

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

October 10, 2019

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of September invoices
- B. Approval of September 12, 2019 minutes
- C. Approval of October agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2019-31 Hotel Development – Ikebana Path - Preliminary Development Plan for a 93 room extended stay hotel on 1.8 acres located southeast of Blossom Park Drive and Ikebana Drive.

III. NEW BUSINESS

- A. ZMA-2019-38 Ramsey Property Zone Change – Zone change for 1.137 acres from A-1 to R-1A located at 2394 Cincinnati Pike. PUBLIC HEARING
- B. PSP-2019-39 & PSP-2019-40 Harbor Village Phase 3C Amended & Phase 4 – Amended Preliminary Subdivision Plat for Unit 1, Phase 3 and Phase 4 located west side of US 25 (Cincinnati Pike) at Rogers Gap.

IV. OTHER BUSINESS

- A. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
September 12, 2019**

The regular meeting was held in the Scott County Courthouse on September 12, 2019. The meeting was called to order by Vice Chairman Steve Smith at 6:00 p.m. Present were Commissioners Regina Mizell, James Stone, Charlie Mifflin, Jeff Caldwell, and David Vest, Director Joe Kane, Planner Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Planner Matt Summers and Commissioners Frank Wiseman, Byron Moran and Mark Sulski.

Motion by Caldwell, second by Stone, to approve the August invoices. Motion carried.

Motion by Mizell, second by Caldwell, to approve the August 8, 2019 minutes. Motion carried.

Motion by Mifflin, second by Mizell, to approve the September agenda. Motion carried.

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

Postponements/Withdrawals

Jihad Hallany, engineer, requested to postpone the application for Hotel Development – Ikebana Path (PDP-2019-31) 30 days in order to complete the traffic study and to allow time for KYTC to complete road improvements to the area.

After further discussion, **Motion by Mizell, second by Stone, to recommend postponement of (PDP-2019-31) to the regular October meeting. Motion carried.**

ZMA-2019-33 The Estate of Ruth Ishmael Zone Change - Zone change request for property currently zoned A-1 to B-2 located at 113 & 115 Etter Lane.

Vice Chairman Smith opened the public hearing.

Mr. Kane stated the property is zoned A-1 but had been used for commercial use for years. He stated the property had been used commercially since prior to the adoption of the zoning ordinance. He stated the property is a lawfully nonconforming commercial business on an agricultural zoned property.

Chairman Sulski joined the meeting.

He stated the property is shown as commercial on the future land use map. He stated the property is now on septic and any redevelopment would require public sewer. He stated the property would need to be annexed into the City limits. He stated any Preliminary Development Plans for the site would need to include a sidewalk.

Peggy Petty, applicant, stated the family has no plans for the property. She stated the family wants to sell the property to settle her mother's estate.

Rita Green, 101 Dogwood Drive, stated she has concerns about what is to be developed on the property since her home is located by the property, and if a wall could be built between the property and her home.

Mr. Kane stated if the property is redeveloped the application would have to be presented to the Planning Commission and the development plan must include a buffer and landscape. He stated another possible access might be available to the Bypass when redevelopment occurs.

Commissioner Mifflin questioned Ms. Petty if the current business renting the property would be interested in buying the property. She stated she had been told that the business had bought other property. She stated they are on a month to month lease.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Mizell, second by Smith, to recommend approval of the rezoning request (ZMA-2019-33) on the basis that it complies with the Comprehensive Plan. By roll call vote, motion carried unanimously.**

FSP-2019-34 Tina Romano Property – Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 53.844 acres located north of Harbor Village Drive and west of Cincinnati Pike.

Ms. Gerry stated the property is zoned R-3. She stated the applicant received a permit in 2016 for the proposed entrance. She stated there is a proposed access and utility easement to reach the site because the 5-acre tract does not have road frontage.

Kandice Whitehouse stated once the land is divided it is being donated to Elizabeth's Village.

After further discussion, **Motion by Mifflin, second by Mizell, to approve the Final Subdivision Plat (PDP-2019-34) subject to four (4) conditions of approval. Motion carried.**

ZMA-2019-36 Drake Zone Change – Zone change request for property currently zoned A-1 to R-2 located at 1140 East Main Street Extended.

Chairman Sulski opened the public hearing.

Mr. Kane stated the property is 17.83 acres and the last property before the rock quarry on East Main Street Extended.

He stated the future land use map shows the property as residential. He stated the concept plan shows the site developed into apartment buildings. He stated staff supports R-2 zoning but not this proposed concept plan.

He stated the concept plan shows two sinkhole areas. He stated the area will need to be explored further since those would be non-buildable areas.

He stated the applicant has completed a traffic study, but he asks that when a preliminary plan is submitted, an updated traffic study be included.

Commissioner Smith questioned if a condition needed to be added regarding the note on the concept plan for the ventilation shaft for Nally & Gibson. Mr. Kane stated for the zone change it does not have to be shown on the plan.

Chairman Sulski questioned the density of the concept plan and if something should be added to the zone change noting that. Mr. Perkins stated that when a motion is made, the recommendation should be for the rezoning only. After further discussion, it was decided to add a condition seven stating that the concept plan submitted is not approved due to being in violation of ordinance.

Bruce Lankford, representing applicant, stated that the engineers could address the concept plan later after obtaining zone change approval.

Theta Vinegar, 179 Santa Barbara Boulevard, stated she has concern with apartments being built. She stated she was the first resident in East Main Estates and has seen the increase in traffic. She is concerned with people running the stop signs.

Janet Williams, Richfield Subdivision, questioned what is the largest size unit that could be allowed. It was stated that a 6-unit apartment building or single-family homes could be allowed.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Smith, second by Caldwell, to recommend approval of the rezoning request (ZMA-2019-36) on the basis that it complies with the Comprehensive Plan. By roll call vote, motion carried unanimously.**

PDP-2019-37 Georgetown Internal Medicine - Preliminary Development Plan to construct a 45,000-square foot medical office building located at 1100 Lexington Road and 140 Mount Vernon Drive.

Ms. Gerry stated the property is zoned B-2. She stated the proposed building would be located off Lexington Road with the overflow parking located off Mt. Vernon Drive.

She stated the applicant meets the threshold for requiring a traffic study but did not submit one.

She stated the proposed number of parking spaces meets the requirement. She stated the 8 proposed parking spaces along Vikram Path and 2 parking spaces closest to Vikram Path intersection, will need to be removed on the Final Development Plan.

She stated that staff would like the proposed gate at the end of Vikram Path to be removed before the Final Development Plan is submitted.

She stated that sidewalk access to Lexington Road and landscaping must be addressed before Final Development Plan approval.

Commissioner Smith questioned if bicycle parking was proposed on the Preliminary Development Plan.

Steve Garland, Integrated Engineering, and Tom Cheek, architect, stated that bicycle parking would be a good idea.

Mr. Garland stated that the easement connection to the hospital is being worked on. He stated they can remove the 8 parking spots along Vikram Path and 2 parking spots close to the intersection.

He stated the interior landscaping will be revised before the Final Development Plan.

He stated due to the grading, they have not decided how to add the sidewalk access to Lexington Road.

He stated due to a miscommunication the traffic study had not been done.

Commissioner Smith questioned if the hospital approves of the access. Mr. Garland and Mr. Cheek stated that the hospital agrees to the access easement and that it is being worked on.

Ronnie Wagner stated that his wife's family owns the property. He stated his wife wanted something to be developed that would benefit everyone.

After further discussion, **Motion by Mizell, second by Caldwell, to approve the Preliminary Development Plan (PDP-2019-37) subject to eleven (11) conditions of approval and one (1) variance. Motion carried.**

The meeting was then adjourned.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

HOTEL DEVELOPMENT-IKEBANA DRIVE
Staff Report to the Georgetown-Scott County Planning Commission
(Continued from July 11, August 8 and September 5)
October 10th, 2019

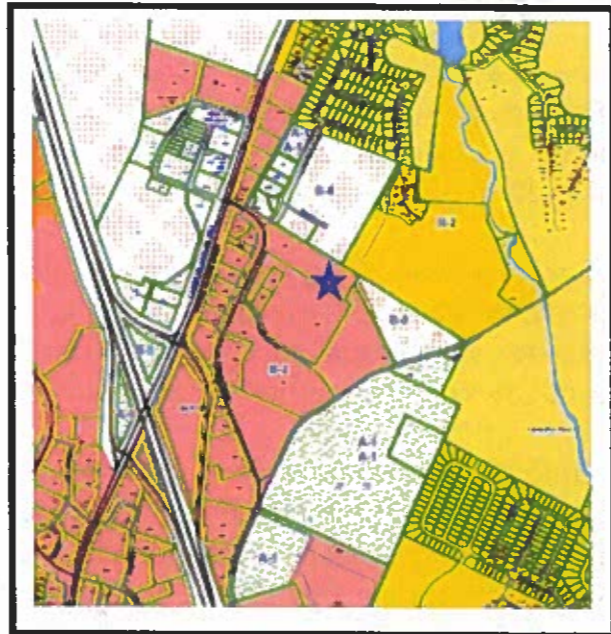
FILE NUMBER: PDP-2019-31

PROPOSAL: Preliminary Development Plan for a 93-room extended stay hotel on 1.8 acres.

LOCATION: SE of Blossom Park Drive and Ikebana Drive

APPLICANT: Rainmaker Holdings VI, LLC

DESIGNER: Vision Engineering, Jihad Hillany



STATISTICS:	
Zone	B-5 Commercial
Surrounding Zones	B-5, R-2, B-2
Proposed Use	Hotel
Site Acreage	1.8 acres
Building Area	57,500 SF
Max. Building coverage	50%
Building Coverage	20.4%
Building Height	4 stories (55.5 feet)
Parking Required	102 spaces (1 space per room + 1 per 3 employees + 4 per 50 rental rooms)
Parking Provided	102 spaces
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Ikebana Drive

BACKGROUND:

The subject property is a 1.8-acre tract, zoned B-5, General Commercial Park, south of Ikebana Drive, and east of Blossom Park Drive. The parcel is bordered on the north by the mostly undeveloped Shoppes at Cherry Point site and to the east by the multi-family area of the Cherry Blossom subdivision. Its main access is from Ikebana Drive and Blossom Park Drive via Connector Road, a State controlled roadway.

The subject property received zoning approval for a change from A-1 to B-5 Commercial Park in February 2000 (ZMA-2000-06) as part of a larger 27-acre rezoning. The site was partially used as overflow parking for the former Golden Corral restaurant, which currently sits vacant to the west.

TRAFFIC STUDY:

There was a traffic study done for the Shoppes at Cherry Point development to the north in 2018. The traffic study looked at complete build-out of the neighboring project site, although the only building currently approved for construction is a 20,098 square-foot Planet Fitness. There are no plans in the short term to develop the remainder of the Shoppes at Cherry Point property.

The previous Traffic Study concluded that the existing roadway network could sufficiently handle the proposed development, except for the Blossom Park Drive and Connector Road intersection. That intersection would experience serious delays for vehicles exiting onto Connector Road and function at Level of Service F, during the PM peak hour.

The Traffic Study recommended that the findings of the previous Northeast Georgetown Traffic Study for the area should be implemented, including the conversion of the Oxford Road and Connector Road intersection to a right-in and right-out only, the construction of a new road between Oxford Road and Blossom Park Drive and the addition of signalization to the Blossom Park Drive and Connector Road intersection.

Traffic concerns are a major issue for this development, particularly the intersection of Blossom Park with Connector Road and the previous traffic study identifies the impacts and the need for a traffic signal and work there. The burden lies with the applicant to show that they can make this project work without adding additional congestion onto an intersection that is already functioning at an unacceptable level of service.

The applicant was instructed at TRC of the traffic concerns and staff suggested a meeting with Engineers at the Kentucky Transportation Cabinet, District 7 office. KYTC has indicated in the past that a traffic signal at the intersection of Blossom Park Drive and Connector Road would likely not be approved because it is too close to the intersection at Cherry Blossom Way and Connector Road and it would be difficult to signalize without causing major back-ups on Cherry Blossom Way. The previous applicants for the Shoppes at Cherry Point proposed constructing a new road to Oxford Drive to provide better access to the area. The connection between Oxford Road and Blossom Park Drive has now been completed and has been open to traffic for a couple of weeks.

The hotel development does not meet the threshold for requiring its own traffic study. The threshold is 100 or more peak hour trips. The hotel development would generate 49 AM peak hour trips and 55 PM peak hour trips according to the latest ITE Trip Generation Manual.

A previous traffic study from the Shoppes at Cherry Point project indicated that existing traffic was functioning at level of service F for PM peak hour at the intersection of Blossom Park Drive and Connector Road and at level of service D for eastbound movements and level of service C for westbound turns from Blossom Park Drive on to Connector Road for the AM peak hour. Staff has concluded from this that traffic situation is only getting worse over time and some intervention is needed before more development occurs.

After the last postponement, the applicant completed a traffic study and submitted it for staff review on Friday, September 27th. The findings indicate that the existing level of service at the PM Peak Hour at the intersection of Blossom Park Drive and Connector Road is still functioning at Level of Service F.

However, the applicant has indicated that the proposed hotel is a low traffic generating use and does not generate significant peak hour trips. The state Transportation Cabinet has also recently repaved Connector Road and have made or plan to make some changes to the striping and intersection configuration of some of the intersections in the area. The applicants will discuss these recent interventions at the Planning Commission meeting.

In summary, they feel the benefits the project will bring to Georgetown and to this area of town outweigh any negative impacts to peak hour traffic flow in the area.

PRELIMINARY DEVELOPMENT PLAN REVIEW:

Setbacks and Building Standards:

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

Front: 25 feet local streets; 50 feet State routes

Side: 10 feet

Rear: 20 feet; 30 feet if serviced from the rear

Periphery Boundary: 50 feet; 100 feet where adjacent to Residential or Agricultural zone

The proposed building locations on the Final Development Plan meet the required B-5 building setbacks. The Applicant is proposing to develop a four-story hotel, with a maximum height of 55.5-feet, on the center of their lot with parking and drive aisles surrounding the building. The footprint of the proposed structure will cover approximately 20.4% of the lot area, under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: Primary access to the Project Site is from Ikebana Drive which follows the northern boundary of the project site. Blossom Park Drive intersects with Connector Road west of the project site. The Applicant has indicated they will follow KYTC procedures if a new permit is required for off-site improvements to the Connector Road intersection.

The pedestrian facilities are sufficient to serve the site. The applicant was instructed to provide two-way traffic around the building and to provide internal connections to the Harbor Freight lot to the west. They have done that in their updated plan.

Parking Spaces: The parking requirement is determined by the hotel use proposed. The hotel requirement is 1 space per room + 1 space per 3 employees + 4 spaces per 50 rental rooms to allow for guests and multiple vehicle per room guests. The applicant is proposing sufficient parking.

Sidewalks: Internally, the Applicant is proposing sidewalks to convey individuals from the parking spaces to the buildings, and along the property perimeter street frontage.

A road reservation has been provided on the property to the east as it developed in order to provide for a potential collector roadway south of the site that would connect Connector Road with Old Oxford Road. The applicant was requested to provide a land reservation on their property to allow this road to be constructed in the future. They have provided a road reservation across the corner of the site effecting five parking spaces. The proposed dumpster has been relocated to the west side of the site away from the adjoining residential area.

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

Property Perimeter Requirements; Section 6.12:

- The Applicant is proposing to meet the perimeter landscaping requirements by providing a 15-foot landscaping buffer between the Project Site and the adjoining residential property and an eight-foot high privacy fence.

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

- Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.
- VUA perimeter screening is required when facing public and private streets.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A, B, or C plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

Interior Landscaping for Vehicle Use Areas; Section 6.22:

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

The Applicant has shown that they can satisfy the requirements from Section 6.13 and 6.22 (listed above).

Section 6.14: Minimum Canopy Requirements

For the approximately 1.8-acre site, a total canopy coverage of 18,933 square feet is required (24% new canopy). A total of 41 trees are being provided. This would be sufficient to meet the required canopy coverage. The applicant will be required to show on the Final Development Plan that they meet the canopy coverage with a specie-specific final landscape plan. No variances to the landscaping canopy requirements are required.

Stormwater: The applicant is proposing to utilize underground detention in the parking lot to meet their detention requirement. They will also be required to meet water quality requirements. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting: The photometric plan will be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts. A double row of trees and a six-foot privacy fence are recommended between the hotel site and the adjoining residential lot to the east.

Signs: A freestanding sign is proposed as part of the development, but the final location has yet to be determined. All signage will need to comply with the *Sign Ordinance*.

CONCLUSION:

The proposed use is Marriott branded extended stay hotel. The proposed use is one of the lower traffic generators of the uses allowed in the B-5 zone. The State Transportation Department is aware of the traffic issues on Connector Road caused by the PM Peak Toyota shift change surge in vehicle traffic. They have recently repaved and striped Connector Road to improve traffic flows. They have proposed but not yet implemented the installation of a click curb barrier system and the conversion of the Oxford Drive and the Marathon Gas Station intersections at Connector Road to right-in/right-out only. Planet Fitness recently completed a public street connection between Oxford Drive and Blossom Park Drive to allow the Oxford Road conversion to take place and to improve road connectivity.

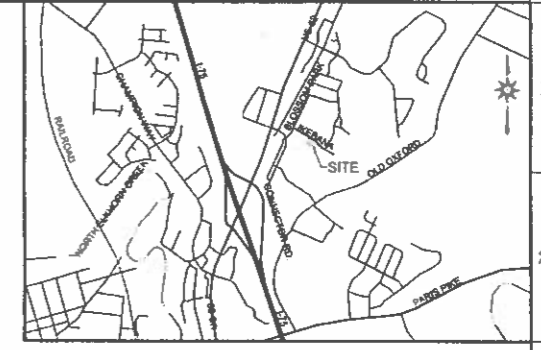
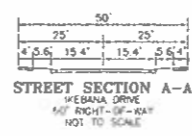
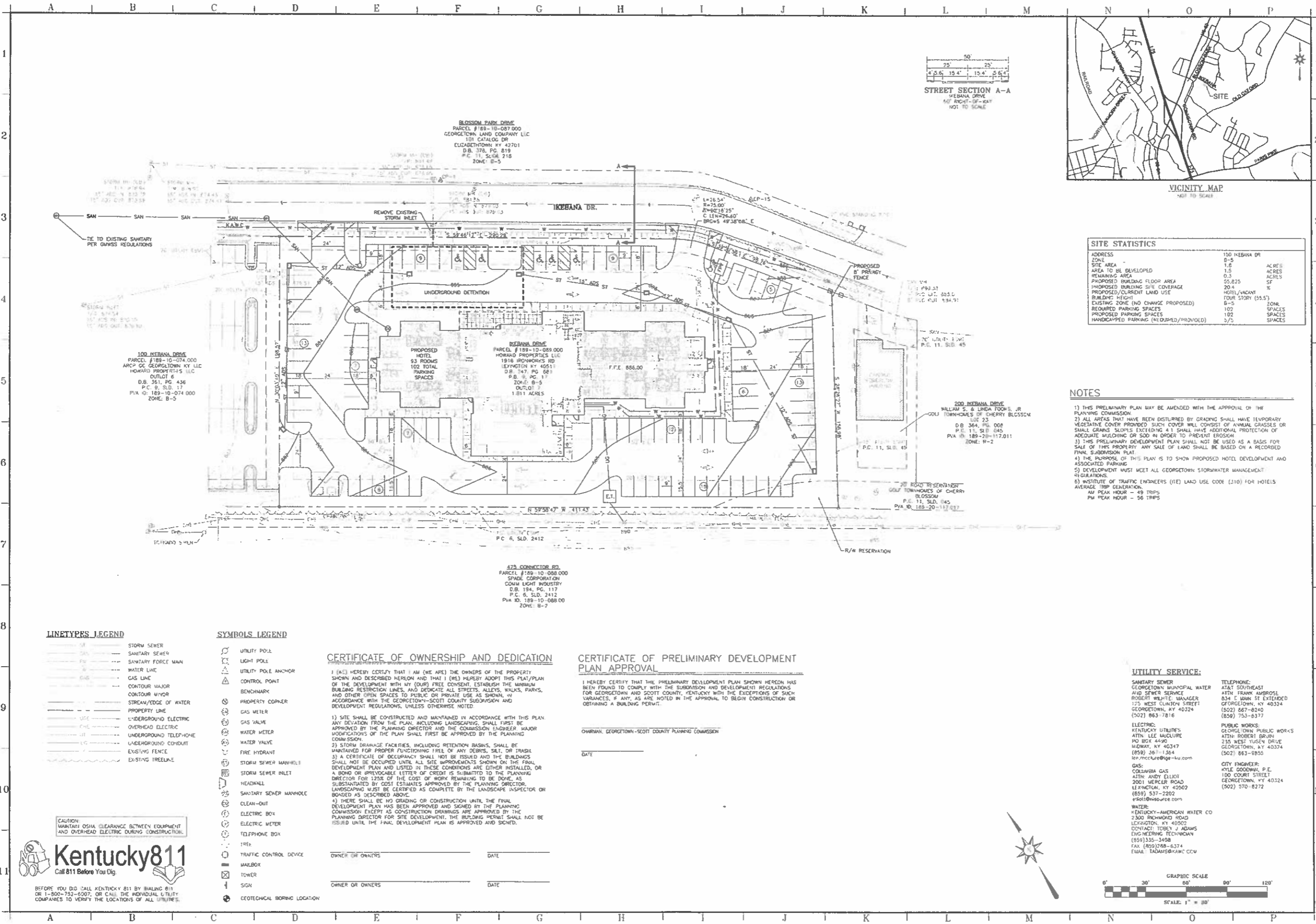
The Preliminary Development Plan complies with all the design requirements of the Zoning Ordinance. There remains a substandard level of service at the Blossom Park Drive and Connector Road intersection, which is the primary access to the commercial area where the project is located. The applicant should be prepared to show how the existing plan will not significantly worsen traffic congestion at this intersection.

RECOMMENDATION:

If the Planning Commission were to conclude that the project would have minimal impact to the Blossom Park Drive and Connector Road intersection and/or were to conclude recent striping and road work has improved area traffic conditions enough to offset the increased vehicle's proposed to be generated by the hotel, staff would recommend that the project be approved with the following conditions:

Conditions of Approval:

1. A 15-foot landscape buffer shall be provided along with a double row of approved plantings and a minimum six-foot high wooden privacy fence along the eastern property line, adjoining the Cherry Blossom subdivision.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
5. 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.
6. The Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406, section A, of the *Subdivision and Development Regulations*.
7. A final specie-specific landscape plan shall be provided along with the Final Development Plan.



SITE STATISTICS	
ADDRESS	150 IKEBANA DR
ZONE	B-5
AREA TO BE DEVELOPED	1.8 ACRES
REMAINING AREA	0.5 ACRES
PROPOSED BUILDING FLOOR AREA	55,875 SF
PROPOSED BUILDING SITE COVERAGE	20.4 %
PROPOSED/CURRENT LAND USE	40% VACANT
BUILDING HEIGHT	FOUR STORY (55.5')
EXISTING ZONE (NO CHANGE PROPOSED)	B-5 ZONE
REQUIRED PARKING SPACES	102 SPACES
PROPOSED PARKING SPACES	102 SPACES
HANDICAPPED PARKING (REQUIRED/PROVIDED)	2/2 SPACES

- NOTES**
- 1) THIS PRELIMINARY PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
 - 2) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES. SOILS EROSION AT 1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
 - 3) THIS PRELIMINARY DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAT.
 - 4) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED HOTEL DEVELOPMENT AND ASSOCIATED PARKING.
 - 5) DEVELOPMENT MUST MEET ALL GEORGETOWN STORMWATER MANAGEMENT REGULATIONS.
 - 6) SUBSTITUTE OF TRAFFIC ENGINEERS (ITE) LAND USE CODE (LUC) FOR HOTELS AVERAGE TRIP GENERATION:
 AM PEAK HOUR - 49 TRIPS
 PM PEAK HOUR - 56 TRIPS

LINETYPES LEGEND

---	STORM SEWER
---	SANITARY SEWER
---	SANITARY FORCE MAIN
---	WATER LINE
---	GAS LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	STRAIN/EDGE OF WATER
---	PROPERTY LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND CONDUIT
---	EXISTING FENCE
---	EXISTING TREELINE

SYMBOLS LEGEND

⊙	UTILITY POLE
⊙	UTILITY POLE ANCHOR
⊙	BENCHMARK
⊙	PROPERTY CORNER
⊙	GAS METER
⊙	GAS VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	STORM SEWER MANHOLE
⊙	STORM SEWER INLET
⊙	HEADWALL
⊙	SANITARY SEWER MANHOLE
⊙	CLEAN-OUT
⊙	ELECTRIC BOX
⊙	ELECTRIC METER
⊙	TELEPHONE BOX
⊙	TRIP
⊙	TRAFFIC CONTROL DEVICE
⊙	MAILBOX
⊙	TOWER
⊙	SIGN
⊙	GEOTECHNICAL BORING LOCATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/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.

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 RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR FRAGILE.

3) A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF 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 CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

CERTIFICATE OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

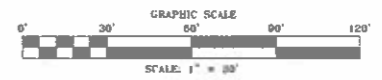
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

DATE

Kentucky811
 Call 811 Before You Dig

BEFORE YOU DIG CALL KENTUCKY 811 BY dialing 811 OR 1-800-752-6007, OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



VISION ENGINEERING

128 E. Reynolds Road, Suite 104, Lexington, KY 40517
 Phone: (606) 253-1111
 Fax: (606) 253-1112
 www.visioneng.com

STATE OF KENTUCKY
 SHAD A. HALLAM
 22838
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000

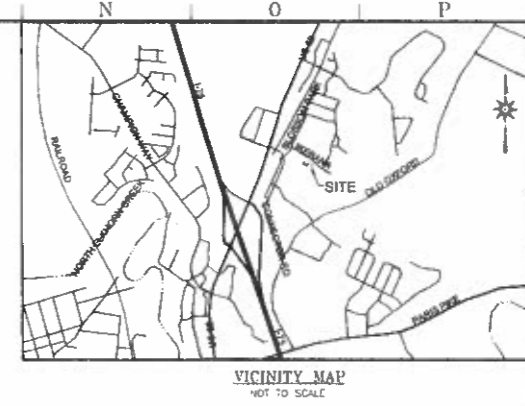
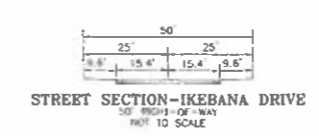
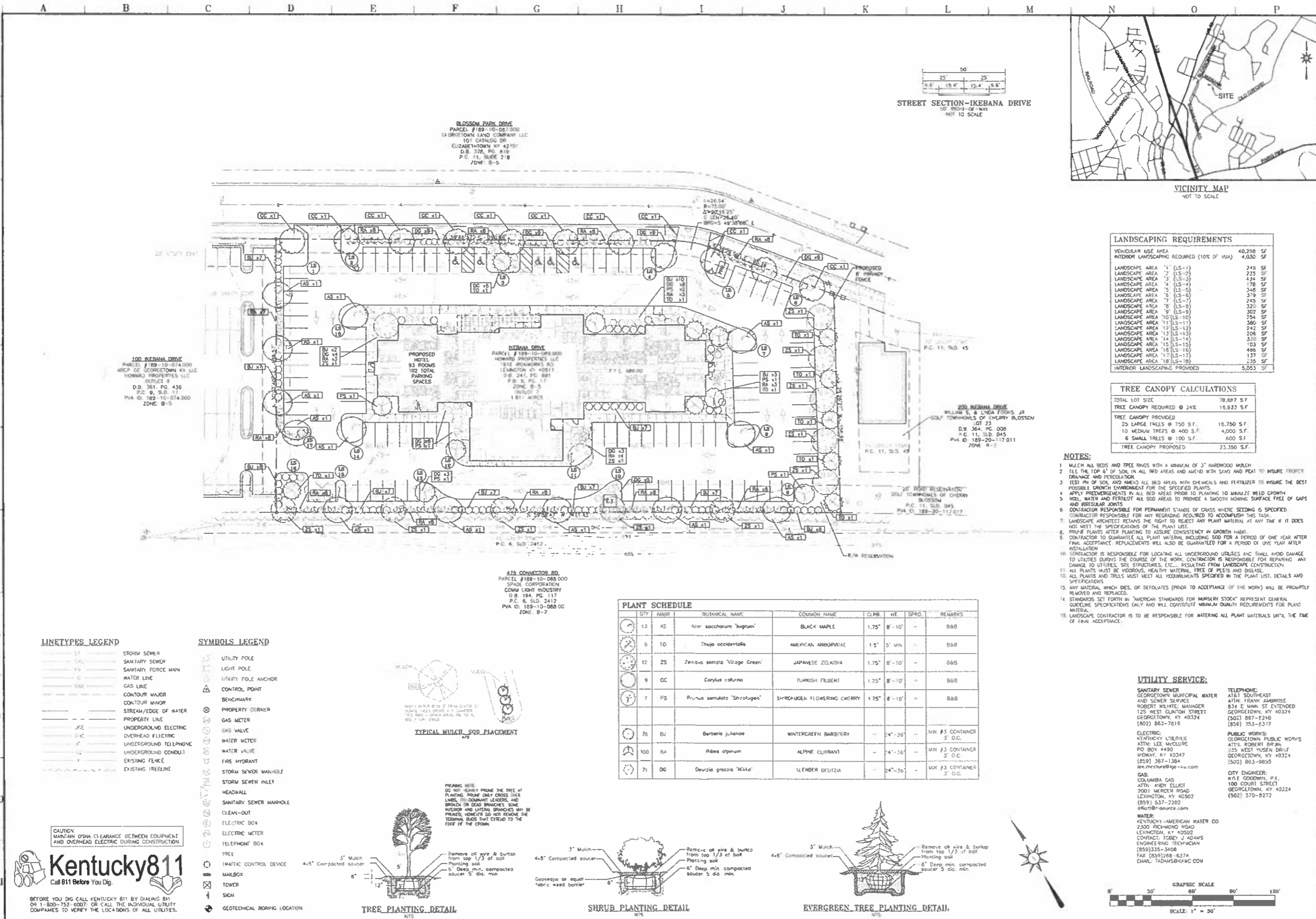
CLIENT:
 HANNAH REALTY
 2240 EXECUTIVE DRIVE
 LEXINGTON, KY 40505

PROPERTY OWNER:
 HOWARD PROPERTIES, LLC
 1816 IRONWORKS RD.
 LEXINGTON, KY 40511

HOTEL DEVELOPMENT
 150 IKEBANA DRIVE
 GEORGETOWN, SCOTT CO., KY
 PRELIMINARY DEVELOPMENT PLAN

DATE:	5/20/2018
REV:	6/20/2018
REV:	8/09/2018

PRELIMINARY DEVELOPMENT PLAN
PDP-1.0



BLOSSOM PARK DRIVE
 PARCEL # 189-10-001 000
 GEORGETOWN LAND COMPANY LLC
 101 CATALOG DR
 GEORGETOWN, KY 40324
 D.B. 378, PG. 819
 P.C. #1, SLIDE 218
 ZONE: B-5

100 IKEBANA DRIVE
 PARCEL # 189-10-074 000
 400P GEORGETOWN BY LLC
 HOWARD PROPERTIES LLC
 PROJECT 5
 D.D. 381, PG. 436
 P.C. 9, S.D. 17
 PVA ID: 189-10-074 000
 ZONE: B-5

474 CONNECTOR RD.
 PARCEL # 189-10-088 000
 SPACIS CORPORATION
 COMM LIGHT INDUSTRY
 D.B. 194, PG. 117
 P.C. 6, S.D. 2412
 PVA ID: 189-10-088 000
 ZONE: B-7

200 IKEBANA DRIVE
 WILLIAM S. & LINDA FISHER JR
 GOLF TOWNHOMES OF CHERRY BLOSSOM
 LOT 23
 D.B. 364, PG. 008
 P.C. 11, S.D. 045
 PVA ID: 189-20-117 011
 ZONE: R-7

LANDSCAPING REQUIREMENTS	
VEHICULAR USE AREA	40,298 SF
INTERIOR LANDSCAPING REQUIRED (10% OF VUA)	4,030 SF
LANDSCAPE AREA 1 (LS-1)	249 SF
LANDSCAPE AREA 2 (LS-2)	225 SF
LANDSCAPE AREA 3 (LS-3)	434 SF
LANDSCAPE AREA 4 (LS-4)	178 SF
LANDSCAPE AREA 5 (LS-5)	348 SF
LANDSCAPE AREA 6 (LS-6)	379 SF
LANDSCAPE AREA 7 (LS-7)	245 SF
LANDSCAPE AREA 8 (LS-8)	320 SF
LANDSCAPE AREA 9 (LS-9)	302 SF
LANDSCAPE AREA 10 (LS-10)	254 SF
LANDSCAPE AREA 11 (LS-11)	380 SF
LANDSCAPE AREA 12 (LS-12)	242 SF
LANDSCAPE AREA 13 (LS-13)	206 SF
LANDSCAPE AREA 14 (LS-14)	313 SF
LANDSCAPE AREA 15 (LS-15)	123 SF
LANDSCAPE AREA 16 (LS-16)	486 SF
LANDSCAPE AREA 17 (LS-17)	137 SF
LANDSCAPE AREA 18 (LS-18)	335 SF
INTERIOR LANDSCAPING PROVIDED	5,053 SF

TREE CANOPY CALCULATIONS	
TOTAL LOT SIZE	78,887 S.F.
TREE CANOPY REQUIRED @ 24%	18,933 S.F.
TREE CANOPY PROVIDED	
25 LARGE TREES @ 750 S.F.	18,750 S.F.
10 MEDIUM TREES @ 400 S.F.	4,000 S.F.
6 SMALL TREES @ 100 S.F.	600 S.F.
TREE CANOPY PROVIDED	23,350 S.F.

- NOTES:**
- MULCH ALL BEDS AND TREE RINGS WITH A MINIMUM OF 3" HARDWOOD MULCH.
 - FILL THE TOP 6" OF SOIL IN ALL BED AREAS AND AMEND WITH SOIL AND PEAT TO INSURE PROPER DRAINAGE AND PERCOLATION.
 - TEST PH OF SOIL AND AMEND ALL BED AREAS WITH CHEMICALS AND FERTILIZER TO INSURE THE BEST POSSIBLE GROWTH ENVIRONMENT FOR THE SPECIFIED PLANTS.
 - APPLY PREDETERMINEDS IN ALL BED AREAS PRIOR TO PLANTING TO MINIMIZE WEED GROWTH.
 - ROLL, WATER AND FERTILIZE ALL SOIL AREAS TO PROVIDE A SMOOTH FINISHING SURFACE FREE OF GAPS AND IRREGULAR JOINTS.
 - CONTRACTOR RESPONSIBLE FOR PERMANENT STANDS OF GRASS WHERE SEEDING IS SPECIFIED.
 - CONTRACTOR RESPONSIBLE FOR ANY REGRADING REQUIRED TO ACCOMPLISH THIS TASK.
 - LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME IF IT DOES NOT MEET THE SPECIFICATIONS OF THE PLANT LIST.
 - PREPARE PLANTS AFTER PLANTING TO ASSURE CONSISTENCY IN GROWTH HABIT.
 - CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL INCLUDING SOIL FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. REPLACEMENTS WILL ALSO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
 - ALL PLANTS MUST BE WOODRUM, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
 - ALL PLANTS AND TREES MUST MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT LIST, DETAILS AND SPECIFICATIONS.
 - ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
 - STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME OF FINAL ACCEPTANCE.

UTILITY SERVICE:

SANITARY SEWER:
 GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE
 ROBERT WILPHE, MANAGER
 125 WEST CLAYTON STREET
 GEORGETOWN, KY 40324
 (502) 887-2240
 (502) 863-7816

ELECTRIC:
 KENTUCKY UTILITIES
 ATTN: LEE MCDILL
 PO BOX 4490
 MIDWAY, KY 40347
 (859) 367-1358
 ke.mcdill@kuc.com

GAS:
 COLUMBIA GAS
 ATTN: ANDY ELLIOT
 2001 MERCER ROAD
 LEXINGTON, KY 40502
 (859) 337-2202
 andy@colgas.com

WATER:
 KENTUCKY-AMERICAN WATER CO.
 2300 RICHMOND ROAD
 LEXINGTON, KY 40502
 CONTACT: TOBEY J ADAMS
 ENGINEERING TECHNICIAN
 (859) 335-3408
 FAX: (859) 268-6374
 EMAIL: TADAMS@KAWC.COM

TELEPHONE:
 AT&T SOUTHEAST
 ATTN: FRANK ARMROSE
 834 E MAIN ST EXTENDED
 GEORGETOWN, KY 40324
 (502) 887-2240
 (502) 753-6317

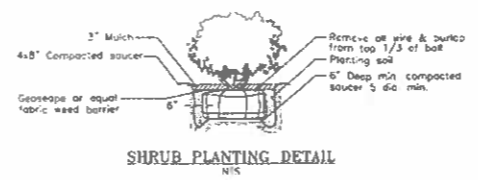
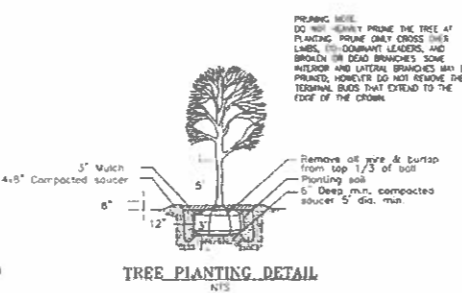
PUBLIC WORKS:
 GEORGETOWN PUBLIC WORKS
 ATTN: ROBERT BRUSH
 235 WEST YUSEN DRIVE
 GEORGETOWN, KY 40324
 (502) 863-9855

CITY ENGINEER:
 KYLE GOODWIN, P.E.
 100 COLBERT STREET
 GEORGETOWN, KY 40324
 (502) 570-8272

PLANT SCHEDULE							
QTY	ANBR	BOTANICAL NAME	COMMON NAME	CLPR	HT.	SPRD.	REMARKS
13	AS	Acer saccharum "nigrum"	BLACK MAPLE	1.75"	8'-10'	-	B&B
9	TO	Thuja occidentalis	AMERICAN ARBORVITAE	1.5"	5' MIN	-	B&B
12	ZS	Zelkova serrata "Village Green"	JAPANESE ZELKOVA	1.75"	8'-10'	-	B&B
8	CC	Corylus colurna	TURKISH FILBERT	1.75"	8'-10'	-	B&B
7	PS	Prunus serrulata "Shrotugen"	SHROUDEN FLOWERING CHERRY	1.75"	8'-10'	-	B&B
78	BU	Berberis julianae	WINTERGREEN BARBERRY	-	24"-35"	-	MIN #3 CONTAINER 3" O.C.
100	RA	Ribes alpinum	ALPINE CURRANT	-	24"-35"	-	MIN #3 CONTAINER 3" O.C.
71	DC	Deutzia gracilis "Nikko"	SLENDER DEUTZIA	-	24"-35"	-	MIN #3 CONTAINER 3" O.C.

- LINETYPES LEGEND**
- STORM SEWER
 - SANITARY SEWER
 - SANITARY FORCE MAIN
 - WATER LINE
 - GAS LINE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - STREAM/EDGE OF WATER
 - PROPERTY LINE
 - JFE UNDERGROUND ELECTRIC
 - OHCE OVERHEAD ELECTRIC
 - UT UNDERGROUND TELEPHONE
 - UC UNDERGROUND CONDUIT
 - ES EXISTING FEASKE
 - EX EXISTING TREE/RE

- SYMBOLS LEGEND**
- UTILITY POLE
 - LIGHT POLE
 - UTILITY POLE ANCHOR
 - CONTROL POINT
 - BENCHMARK
 - PROPERTY CORNER
 - GAS METER
 - GAS VALVE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - STORM SEWER MANHOLE
 - STORM SEWER INLET
 - HEADWALL
 - SANITARY SEWER MANHOLE
 - CLEAN-OUT
 - ELECTRIC BOX
 - ELECTRIC METER
 - TELEPHONE BOX
 - TREE
 - TRAFFIC CONTROL DEVICE
 - MARLBX
 - TOWER
 - SIGN
 - GEOTECHNICAL BORING LOCATION



Kentucky811
 Call 811 Before You Dig.
 BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-6007 OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.

VISION ENGINEERING
 178 E. Reynolds Road, Suite 1501, Lexington, KY 40517
 (502) 278-1100
 www.visioneng.com

STATE OF KENTUCKY
 JAHAD A. HALLAHAN
 22835
 PROFESSIONAL ENGINEER

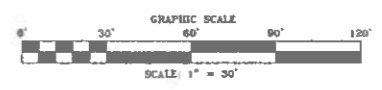
CLIENT:
 RAINMAKER REALTY
 2284 KASKASKIA DRIVE
 LEXINGTON, KY 40505

PROPERTY OWNER:
 HOWARD PROPERTIES, LLC
 1816 BROOKWOOD RD.
 LEXINGTON, KY 40511

HOTEL DEVELOPMENT
 150 IKEBANA DRIVE
 GEORGETOWN, SCOTT CO., KY
 PRELIMINARY DEVELOPMENT PLAN

DATE: 5/29/2019
 BY: 6/27/2019
 DATE: 6/07/2019
 BY: 6/07/2019

PDP
 LANDSCAPING PLAN
 PDP-2.0



RAMSEY PROPERTY ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
October 10, 2019

FILE NUMBER: ZMA-2019-39

PROPOSAL: Zone change for 1.137 acres from A-1 to R-1A.

LOCATION: 2394 Cincinnati Pike

APPLICANT: Gary and Bonnie Smith

CONSULTANT: Vision Engineering, LLC



STATISTICS:

Existing Zone	A-1 (Agricultural)
Proposed Zone	R-1A (Single Family Residential)
Surrounding Zones	A-1 (Agricultural), R-1A (Single Family Residential)
Acreage	Parent, Tract 2: 6.137 acres A-1 New Tract 2A: 1.137 acres R-1A Remainder Tract 2: 5.000 acres A-1
Proposed Use	Residential
New street required	No
Water/sewer available	Yes/Yes
Access	Via two existing entrances from U.S. 25 (one on each proposed tract)
Variance Requested	None

BACKGROUND:

The subject property is located on the west side of Cincinnati Pike (U.S. 25) adjacent to the Rifton Meadows A-1 cluster of 1-acre lots. Directly across Cincinnati Pike (U.S. 25) is the Moonlake Subdivision, which is zoned R-1A and contains lots between 0.4-acres to 2.0-acres. Two lots south of Wise Path and west of Cincinnati Pike (U.S. 25) are approximately 0.5-acres each and continue the scale of development along the corridor.

CONCEPT PLAN REVIEW:

The current Tract 2 was created by plat cabinet 2, slide 664. This parcel was created prior to the regulation enacted in 1999 that would automatically require review by the Planning Commission of any subsequent subdivision. Staff proposes that if this zone change should be approved, the Applicant only be required to submit the new subdivision plat to staff for review as a minor unless it is substantially different from the concept plan as submitted.

Site Layout:

The desired zone district is R-1A, Single Family Residential, which has the following setback requirements:

- Front Setback: 40' main and accessory structures
- Side Setback: 12' main and 5' accessory structures
- Rear Setback: 25' main structure and 5' accessory structure

The existing residential structure on the proposed Tract 2A meets these setback standards. No changes would be required on site to meet any zoning standards.

The *Schedule of Dimension and Area Regulations* state that the minimum lot area without sanitary sewer is 5.0 acres. The Applicant intends to connect to existing sanitary sewer lines if approved.

Vehicular / Pedestrian Access:

The current Tract 2 has two existing vehicular entrances from Cincinnati Pike (U.S. 25). The concept plan for subdivision allows each of the lots to utilize one of these two existing entrances. No pedestrian circulation is provided along Cincinnati Pike in this area.

Landscaping:

No landscape buffer is required between a single family residential zone district and an agricultural zone district. Current canopy standards for the R-1A tract are met with retention of existing trees.

Waivers/Variations:

None Requested

ZONE CHANGE REVIEW: Any zone change request must meet the following standards:

Kentucky Revised Statutes 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 having a rural residential land use.

The Comprehensive Plan defines Rural Residential as: *"This subcategory allows for less dense residential uses outside of the Urban Service Boundary and unincorporated areas. It is also intended to phase down intensity of residential use from the urban areas of the cities to the rural areas. These areas are of a rural character, but appropriate near urban areas, so as not to further drain resources, increase transportation demands or rural roads, or further divide large/prime farmland in the county. This land use is also promoted in the northern areas of the county where the land is hillier and more difficult to farm. Lot types include traditional single-family or cluster lots."*

As stated above, rural residential supports traditional single-family or cluster lot types. Staff believes the intent of the Comprehensive Plan was to encourage the typical 5-acre lots found in the county or rural cluster subdivisions. The urban residential designation states: *"new urban residential growth will only occur within cities and Urban Service Boundaries. This category includes the broad range of all urban residential zones, including low, medium, and high density... and the merits of any specific zone change application will be reviewed to determine appropriate infill and density for the precise locations proposed"*. The urban residential designation clearly states that low, medium, or high density residentially zoned lots are meant to occur within city and urban service boundaries.

Staff feels that the proposed zone change is not in agreement with the Comprehensive Plan and does not meet the findings required for Part 1. Therefore, 1(a) and 1(b) will need to be assessed.

Part 1(a) states that the existing zoning classification is inappropriate, and that the proposed zoning classification is appropriate. The Project Site is currently zoned A-1 (Agricultural) and is located in the county outside of city or urban service boundary limits. The current zoning district meets the goals and objectives of the Comprehensive Plan so Staff feels that the existing zoning classification is appropriate.

Part 1(b) states 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. The most recent comprehensive plan was adopted in 2016.

A number of lots in the immediate vicinity of the subject parcel range from 0.4 - 1.2 acres. These lots are located within the A-1 agricultural cluster Rifton Meadows and the R-1A residential subdivision Moonlake Estates. The 1.137-acre portion of the subject property fronts Cincinnati Pike (U.S. 25) and is centrally located between several other lots of sizes similar to that proposed for the zone change. However, Rifton Meadows and Moonlake Estates were platted prior to the most recent update. There have been no undersized lots platted in the area since 2016.

Based on the above, Staff finds that the existing A-1 zone designation for the 1.137-acre portion of the subject property is appropriate, and that the requested R-1A zone is inappropriate and does not satisfy the requirements of KRS 100.213.

RECOMMENDATION:

Based on the finding that the requested zone change does not satisfy the requirements of KRS 100.213, **Staff recommends denial** of the zone change request for 1.137 acres located at 2394 Cincinnati Pike from A-1 to R-1A,

If approved Staff would recommend the following conditions:

Conditions of Approval:

1. The Applicant shall submit a minor plat to the Planning Commission staff for review and approval in accordance with the zone change concept plan.
2. Any further subdivision of Tract 2 or Tract 2A will require review and approval of the Planning Commission. It is not anticipated that Planning Commission Staff would support further subdivision of either tract unless significant changes in the area occur or are planned.

3. The current or future owners agree to annexation of the residential lot, Tract 2A, if and when it is pursued by the City of Georgetown.
4. All stormwater and runoff shall be managed so as not to create additional off-site impacts.
5. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
6. Tract 2A will be required to connect to sanitary sewer. Applicant will meet all requirements of Delaplain Disposal regarding the provision of sanitary sewer.
7. All requirements of KY American Water regarding the provision of water.

JACOB C. WALBOURN
jwalbourn@mcbayerfirm.com



201 EAST MAIN STREET, SUITE 900
LEXINGTON, KY 40507
859.231.8780 EXT. 1102

August 30, 2019

Via Hand Delivery
Georgetown-Scott County Planning Commission
Development Services Building
230 East Main Street
Georgetown, KY 40324

Re: Zone Change Justification – 2394 Cincinnati Pike

Dear Commissioners:

Please be advised that I am counsel Gary and Bonnie Smith (hereinafter "Applicants"). The applicants are owners of 6.137 acres of property located at 2394 Cincinnati Pike. The applicants desire to rezone a small portion of this lot from its present A-1 (Agricultural) zoning to R-1A (single family residential) zoning, with the remainder of the property to remain A-1. We believe this is a reasonable request that is in accord with the Comprehensive Plan, and would request your approval of the same.

The applicants have owned the subject property since 1998. Unfortunately, Mrs. Smith has been diagnosed with several illnesses that will require her to reside in a handicapped-accessible home. The Smith's current residence, as well as the house that presently exists on the subject property, are not accessible, and considerable expense would be required to make them accessible. Further, the applicants currently have rented to the existing house on the subject property to long-term tenants, and would like to allow those tenants to remain (in lieu of displacing them). Accordingly, they are requesting a rezoning of a portion of the parcel to R-1A, to permit the existing home to stay. By doing so, the Smith's could then build an accessible home on their existing property and not displace the existing residents.

In examining the general area adjacent to the zone change area, it is clear that smaller lot residential developments have been expanding in the area. Adjacent to the property on each side, as well as across the street, are smaller lots that resemble greatly the applicant's proposal. Furthermore, there are existing sanitary sewer lines in the area that would permit the applicant to connect to sanitary sewers. Approval of this proposal would effectively result in the construction of only one additional house; however, this house would be of great benefit to my clients, who need to address the health and accessibility issues urgently.

Turning to the Comprehensive Plan, we submit that this application is in accord with many of the goals and objectives of the Comprehensive Plan. Starting first with housing goals, the Comprehensive Plan provides that 1) a full-spectrum of quality housing options for all residents be provided, 2) that existing housing stock should be preserved and maintained, and 3) that barriers to affordable housing should be decreased. We submit this proposal meets all of these goals and objectives. As noted, the home to be constructed would be an accessible home to meet the health needs of my clients'. Approval of the request preserves an existing home (and does not displace its residents). And, by retention of the existing house and tenants,

RECEIVED

AUG 30 2019

PLANNING COMMISSION

LEXINGTON | LOUISVILLE | FRANKFORT | GREENUP | WASHINGTON D.C.
www.mcbayerfirm.com

an option that has proven affordable to the current tenants is preserved. Accordingly, we submit that this request is in alignment with the housing goals articulated in the Comprehensive Plan.

We further submit that this application meets other goals articulated in the plan. As sanitary sewer lines exist in the area, we submit that adequate infrastructure is available to meet residential needs (Infrastructure & Public Facilities Goal 1), and preserves built history (Heritage Goal 1). We do not believe our proposal is violative of any goal or objective of the plan.

In short, we believe this plan is approvable as being in agreement with the current Comprehensive Plan. But more to the point, it is a reasonable and rational response to a need of my clients. The request is a simple one: please let us parcel off the existing home as to not displace residents, and allow us to build a tasteful home that serves my clients' needs. Given the built environment in the area, we think this zone change will not alter the general character of the area. The change will scarcely be noticeable, and reflects the trend in the area.

Should you not conclude this proposal is in agreement with the Comprehensive Plan, we would submit that the current zoning is inappropriate and the proposed zoning is appropriate for the following reasons:

1. The existing home and its functional yard resemble an R-1A property, rather than an A-1 property.
2. The development pattern in the area has been to small lot residential.
3. The scale of development in the area is comparable to what is being proposed.

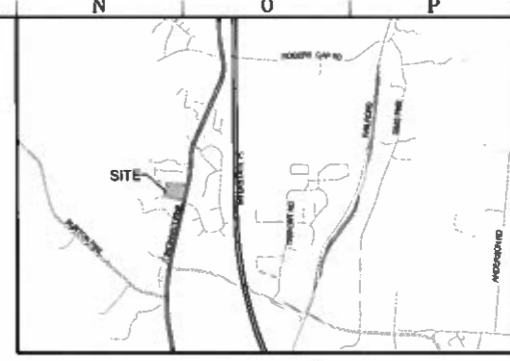
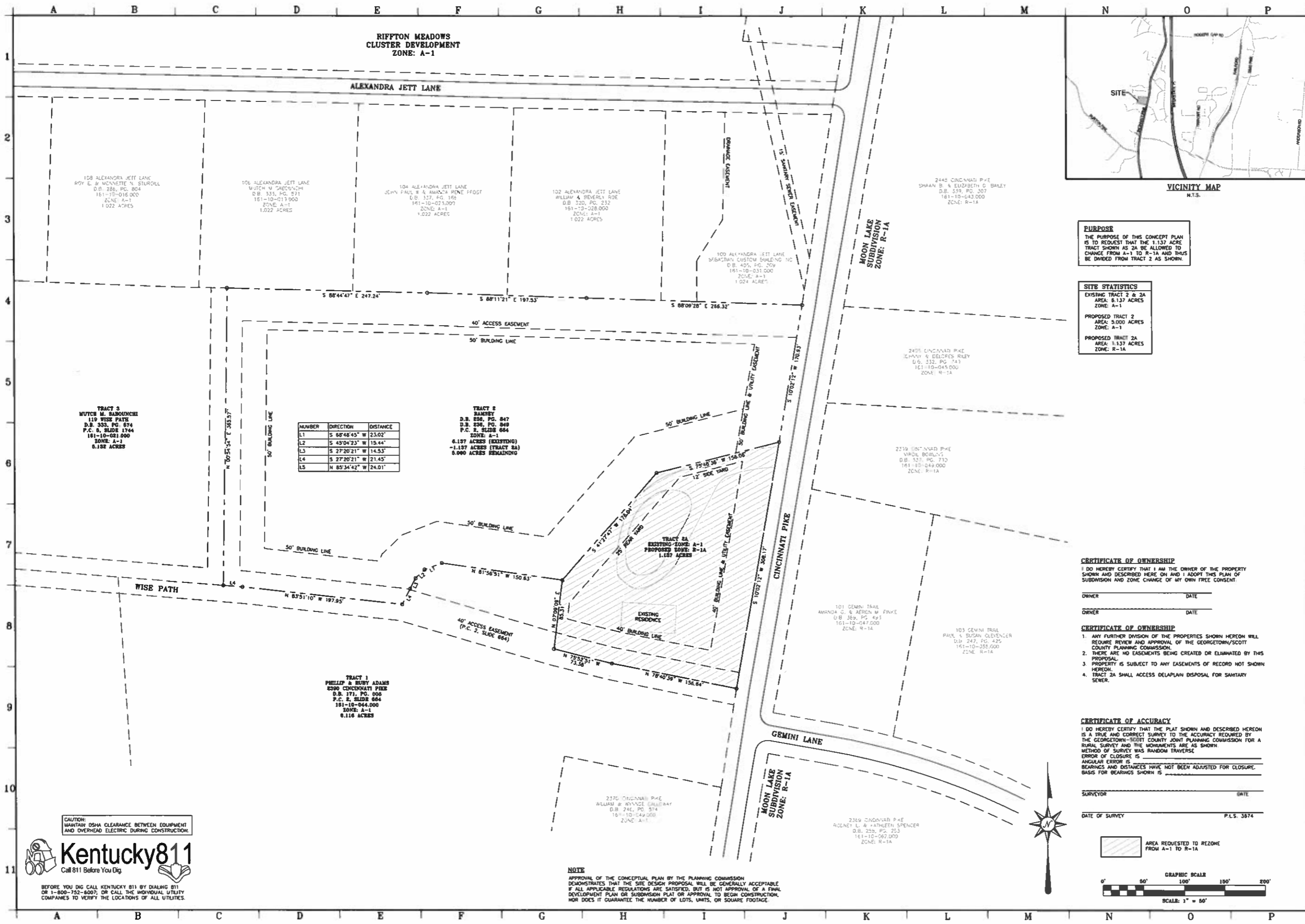
Accordingly, based on the foregoing, we submit respectfully request that our zone change application be approved. We look forward to discussing our application with you.

Sincerely,



Jacob C. Walbourn
Counsel for Gary and Bonnie Smith

cc: Matt Carter, Vision Engineering
Clients



PURPOSE
 THE PURPOSE OF THIS CONCEPT PLAN IS TO REQUEST THAT THE 1.137 ACRE TRACT SHOWN AS 2A BE ALLOWED TO CHANGE FROM A-1 TO R-1A AND THUS BE DIVIDED FROM TRACT 2 AS SHOWN.

SITE STATISTICS
 EXISTING TRACT 2 & 2A
 AREA: 5.137 ACRES
 ZONE: A-1
 PROPOSED TRACT 2
 AREA: 5.000 ACRES
 ZONE: A-1
 PROPOSED TRACT 2A
 AREA: 1.137 ACRES
 ZONE: R-1A

NUMBER	DIRECTION	DISTANCE
L1	S 68°48'45" W	23.02'
L2	S 49°04'23" W	13.44'
L3	S 27°20'21" W	14.53'
L4	S 27°20'21" W	21.45'
L5	N 85°34'42" W	24.01'

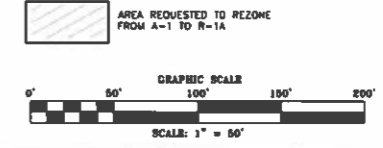
CERTIFICATE OF OWNERSHIP
 I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERE ON AND I ADOPT THIS PLAN OF SUBDIVISION AND ZONE CHANGE OF MY OWN FREE CONSENT.

OWNER _____ DATE _____
 OWNER _____ DATE _____

CERTIFICATE OF OWNERSHIP
 1. ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF THE GEORGETOWN/SCOTT COUNTY PLANNING COMMISSION.
 2. THERE ARE NO EASEMENTS BEING CREATED OR ELIMINATED BY THIS PROPOSAL.
 3. PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
 4. TRACT 2A SHALL ACCESS DELAPLAN DISPOSAL FOR SANITARY SEWER.

CERTIFICATE OF ACCURACY
 I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION FOR A RURAL SURVEY AND THE MONUMENTS ARE AS SHOWN.
 METHOD OF SURVEY WAS RANDOM TRAVERSE
 ERROR OF CLOSURE IS _____
 ANGULAR ERROR IS _____
 BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS FOR BEARINGS SHOWN IS _____

SURVEYOR _____ DATE _____
 DATE OF SURVEY _____ P.L.S. 3674



PROPERTY OWNER:
 C/O GARY BRUTE
 2394 CINCINNATI PIKE
 GEORGETOWN, KY 40324

RAMSEY PROPERTY
 2394 CINCINNATI PIKE
 SCOTT COUNTY, KENTUCKY
 ZONE CHANGE CONCEPT PLAN

DATE: SEPTEMBER 14, 2011
 BY: SEPTEMBER 14, 2011

SITE PLAN
 ZONE CHANGE CONCEPT PLAN

Kentucky811
 Call 811 Before You Dig

BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-6007. OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.

NOTE
 APPROVAL OF THE CONCEPTUAL PLAN BY THE PLANNING COMMISSION DEMONSTRATES THAT THE SITE DESIGN PROPOSAL WILL BE GENERALLY ACCEPTABLE IF ALL APPLICABLE REGULATIONS ARE SATISFIED, BUT IS NOT APPROVAL OF A FINAL DEVELOPMENT PLAN OR SUBDIVISION PLAN OR APPROVAL TO BEGIN CONSTRUCTION. NOR DOES IT GUARANTEE THE NUMBER OF LOTS, UNITS, OR SQUARE FOOTAGE.

**Harbor Village
Preliminary Subdivision Plat Approval
Staff Report to the Georgetown-Scott County Planning Commission
October 10, 2019**

FILE NUMBER: PSP-2019-39 and PSP 2019-40

PROPOSAL: Amended Preliminary Subdivision Plat for Unit 1, Phase 3 and Phase 4

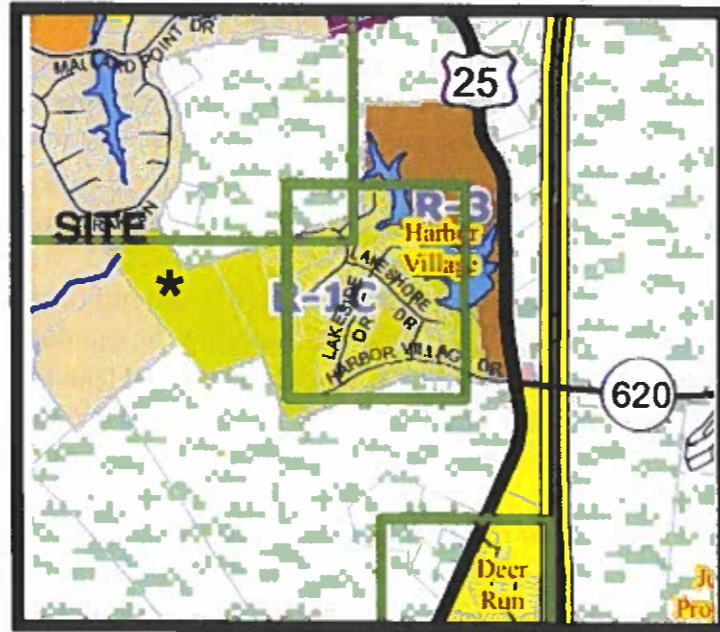
LOCATION: West side of US 25 (Cincinnati Pike) at Rogers Gap.

APPLICANT: Jihad Hillany

**ENGINEER/
SURVEYOR:** Jihad Hillany
Vision Engineering, LLC

STATISTICS:

Zone	R-1C (PUD)
Surrounding zones	A-1,
Acreage	(phase 3) 32.17 acres; (phase 4) 41.90 acres
Number of units	(phase 3) 45 lots; (phase 4) 89 lots
New street required	Yes
Water/sewer available	Yes/Yes
Access	Access is via Harbor Village Drive, a local road with approximately 24' of pavement.



BACKGROUND/COMMENTS:

The Harbor Village Master Plan and Zone change was approved in June 1988 by the Planning Commission. That original Concept Plan showed an R-1C density subdivision designed around three lakes. One lake (Harbor Village Lake) was constructed as part of the original phase.

In 2002, there was considerable discussion with the applicant and the Planning Commission regarding the future construction of the remaining two lakes originally proposed. The applicant filed a preliminary subdivision plat for phase 2 that included 35 lots and the elimination of lake number two (Cove Lake). The Homeowners Association agreed to the elimination of the lake based on its size and the fact that the proposed Cove Lake area would be used as open space. An additional condition of approval of Phase 2 was that a revised master plan be submitted to the Planning Commission prior to further development.

KEY ISSUES/COMMENTS (cont.):

In August 2004, an amended master plan was submitted showing the Cove Lake area as open space but the third lake shown in the area of future Phase 3, remained.

The Preliminary Plat for Phase 3 of Harbor Village was submitted and approved by the Planning Commission in August 2005. It included eighty (80) lots on 57.67 acres with 9.55 acre of open space and a 3.2-acre lake. The Preliminary Plat was titled Phase 2, Unit 3 and Phase 3, Unit 1 and included lots along Lakeshore Circle and a lake (#3) and lots along an extension of Harbor Village Drive. Lakeshore Drive was constructed and the thirty-eight (38) lots along Lakeshore Circle, some of which were to have lake frontage on the proposed lake (#3) were platted and some were purchased, and some homes built. Harbor Village Drive was not extended into Phase 3, Unit 1 and these lots did not receive Final Plat approval. The 30.55 acres of Phase 3, Unit 1 remains vacant and the lake #3 has not been constructed.

In 2012, an application was submitted to amend the Master Plan and the Preliminary Plat for the 30.55-acre parcel known as Phase 3, Unit 1, reducing the number of lots proposed in this phase of Harbor Village from forty (42) to one (1), eliminating the proposed lake and the common area. The alignment of the sixty-foot (60') access easement to a future phase was also amended to follow the existing western property line. This amendment was approved by the Planning Commission.

The approval of this change by the Planning Commission was subsequently appealed to Circuit Court by several homeowners in the subdivision. The case was decided in the favor of the Planning Commission in 2017. In October 2018, a Preliminary Subdivision Plat application was reapproved which was essentially the same layout for Phase 3 from 2005 (PSP 2005-43) with minor modifications.

The October 2018 approved Amended Preliminary Plat followed the general plan from 2005 but removed the proposed Lake #3 and replaced it with a large buildable lot and two smaller HOA stormwater management lots.

Current Plan:

The current request is to slightly amend the Preliminary Plat for the remaining lots in phase 3 by adjusting some lot lines and moving the road connecting phase 3 and phase 4 from northern end of Harbor Village Drive to a location more at the mid-point of the road where grades are more favorable.

All the lots in the reminder of phase 3 and phase 4, like the existing lots in Harbor Village, require a low-pressure force main system to transmit sewage into the Mallard Point Sewer System. Prior to approval of construction plans the applicant will be required to show there is capacity in the Mallard Point system to serve these lots.

The changes proposed to phase 3 are minor in nature and are acceptable based on the lay of the land. The proposed 24' width road width in a 60' right-of-way will be continued into phase 4. The road section is not consistent with current "urban" road standards. A variance was granted as part of Preliminary Plat approval in 2005. This variance was granted again with the 2018 proposal to allow construction of the new roadway consistent with the existing Harbor Village Drive width and profile. It is recommended that the

variance be granted again to allow for consistent road profiles throughout the subdivision. The 24' width is sufficient to serve the residential lots.

The original Master Plan approved for Harbor Village showed a connection to the Mallard Point subdivision at Drake Lane in phase 4. This second access point is critical to allowing a residential development of this size. The proposal for phase 4 includes multiple cul-de-sac streets and a road loop greater than ½ mile in length. If this road were washed out or was blocked, there would be no access to the lots beyond the blockage. The Subdivision and Development Regulations require a second access for subdivisions of greater than 200 residential lots. There are currently 239 lots approved thru phase 3. Phase 4 would add an additional 87 buildable lots. It is recommended that phase 4 be approved only under the condition that the road connection to Mallard Point be constructed prior to the platting and construction of any lots in phase 4. This would involve coordination and construction of infrastructure off-site. If this is not feasible, another alternative access needs to be identified before phase 4 is constructed.

Since there is common area proposed, an HOA will be required to own and maintain proposed common areas. This phase is an extension of an existing subdivision with an active HOA. In order to maintain the continuity of the development, these lots should be annexed into the existing Harbor Village HOA at the time of Final Plat recording.

Phase 4 has numerous lots, which due to the grades will be impossible to access with acceptably sloped driveways. This applies to lots 33-35, lots 80-81 and lot 87. In addition the retaining wall in the right-of-way and along the property line adjacent to lot 87 is not acceptable. The curve in proposed street "A" at lot 87 should be realigned to the south to leave more room for grade work and the removal of the retaining wall.

RECOMMENDATION:

Approve the Amended Preliminary Subdivision Plat for phase 3, and Preliminary Subdivision Plat for phase 4, subject to the following variance and conditions:

Variance:

1. Allow roadway width of 24' pavement in 60' Right-of-way to match existing Harbor Village Drive road profile
2. Variance to the maximum length of streets greater than 1000' for street A, B and C.

Conditions:

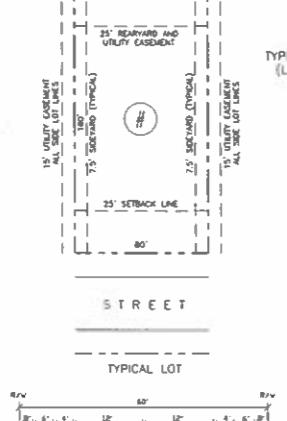
1. Any proposed changes to the Approved Preliminary Plat shall be reviewed and approved by the Georgetown-Scott County Planning staff (minor) or by the Planning Commission (major).
2. All requirements of the previously approved rezoning request and concept plan.
3. Approval of construction plans for and control of right-of-way for offsite road connection to Mallard Point subdivision shall be required prior to approval of phase 4 construction plans.
4. Retaining wall in right-of-way and along Lot 87 shall be removed.
5. Final lots shall require verification that they can be served by driveways by Planning Commission Engineer.
6. All requirements of Mallard Point Disposal and GMWSS regarding sanitary sewer connection.
7. A minimum 50' tree preservation buffer shall be placed on the backs of lots 64-76.
8. Preservation of existing trees wherever possible during development. There shall be protective fencing around existing trees prior to construction.

9. Prior to final subdivision plat approval, homeowner's association documents are required for the ownership and maintenance of any common areas. Existing lots shall be made part of the existing Harbor Village HOA.
10. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer to review construction policies and establish inspection schedules.
11. There shall be no grading or construction on the site until all required plans (i.e., drainage plans) including Construction Plans have been reviewed and approved by the Planning Commission Engineer.
12. All requirements of the Stormwater Ordinance
13. All applicable requirements of the Zoning Ordinance and Subdivision regulations.
14. 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 plan.
15. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 of the Subdivision and Development Regulations.

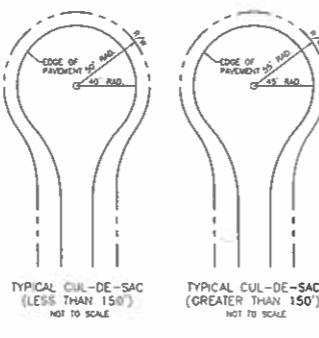


VICINITY MAP
SCALE: 1"=200'

- NOTES:**
- 1) THERE SHALL BE NO GRADING OR CONSTRUCTION ON THE SITE UNTIL ALL REQUIRED PLANS (I.E. DRAINAGE, EROSION CONTROL, CONSTRUCTION PLANS) HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION AND BOARD OF ZONING.
 - 2) PRIOR TO ANY CONSTRUCTION OR GRADING, THE CONTRACTOR SHALL MEET WITH THE PLANNING COMMISSION AND BOARD OF ZONING TO REVIEW CONSTRUCTION POLICIES AND ESTABLISH A CONSTRUCTION SCHEDULE. ALL PROPOSED CONSTRUCTION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE TO REMAIN IN COMMON AREAS.
 - 3) SCOTT COUNTY IS NOT REQUIRED TO ACCEPT MAINTENANCE OF THE ROAD DEPENDENT ON THIS PLAN. THE ROAD MUST BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN STANDARDS OF THE SCOTT COUNTY ROAD DEPARTMENT. THE SECTION OF THE ROAD DEPARTMENT IS THE SECTION OF THE ROAD DEPARTMENT TO DEDICATE THIS ROAD FOR PUBLIC USE.
 - 4) NO CONSTRUCTION IS ALLOWED ON THIS SITE UNTIL THE CONSTRUCTION AND GRADING PLANS HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION AND BOARD OF ZONING.
 - 5) DETENTION/STORMWATER REPORT TO BE SUBMITTED AT CONSTRUCTION PLAN STAGE.
 - 6) LOW-PRESSURE FORCE MAIN SYSTEM SHOWN ON THIS PLAN DOES NOT REPRESENT A FORCE MAIN SYSTEM. THE CONTRACTOR SHALL SUBMIT A FORCE MAIN DESIGN REPORT AT CONSTRUCTION PLAN STAGE.
 - 7) A UTILITY CROSS SECTION SHALL BE PROVIDED TO SHOW THE LOCATION AND DEPTH OF ALL UTILITIES TO BE BUILT IN THE AREA OF THE FORCE MAIN.
 - 8) PRESERVATION OF EXISTING TREES, WHERE POSSIBLE, SHALL BE MAINTAINED. TREES SHALL BE PROTECTED BY BUFFER ZONES PRIOR TO CONSTRUCTION.
 - 9) PROPOSED DEVELOPMENT ON THE DRY RUN STUDY AREA. STORMWATER DESIGN MUST BE IN ACCORDANCE WITH THE DESIGN STANDARDS OF THE SCOTT COUNTY ROAD DEPARTMENT. REAR FLOWS OR VOLUME ARE NOT EXCEED BY THIS DEVELOPMENT AND THAT STREET AREAS ARE PROTECTED WITH BUFFERS.



TYPICAL LOT
SCALE: 1"=20'



TYPICAL CUL-DE-SAC (LESS THAN 150')
NOT TO SCALE

TYPICAL CUL-DE-SAC (GREATER THAN 150')
NOT TO SCALE

SITE STATISTICS - PHASE 3

TOTAL AREA OF LOT DEVELOPMENT	42 + 3 HOA
NET AREA OF LOT DEVELOPMENT	42 + 3 HOA
NET DENSITY	1.17 LOTS/ACRE

SITE STATISTICS - PHASE 4

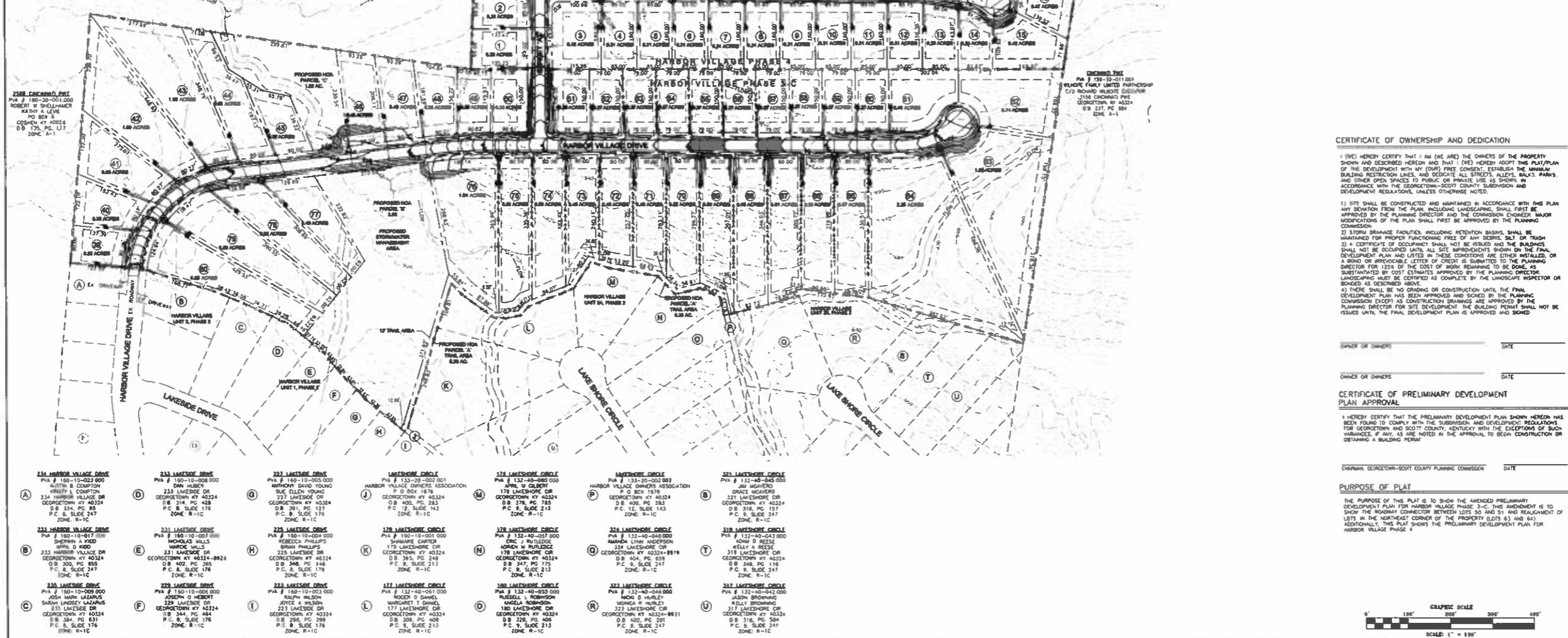
NET AREA OF LOT DEVELOPMENT	87 + 2 HOA
NET DENSITY	2.14 LOTS/ACRE

LINE TYPES LEGEND

--- (dashed)	PROPERTY LINE
--- (dotted)	PHASE 3 - C EXTENTS
--- (dash-dot)	PHASE 4 EXTENTS

SYMBOLS LEGEND

○ (circle with dot)	FORCE MAIN PUMP
○ (circle with horizontal line)	DOUBLE WATER METER
○ (circle with vertical line)	WATER METER
○ (circle with diagonal line)	WATER VALVE
○ (circle with cross)	FIRE HYDRANT



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY AFFIRM THE PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DESIGN ALL STREETS, ALLEYS, BACKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE GEOMETRIC-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

- 1) SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN AND DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR. THE CONTRACTOR SHALL MAINTAIN MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
- 2) STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT OR TRASH.
- 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 AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF WORK REMAINING TO BE DONE, AS SUBSTITUTED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR SCHED 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 CONSTRUCTION ERRANDS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER OF PROPERTY: _____ DATE: _____
OWNER OR OWNERS: _____ DATE: _____

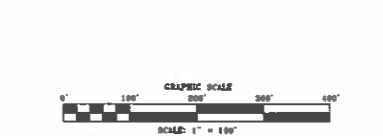
CERTIFICATE OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS OF SUCH VARIANCES AS ARE LISTED IN THE APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION: _____ DATE: _____

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO SHOW THE AMENDED PRELIMINARY DEVELOPMENT PLAN FOR HARBOR VILLAGE PHASE 3-C AND PHASE 4. THIS AMENDMENT IS TO SHOW THE ROADWAY CONNECTION BETWEEN LOTS 50 AND 51 AND REALIGNMENT OF LOTS 11 IN THE NORTH-EAST CORNER OF THE PROJECT. (S. 43 AND 64). ADDITIONALLY, THIS PLAN SHOWS THE PRELIMINARY DEVELOPMENT PLAN FOR HARBOR VILLAGE PHASE 4.



VISION
ENGINEERS & SURVEYORS
1100 EAST MAIN STREET, SUITE 100
LEITCHFIELD, KY 40341
TEL: 606-338-1100
FAX: 606-338-1101

DEVELOPER
FLUVO DEVELOPMENT PROPERTIES LLC
1100 EAST MAIN STREET, SUITE 100
LEITCHFIELD, KY 40341
TEL: 606-338-1100
FAX: 606-338-1101

ENGINEER/LAND SURVEYOR
VISION ENGINEERS & SURVEYORS
1100 EAST MAIN STREET, SUITE 100
LEITCHFIELD, KY 40341
TEL: 606-338-1100
FAX: 606-338-1101

HARBOR VILLAGE SUBDIVISION
HARBOR VILLAGE DRIVE
GEORGETOWN, SCOTT COUNTY, KENTUCKY
AMENDED PRELIMINARY SUBDIVISION PLAT PHASE 3-C
PRELIMINARY SUBDIVISION PLAT PHASE 4

PRELIM. SUB. PLAT
DATE: SEPT 25, 2018
REVISIONS: _____

APSP
APSP

List of all Active Projects/status

Application	Project Name	Type	Status
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Under Construction
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2019-09	Bastian Solutions - Bristol Group - Corporate Blvd	IND	Under Construction
2017-05	Bluegrass RV	DEV-C	Approved/Bonded
2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C	Under Construction
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2017-13	Canewood Unit 6. Lot 1	RES	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Under Construction
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Warranty Period
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Warranty Period
2018-16	Colony Unit 11	RES	Warranty Period
2018-41	Commonwealth T&M - Endeavor - Grading Only	DEV-C	Under Construction
2015-27	Country Boy Brewing_2019 Expansion	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded
2018-10	Dog Haus Development	DEV-C	No Activity
2018-08	Dominos (Oxford Place) Perfect Properties	DEV-C	Under Review

Application	Project Name	Type	Status
2019-23	Ecofibre - Hemp Black, Corporate Dr.	DEV-C	Under Construction
2005-26	Edgewood Subdivision - Phase I	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2004-49	Falls Creek Phase I - Unit 1	RES	Warranty Period
2004-49	Falls Creek Phase I- Units 2, 3, 4, & 5	RES	Warranty Period
2017-43	Fox Run Subdivision - Phase I	RES	Under Construction
2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C	Final Inspection
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2018-27	International Crankshaft 2018 Expansion	DEV-C	Complete
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2018-15	Landmark Office Centre Parking Exp (Kelly-Owen)	DEV-C	Final Inspection
2019-10	Landmark Shoppes - 109 Marketplace Circle	DEV-C	Under Construction
2018-47	Landmark Shoppes-105 Marketplace - Credit Union	DEV-C	Final Inspection
2004-02	Leesburg Landing	RES	Dedication/Final Work
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping (204 Endeavor)	IND	Under Construction
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Review
2018-11	Oxford Place - Village Market Path Extension	DEV-C	Complete
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2005-36	Paynes Landing Units 5-15 (Section 2)	RES	Warranty Period
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Under Construction
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Final Inspection
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5	RES	Under Review
2008-47	Pleasant Valley Sec 2. Ph 2. Unit 3(Urban Groupe)	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2. Ph2. Unit 2	RES	Warranty Period
2018-18	Pleasant Valley. Section II - Townhomes Phase I	DEV-R	Under Review
2004-51	Pleasant Valley. Unit 4A	RES	Warranty Period
2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Approved/Bonded
2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Approved/Bonded
2006-63	Rocky Creek Farm Section 3B. Phase 3	RES	Final Inspection
2005-02	Rocky Creek Reserve - Unit 1 Sect 1.2.3A.3B.4	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining-Ball Homes)	RES	Under Construction
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec 1C	RES	Approved/Bonded
2016-01	Scariot	DEV-C	Under Construction
2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C	Under Construction
2017-56	Southland Christian Church	DEV-C	Under Construction
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-24	Sunbelt Rentals	DEV-C	Final Inspection
2018-38	Sutton Place Remaining (Phase to be named)	RES	Under Review
2015-29	Sutton Place. Phase 3. Section 1	RES	Approved/Bonded
2015-29	Sutton Place. Phase 3-B	RES	Approved/Bonded
2018-56	Texas Roadhouse (ML Georgetown)	DEV-C	Under Review
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D. Section 1	RES	Approved/Bonded
2019-14	Titan Project (QSI Banking)_Technology Ct	DEV-C	Under Construction
2017-53	Top Gun Safe Auto Sales	DEV-C	Under Construction
2018-26	Toyota Tsusho - North Access Road	DEV-C	Under Construction
2019-04	Tri-Village Storage_Connector Rd	DEV-C	Under Construction

Application	Project Name	Type	Status
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2004-26	Village at Lanes Run - Phase 1, Section 2 (Ball)	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Section 3	RES	Under Construction
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Dedication/Final Work
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Dedication/Final Work
2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Warranty Period
2019-10	White Oak Condominiums Phase 2	DEV-R	Warranty Period
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Approved/Bonded
2016-13	Winding Oaks Cluster	RES	Dedication/Final Work
2018-05	Woodland Park (Betty Yancey) Phase I	RES	Under Construction
Total Number of Active Projects:		93	

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 20	
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph I	DEV-C
	2014-22	Amerson Apartments North	DEV-R
	2018-22	Amerson South Townhomes	DEV-R
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2019-09	Bastian Solutions - Bristol Group - Corporate Blvd	IND
	2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-41	Commonwealth T&M - Endeavor - Grading Only	DEV-C
	2015-27	Country Boy Brewing_2019 Expansion	DEV-C
	2019-23	Ecofibre - Hemp Black, Corporate Dr.	DEV-C
	2019-10	Landmark Shoppes - 109 Marketplace Circle	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2016-01	Scariot	DEV-C
	2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C
	2017-56	Southland Christian Church	DEV-C
	2019-14	Titan Project (QSI Banking)_Technology Ct	DEV-C
	2017-53	Top Gun Safe Auto Sales	DEV-C
	2018-26	Toyota Tsusho - North Access Road	DEV-C
	2019-04	Tri-Village Storage_Connector Rd	DEV-C
Final Inspection		Number of Projects: 6	
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2018-15	Landmark Office Centre Parking Exp (Kelly-Owen)	DEV-C
	2018-47	Landmark Shoppes-105 Marketplace - Credit Union	DEV-C
	2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C
	2018-24	Sunbelt Rentals	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	6
	2019-13	Cherry Blossom Townhomes - Phase 6
	2017-43	Fox Run Subdivision - Phase 1
	2017-24	Pinnacle At Mallard Point
	2005-02	Rocky Creek Reserve (Remaining-Ball Homes)
	2018-61	Village at Lanes Run - Phase 2, Section 3
Final Inspection	2018-05	Woodland Park (Betty Yancey) Phase 1
	Number of Projects:	1
Dedication/Final Work	2006-63	Rocky Creek Farm Section 3B, Phase 3
	Number of Projects:	11
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-26	Edgewood Subdivision - Phase 1
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2004-26	Village at Lanes Run - Phase 1, Section 1
	2004-26	Village at Lanes Run - Phase 1, Section 2 (Ball)
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2011-30	Village at Lanes Run- Phase 2, Section 2
Approved/Bonded	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
	2016-13	Winding Oaks Cluster
	Number of Projects:	16
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2008-40	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2004-51	Pleasant Valley Phase 4D & 4E
	2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)
	2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
	2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
	2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)
	2013-30	Rocky Creek-Meadows-Sec 1C
	2015-29	Sutton Place, Phase 3, Section 1
2015-29	Sutton Place, Phase 3-B	
2017-08	Thoroughbred Acres Unit 7D, Section 1	
2019-10	White Oak Condominiums Phase 4 (Remaining)	