 SQ. FT. (5.96 ACRES)
- FEMA FLOOD ZONE - X AREA OF MINIMAL FLOOD HAZARD.



INTERNATIONAL CRANKSHAFT INC.
101 CARLEY COURT, GEORGETOWN KY 40324

ICI EXPANSION

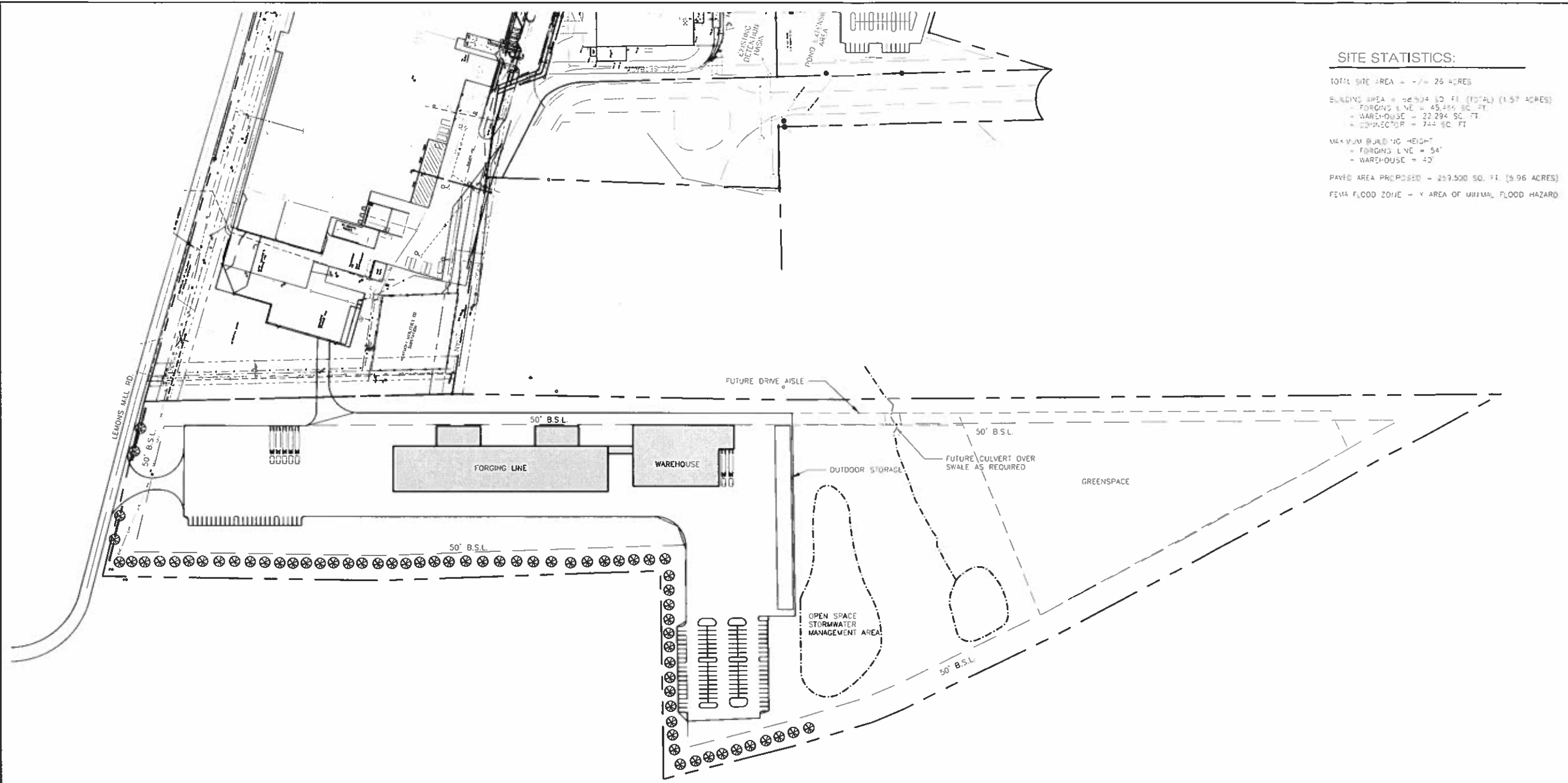
DENHAM BLYTHE
designbuild

Leavenworth KY 859.255.7405
Nashville TN 615.855.2244
Greenville SC 864.485.0992

NO.	DATE	DESCRIPTION	BY
1	10/29/18	THIS DOCUMENT IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE.	DD

PROJECT MGR	DD
DESIGNER	PD
ORIGINAL DATE	10/29/18
JOB NUMBER	18-510

CONCEPTUAL PLAN FOR ZONE CHANGE - TRUCK EGRESS AND EXISTING TOPOGRAPHY
C101



SITE STATISTICS:

TOTAL SITE AREA = 26 ACRES

BUILDING AREA = 26,534 SQ. FT. (TOTAL) (1.57 ACRES)

- FORGING LINE = 45,486 SQ. FT.
- WAREHOUSE = 22,294 SQ. FT.
- CONNECTOR = 744 SQ. FT.

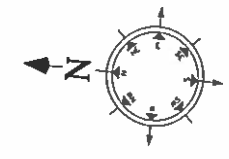
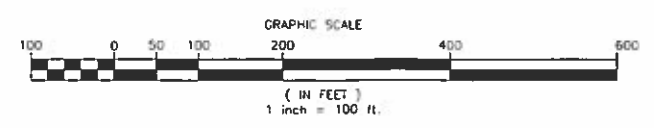
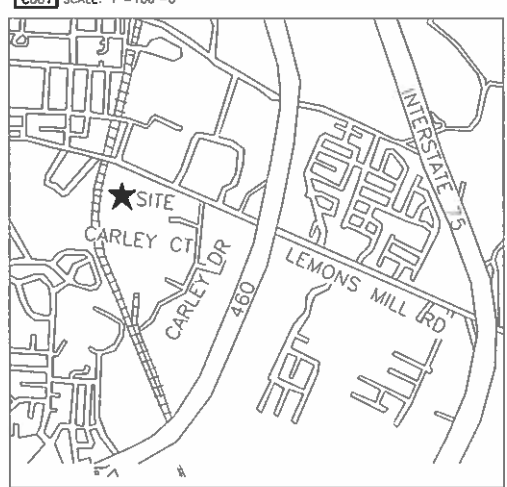
MAXIMUM BUILDING HEIGHT

- FORGING LINE = 54'
- WAREHOUSE = 42'

PAVED AREA PROPOSED = 259,500 SQ. FT. (5.96 ACRES)

FEMA FLOOD ZONE = X AREA OF MINIMAL FLOOD HAZARD

CONCEPTUAL PLAN FOR ZONE CHANGE



INTERNATIONAL CRANKSHAFT
 101 CARLEY COURT, GEORGETOWN, KY 40324

ICI EXPANSION



Leungdon KY 859.255.7405
 Nashville TN 615.655.2244
 Greenville SC 864.455.6992

NO.	DATE	REVISION
1	11.16.18	TRE COMMENTS
2	03.13.19	POST ZONE CHANGE
3		REVISED FOR

PROJECT MGR DG
 DESIGNER PJ
 ORIGINAL DATE 10.29.18
 JOB NUMBER 18-510

CONCEPTUAL PLAN FOR ZONE CHANGE
C001

PINNACLE AT MALLARD POINT AMENDED
Staff Report to the Georgetown-Scott County Planning Commission
December 13, 2018

FILE NUMBER: PSP-2018-60
PROPOSAL: Amended Preliminary Subdivision Plat for the Pinnacle at Mallard Point.

LOCATION: Mallard Point Drive

APPLICANT: PBH, LLC
144 West Main Street
Georgetown, KY 40324

CONSULTANT: Fred Eastridge
ECSI, LLC
340 S. Broadway, Suite 200
Lexington, KY 40508



STATISTICS:

Zone	R-2 (PUD)
Surrounding Zones	R-1A to the north, south, east, and west; R-1B to the north and east
Acreage	16.57 acres
Acreage of R.O.W.	1.8 acres (Pinnacle Circle: 0.94 acres & Lakeview Circle: 0.86 acres)
# of D.U. proposed	50
Net Density	3.38 dwelling units / acre
Minimum Lot Size:	5,297.9 square feet
Average Res. Lot Size:	11,496.4 square feet
New Street Required:	Yes (Pinnacle Circle & Lakeview Circle)
Water/sewer available	Yes/Yes
Access	Access via Mallard Point Drive
PUD Waivers Requested:	1. Reduce the front yard setback along the cul-de-sacs from 30 feet to 20 feet. 2. Reduce the minimum lot width at the building line from 60 feet to 50 feet. 3. Reduce the minimum lot size from 7,500 square feet to 5,297 square feet. 4. Allow the residences on lots 44-48 to face the north, rather than Mallard Point Drive. 5. Reduce the rear yard setback for lots 44-48 from 30 feet to 25 feet.

BACKGROUND:

The subject property is 16.57 acres and is zoned R-2 PUD. This application proposes subdividing the property into 52 lots (50 residential and 2 HOA). A previously approved application, PSP-2017-24, was approved to divide the subject property in to 47 lots (45 residential and 2 HOA).

ANALYSIS:

Lot Layout

The lots proposed along the cul-de-sacs are proposed to remain largely the same as proposed with PSP-2017-24. The Applicant is proposing an additional two lots on the east side of Lakeview Circle. Another difference between the two plans is the larger lots (Lots 44-49). This area previously was proposed to be three (3) lots but has been altered with this plan to be increased to six (6) lots. These areas were always going to be difficult to develop due to the slopes that exist on the subject property. The proposed layout for Lots 44-48 would have the homes face the rear yards of Lots 18-25.

Access & Circulation

The proposed subdivision involves the construction of two cul-de-sacs. This is a very similar design to the previously approved plan. Pinnacle Circle, the cul-de-sac running generally east-west, was previously proposed as more of a loop. The current proposal for a cul-de-sac allows the Applicant to provide better access for the future owners of lots 1-30 to the road and more easily buildable lots.

Lakeview Circle is proposed to remain a cul-de-sac and, compared to the previous plan, has been shifted to the west. This has allowed the Applicant to have the space to add 2 lots between the cul-de-sac and the lake. Lots 31-43 and 50-52 will have access from Lakeview Circle.

There is no variance required for the length of the cul-de-sacs proposed with this development. The *Subdivision and Development Regulations* list a maximum length of 600 feet for a cul-de-sac, but it excludes rural planned unit developments, like this development, from this requirement.

Lots 44-49 are proposed to have access through a pair of access easements/driveways from Mallard Point Drive. The *Subdivision and Development Regulations* have this to say about access easements,

In rural or unincorporated areas, all lots shall have either frontage on an existing public street, private street, or an approved access easement/driveway serving a maximum of three (3) lots. Such frontage or easement shall provide readily apparent physical means of access...The provision for access easements/driveways, or a series of driveways, is not intended to be used as part of an overall major subdivision design and should be discouraged.

From the last sentence above, the proposed means of access for Lots 44-49 should be discouraged. The Applicant will need to demonstrate there is sufficient justification for allowing this style of access. Each of the proposed lots in the previous plan was to have its own driveway on Mallard Point Drive.

Additionally, staff has received some concerns from GMWSS about the access easement proposed adjoining GMWSS owned property. GMWSS wrote, "we have several concerns the proposed access road and do not find it acceptable being adjacent to our existing pump station. Who will design the access road? Who will construct the access road? GMWSS is concerned about and does not find it acceptable: the runoff on to our existing pump station, the existing headwall and drainage pipe located on the west side of our entrance to the pump station vs. the proposed access road/easement."

Planned Unit Development Waivers

The Applicant is requesting, as part of the Planned Unit Development (PUD), several waivers to the typical lot requirements. These requests are listed below, with staff comments in *italics*:

1. Reduce the front yard setback along the cul-de-sacs from 30 feet to 20 feet.
Staff supports this waiver. This is consistent with what has been previously approved for this property.
2. Reduce the minimum lot width at the building line from 60 feet to 50 feet.
Staff supports this waiver. This is consistent with what has been previously approved for this property.
3. Reduce the minimum lot size from 7,500 square feet to 5,297 square feet.
Staff supports this waiver. The previously approved plan had a minimum lot size of 5,250 square feet, so this is an improvement over the previous plan. Additionally, the average lot size of the residential lots in this development is 11,496 square feet, whereas the previously approved plan had an average lot size of 7,029 square feet.
4. Allow the residences on lots 44-48 to face the north, rather than Mallard Point Drive.
*Staff does not support this waiver. It would be more appropriate for these homes, which will be addressed off of Mallard Point Drive, to face Mallard Point Drive. This would also allow the owners of lots 44-48 to have backyards that are a bit more private than if the backyard was open to viewing from traffic on Mallard Point Drive. This would also create a scenario where the fronts of the houses on lots 44 through 48 would face the backyards of the houses on lots 18 through 25. The homeowners on lots 18 through 25 would likely feel less comfortable in their use of their backyards with their neighbor's home facing it.
If the Planning Commission does approve this waiver, it may be appropriate for there to be some sort of screening along the backs of lots 18-25 and along the backs of lots 44-48 to allow these lots to function better.*
5. Reduce the rear yard setback for lots 44-48 from 30 feet to 25 feet.
Staff supports this waiver. This is a difficult area to develop due to the terrain. Even though the setback would potentially be reduced by 5 feet, there is still an HOA owned property (20 feet wide) proposed between these lots and lots 18-25. If the Planning Commission grants this waiver, the closest a house could be built to lots 18-25 would still be 45 feet.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Subdivision Plat to divide the 16.57-acre tract into 52 lots (50 residential and 2 HOA). Staff recommends approval of PUD waivers 1, 2, 3, and 5 listed above, and denial of waiver 4. If the application is approved, staff recommends the following conditions of approval, with an optional condition 13 if the Planning Commission approves PUD waiver 4:

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. The Final Stormwater Management Plan and calculations shall be reviewed and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
6. 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.

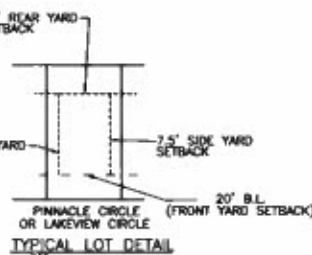
7. All applicable requirements of the Scott County Fire Department.
8. All applicable requirements of Georgetown Municipal Water and Sewer Service.
9. Determine whether the stream area falls under USACE jurisdiction and this will need a Stream Construction Permit at construction.
10. Include a certification on the Final Subdivision Plat for the Mallard Point Owners Association.
11. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development* Regulations.
12. Homes constructed on lots 44-49 shall face Mallard Point Drive
13. The Applicant shall provide landscaping along the rear of lots 18-25 and 44-48 to screen the rear yards from the front of neighboring houses and Mallard Point Drive respectively. This screening should be 1 tree per 40 feet or similar screening.



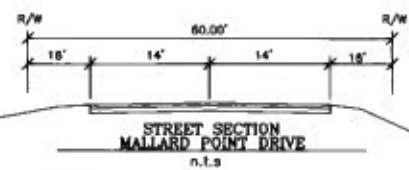
VICINITY MAP



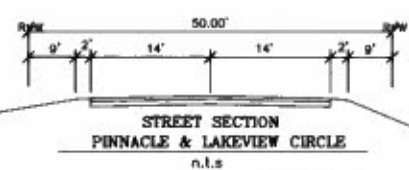
SITE STATISTICS
 ZONE: R-2
 USE: SINGLE FAMILY AND TWO-UNIT TOWNHOMES
 TOTAL AREA OF SITE: 16.57 ACRES
 AREA IN LOTS: 14.77 ACRES
 AREA IN R/W: PINNACLE CIRCLE 0.94 ACRES
 LAKEVIEW CIRCLE 0.86 ACRES
 PROPOSED NUMBER OF LOTS: 52
 GROSS DENSITY: 3.14 LOTS/ACRE
 NET DENSITY: 3.52 LOTS/ACRE
 LENGTH OF PUBLIC STREETS: PINNACLE CIRCLE 707.23'
 LAKEVIEW CIRCLE 623.35'
 MINIMUM LOT FRONTAGE AT B.L.: 50'



TYPICAL LOT DETAIL



STREET SECTION
MALLOW POINT DRIVE



STREET SECTION
PINNACLE & LAKEVIEW CIRCLE

OWNER'S INFORMATION
 PSH PROPERTIES, LLC
 144 W. MAIN STREET
 GEORGETOWN, KY 40324

DEVELOPER INFORMATION
 PSH PROPERTIES, LLC
 144 W. MAIN STREET
 GEORGETOWN, KY 40324
 Phone: (502) 888-0875

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAT 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 SUB-DIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

1. SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
2. STORM DRAINAGE FACILITIES, INCLUDING DETENTION BASINS AND WATER QUALITY DEVICES, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH. MAINTENANCE REPORTS FOR WATER QUALITY DEVICES SHALL BE PREPARED AND SENT TO THE CITY ENGINEER PER EPA PHASE II REQUIREMENTS.
3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDING SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTERS OF CREDIT IS ISSUED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF THE WORK REMAINING TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR BONDED AS DESCRIBED ABOVE.
4. THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION, EXCEPT AS PER APPROVED FLOODPLAIN PERMIT.

PSH PROPERTIES, LLC DATE: 2017

CERTIFICATION OF PRELIMINARY SUBDIVISION PLAN APPROVAL
 I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR CONSTRUCTION AND OBTAINING BUILDING PERMITS.

CHAIRMAN, GEORGETOWN-SCOTT PLANNING COMM. DATE

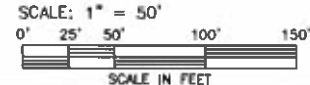
PURPOSE OF AMENDMENT
 THE PURPOSE OF THIS AMENDMENT IS TO INCREASE THE NUMBER OF LOT FROM 46 TO 52 (NET INCREASE OF 6 LOTS).

- NOTES**
1. SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH A FINAL DEVELOPMENT PLAN.
 2. STORM WATER QUANTITY AND DISCHARGE IS BEING MET BY THE SITE DISCHARGING INTO MALLARD LAKE.
 3. STORMWATER QUALITY AND INFILTRATION SHALL BE PROVIDED BY INFILTRATION OF STORMWATER INTO THE GRASS OF THE UNDEVELOPED AREAS.
 4. THIS PRELIMINARY SUBDIVISION PLAN CAN NOT BE USED FOR THE TRANSFER OF THE LOTS. A FINAL RECORDED PLAN MUST BE RECORDED IN THE SCOTT COUNTY CLERK'S OFFICE BE FOR LOTS CAN BE TRANSFERRED.
 5. THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL A GRADING AND SOIL EROSION CONTROL PLAN IS APPROVED BY THE PLANNING COMMISSION ENGINEER.
 6. LOTS 1, 30, 31 AND 35 SHALL NOT HAVE ACCESS TO MALLARD POINT DRIVE.
 7. ACCESS FOR LOT 50 WILL BE PROVIDED THROUGH THE "LAKE AMENITIES" PARCEL LOT 51.
 8. LOTS 44 THRU 49 SHALL ACCESS MALLARD POINT DRIVE THROUGH THE ACCESS EASEMENTS.
 9. ANY AMENDMENTS OR REVISIONS TO THE APPROVED SUBDIVISION PLAN MUST BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION ENGINEER.
 10. LOTS 35-41 ALONG MALLARD LAKE SHALL HAVE A MINIMUM FLOOD ELEVATION OF 912.00.
 11. ALL DISTANCES ALONG A CURVE ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
 12. LOT 51 IS FOR LAKE AMENITIES FOR THE CONSTRUCTION OF BOAT DOCK, BOAT LANDING, BOAT SHEDS, UTILITY BUILDINGS, DRIVES AND PARKING.
 13. LOT 52 IS A H.O.A. LOT. RESIDENTIAL STRUCTURES SHALL NOT BE PERMITTED TO BE CONSTRUCTED ON THE LOT.
 14. LOTS 44 THRU 49 SHALL NOT HAVE DIRECT ACCESS TO MALLARD POINT DRIVE.
 15. THE ACCESS EASEMENTS SHALL BE MAINTAINED BY THE LOTS THAT USE THE ACCESS EASEMENTS.
 16. THE ACCESS EASEMENTS SHALL BE MAINTAINED OR ACCEPTED BY SCOTT COUNTY, INCLUDING SNOW REMOVAL.

CURVE TABLE

STATION	CHORD BEG.	CHORD END.	ANGLE	CHORD BEG.	CHORD END.	LENGTH
C1	125.31	888.43	110.95	888.43	125.31	125.31
C2	125.31	888.43	110.95	888.43	125.31	125.31
C3	125.31	888.43	110.95	888.43	125.31	125.31
C4	125.31	888.43	110.95	888.43	125.31	125.31
C5	125.31	888.43	110.95	888.43	125.31	125.31
C6	125.31	888.43	110.95	888.43	125.31	125.31
C7	125.31	888.43	110.95	888.43	125.31	125.31
C8	125.31	888.43	110.95	888.43	125.31	125.31
C9	125.31	888.43	110.95	888.43	125.31	125.31
C10	125.31	888.43	110.95	888.43	125.31	125.31
C11	125.31	888.43	110.95	888.43	125.31	125.31
C12	125.31	888.43	110.95	888.43	125.31	125.31
C13	125.31	888.43	110.95	888.43	125.31	125.31
C14	125.31	888.43	110.95	888.43	125.31	125.31
C15	125.31	888.43	110.95	888.43	125.31	125.31
C16	125.31	888.43	110.95	888.43	125.31	125.31
C17	125.31	888.43	110.95	888.43	125.31	125.31
C18	125.31	888.43	110.95	888.43	125.31	125.31
C19	125.31	888.43	110.95	888.43	125.31	125.31
C20	125.31	888.43	110.95	888.43	125.31	125.31
C21	125.31	888.43	110.95	888.43	125.31	125.31
C22	125.31	888.43	110.95	888.43	125.31	125.31
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C25	125.31	888.43	110.95	888.43	125.31	125.31
C26	125.31	888.43	110.95	888.43	125.31	125.31
C27	125.31	888.43	110.95	888.43	125.31	125.31
C28	125.31	888.43	110.95	888.43	125.31	125.31
C29	125.31	888.43	110.95	888.43	125.31	125.31
C30	125.31	888.43	110.95	888.43	125.31	125.31
C31	125.31	888.43	110.95	888.43	125.31	125.31
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C33	125.31	888.43	110.95	888.43	125.31	125.31
C34	125.31	888.43	110.95	888.43	125.31	125.31
C35	125.31	888.43	110.95	888.43	125.31	125.31
C36	125.31	888.43	110.95	888.43	125.31	125.31
C37	125.31	888.43	110.95	888.43	125.31	125.31
C38	125.31	888.43	110.95	888.43	125.31	125.31
C39	125.31	888.43	110.95	888.43	125.31	125.31
C40	125.31	888.43	110.95	888.43	125.31	125.31
C41	125.31	888.43	110.95	888.43	125.31	125.31
C42	125.31	888.43	110.95	888.43	125.31	125.31
C43	125.31	888.43	110.95	888.43	125.31	125.31
C44	125.31	888.43	110.95	888.43	125.31	125.31
C45	125.31	888.43	110.95	888.43	125.31	125.31
C46	125.31	888.43	110.95	888.43	125.31	125.31
C47	125.31	888.43	110.95	888.43	125.31	125.31
C48	125.31	888.43	110.95	888.43	125.31	125.31
C49	125.31	888.43	110.95	888.43	125.31	125.31
C50	125.31	888.43	110.95	888.43	125.31	125.31
C51	125.31	888.43	110.95	888.43	125.31	125.31
C52	125.31	888.43	110.95	888.43	125.31	125.31
C53	125.31	888.43	110.95	888.43	125.31	125.31

- VARIANCES**
1. REDUCE THE FRONT SETBACK (B.L.) ALONG THE NEWLY CONSTRUCTED STREETS TO 20 FEET.
 2. REDUCE THE MINIMUM LOT WIDTH TO 50 FEET AT THE FRONT SET BACK (B.L.).
 3. INCREASE THE MAXIMUM LENGTH OF THE CUL-DE-SACS FROM 600' TO 707.23' AND 623.35'.
 4. THE FRONT OF THE RESIDENCES ON LOTS 44 THRU 48 MAY FACE THE REAR YARD.
 5. TO REDUCE THE BUILDING SET BACK AT THE REAR OF LOTS 44 THRU 48 FROM 30' TO 25'.



ECSI LLC
 Engineers • Consultants • Scientists • International
 340 S Broadway • Lexington, KY • 40508 • 606-233-2103 • fax 606-259-3394

AMENDED PRELIMINARY SUBDIVISION PLAN
PINNACLE AT MALLARD POINT
 MALLARD POINT TRACT 5
 MALLARD POINT DRIVE
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

DATE: 11/28/2018
 PROJECT: 9580.004
 DESIGNED: FRE
 DRAWN: FRE

CHECKED:
 REVISIONS:

SHEET
PSP



Georgetown Scott County Planning Commission
230 E Main St
Georgetown, KY 40324
Attn: Joe Kane

November 27, 2018

RE: PDP-2017-41 Tri-Village Storage

Mr Kane,

In November of 2017 our Tri-Village Self storage project located at 250 Connector Road was approved by the Planning Commission with several conditions. We've met all of the conditions except for one, which has become difficult to achieve as it relies on our neighboring property owners to provide written approvals of our use of the access road. We have made and are continuing to make attempts to resolve this condition. However, in the event we are unsuccessful, we'd like to be on the agenda for the planning commission on December 13, 2018 to review and request relief from condition #7 in the attached document.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Craig Abbott', with a long horizontal line extending to the right.

Craig Abbott

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**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
APPLICATION DEADLINES
2019**

FILING DEADLINE	TECHNICAL REVIEW MEETING	CORRECTIONS DEADLINE*	PLANNING COMMISSIONER WORKSHOP**	PLANNING COMMISSION MEETING
December 3, 2018	December 11, 2018	December 26, 2018	January 7, 2019	January 10, 2019
<i>January 2, 2019</i>	January 15, 2019	January 30, 2019	February 11, 2019	February 14, 2019
February 1, 2019	February 12, 2019	February 27, 2019	March 11, 2019	March 14, 2019
March 1, 2019	March 12, 2019	March 27, 2019	April 8, 2019	April 11, 2019
April 1, 2019	April 9, 2019	April 24, 2019	May 6, 2019	May 9, 2019
May 1, 2019	May 14, 2019	May 29, 2019	June 10, 2019	June 13, 2019
June 3, 2019	June 11, 2019	June 26, 2019	July 8, 2019	July 11, 2019
July 1, 2019	July 9, 2019	July 24, 2019	August 5, 2019	August 8, 2019
August 1, 2019	August 13, 2019	August 28, 2019	September 9, 2019	September 12, 2019
<i>September 3, 2019</i>	September 10, 2019	September 25, 2019	October 7, 2019	October 10, 2019
October 1, 2019	October 8, 2019	October 30, 2019	November 12, 2019	November 14, 2019
November 1, 2019	November 12, 2019	November 27, 2019	December 9, 2019	December 12, 2019
December 2, 2019	December 10, 2019	December 26, 2019	January 6, 2020	January 9, 2020

* Deadline to file revised plans and information for Planning Commission Meeting.

** Developer must attend this meeting to discuss appeal of staff recommendation(s).

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.)

Dates in italics have been moved from their regular scheduled dates due to observed holidays.