

**SPECIAL MEETING  
GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA  
JUNE 11, 2020  
6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of May invoices
- B. Approval of May 14, 2020 minutes
- C. Approval of June agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. FSP-2020-10 Hunt Property - POSTPONED
- B. FSP-2020-12 Richard Dozer Property – Final Subdivision Plat to subdivide two tracts from an original parent tract of 26.36 acres located at 715 N. Mt. Gilead Church Road.
- C. FSP-2020-13 Snowball Trust Property Amended – POSTPONED

**III. NEW BUSINESS**

- A. FSP-2020-21 Hughes Estate Property – Final Subdivision Plat to subdivide a 5.00-acre tract from a parent tract of 35.78 acres located at 473 Burton Pike.
- B. FSP-2020-22 Newman Property - WITHDRAWN
- C. PDP-2020-23 Dearinger Property – WITHDRAWN
- D. FSP-2020-24 Mitchell Property – POSTPONED
- E. PDP-2020-25 Innovative Holdings, LLC – Preliminary Development Plan for a 15,000 square feet building and 151,275 square feet gravel equipment and material storage area located at 185 Industry Road.

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
SPECIAL MEETING  
MINUTES  
May 14, 2020**

The special meeting was held online via Zoom on May 14, 2020. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners David Vest, James Stone, Steve Smith, Regina Mizell, Mary Singer and Charlie Mifflin, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Byron Moran and Duwan Garrett.

Motion by Smith, second by Mizell, to approve the April invoices. Motion carried.

Motion by Mizell, second by Stone, to approve the March 12, 2020 minutes. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins individually prior to their comments and questions.

Postponements/Withdrawals

Chairman Sulski stated that the application for Georgetown Scott County PRTF (ZMA-2019-50) has been withdrawn and the applications for Hunt Property (FSP-2020-10), Richard Dozer Property (FSP-2020-12) and Snowball Trust Property Amended (FSP-2020-13) have been postponed until the next regular scheduled meeting.

Consent Agenda

A representative of the Spradlin Property application (FSP-2020-14) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Mifflin, to approve the application. Motion carried.

A representative of Ohnheiser Co LLC application (PDP-2020-18) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Singer, to approve the application. Motion carried.

A representative of Ashton Grove application (PDP-2020-19) agreed with their conditions of approval, after questions were asked by Melissa Yates for Iva Garrison and discussed with the Commission. Motion by Mizell, second by Stone, to approve the application. Motion carried.

PDP-2020-15 Action Equipment – Preliminary Development Plan to construct a 21,373 square foot manufacturing building located at the corner of Demand Court and Supply Court in Lanes Run Business Park.

Mr. Kane stated that property is 2.58 acres and is zoned I-1 enhanced.

He stated the applicant owns the business across the street and is wanting to expand.

He stated because of the conservation easement behind the building, the building cannot meet the setback requirements. He stated the applicant is asking for a variance to make the northern setback 20' instead of the required 50' in order to fit the building on the lot.

He stated the building has been designed with a garage door in front for the trucks to enter, unload, and drive out the back. He stated the northern part of the building will have windows and house the office of the business.

He stated the applicant meets all landscaping requirements.

He stated the business park authority did recommend approval of the application and supported the variance request. He stated the business park authority requested the garage door to be glass and to add an awning over the office area.

Commissioner Mifflin questioned if the neighbors had any complaints about the requested variances. Mr. Kane stated the applicant owns one of the buildings and an overhead door company owns another of the buildings. He stated he did not receive any calls after the notification letters were sent out.

Daniel Rehner, Thoroughbred Engineering, stated the applicant agrees with the conditions of approval.

After further discussion, **Motion by Mifflin, second by Smith, to approve the Preliminary Development Plan (PDP-2020-15) subject to nine (9) conditions of approval and two (2) variances. Motion carried.**

PSP-2020-16 and PDP-2020-17 Clark Central LLC – Preliminary Subdivision Plat to create a 1.45-acre tract with a 3.01-acre remainder tract and a Preliminary Development Plan to construct a gas station with nine fuel pumps and a 4,900 square foot convenience store located at 385 Cherry Blossom Way.

Ms. Gerry stated the property is zoned B-2. She stated the site access is from Cherry Blossom Way.

She stated the subdivision plat meets all the requirements and will be accessible from an easement from the hotel next door.

She stated the preliminary development plan for the convenience store and canopy for the pumps do not meet setback requirements.

She stated the applicant has proposed 19 parking spaces. She stated the applicant has asked for a interpretation to include the 18 parking spaces at the fuel pumps to meet parking requirements.

She stated the applicant has requested a variance to reduce the required interior VUA landscaping and number of interior trees.

She stated the applicant has submitted a revised plan reducing the canopy and is no longer requesting a variance to reduce the front yard setback for the canopy.

Ron Johnson, representing applicant, stated he did not have anything to add.

Commissioner Smith questioned the stacking distance at the access entrance. Mr. Johnson stated the issue should be addressed with the state. Mr. Kane stated the issue should be discussed with state transportation. Mr. Krebs stated the applicant could do a traffic study and submit it to the state.

Chairman Sulski questioned if there was a drive-thru window on the building. Mr. Johnson stated there was a drive-thru window and it circled around the building.

After further discussion, **Motion Mifflin, second by Singer, to approve the Preliminary Subdivision Plat and Preliminary Development Plan (PSP-2020-16 and PDP-2020-17) subject to eight (8) conditions of approval and three (3) variances. Motion carried.**

#### Election of Officers

Chairman Sulski stated that at Monday's workshop the slate of officers was discussed. He stated that he was recommended to remain as Chairman and Steve Smith as Vice-Chairman. The slate recommended for the other (3) seats on the Executive Committee are James Stone, Charlie Mifflin, and David Vest.

**Motion by Stone, second by Mizell, approve James Stone, Charlie Mifflin, David Vest, Steve Smith, and Mark Sulski to the Executive Committee. Motion carried.**

The meeting was then adjourned.

Attest:

\_\_\_\_\_  
Mark Sulski, Chairman

\_\_\_\_\_  
Charlie Perkins, Secretary

**DOZER PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
June 11, 2020**

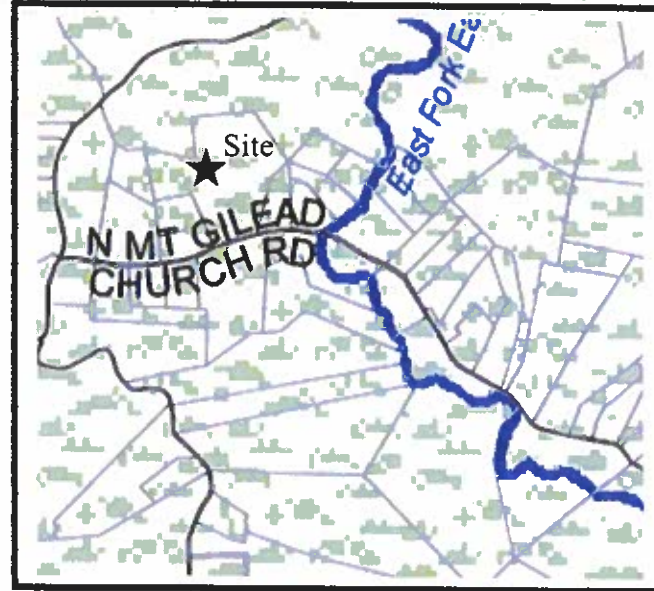
**FILE NUMBER:** FSP-2020-12

**PROPOSAL:** Final Subdivision Plat to subdivide two tracts from an original parent tract of 26.36 acres.

**LOCATION:** 715 N. Mt. Gilead Church Road

**OWNER:** Richard and Terry Dozer

**CONSULTANT:** Central Kentucky Land Surveying, Inc.



**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1 (Agricultural)
Site Acreage	26.36 acres (Tract A: 5.05 acres; Tract B: 11.18 acres; Remainder Tract: 5.05 acres)
Access	N. Mt. Gilead Church Road (existing entrance Remainder Tract, shared new entrance for two new tracts)
Variations/Waivers	None

**BACKGROUND:**

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 10.13-acre lot and a 11.18-acre lot leaving a remainder parent tract of 5.05 acres. The Project Site is zoned A-1.

**Plat Review:**

The proposed subdivision meets all planning requirements at this time. The A-1 zoning district requires lots to be 250' wide at the building line, with 50-foot wide building setbacks and a maximum of three lots on a shared private access easement/driveway.

Tract B and C (10.13 acres and 11.18 acres) are proposed to share a new entrance from N. Mt. Gilead Church Road. The remainder tract (5.05 acres) has an existing access from N. Mt. Gilead and 250'+ frontage along N. Mt. Gilead. The new entrance will require language on the plat or recorded with the plat stating the details of the shared maintenance agreement between the users of the easement. Utility approvals along with the Health Department approval for the private septic system will be required on the final plat.

**RECOMMENDATION:**

Staff recommends **approval** of the Final Subdivision Plat to subdivide the Dozer Property into three tracts with the following conditions of approval:

Conditions of Approval:

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

**CERTIFICATE OF ACCURACY AND ADEQUACY**

I HEREBY CERTIFY THAT THE SURVEY REPORTED BY THIS PLAT WAS DONE BY ME, OR PERSONS UNDER MY DIRECT CONTROL AND SUPERVISION, BY METHODS OF CLOSED TRAVERSE WITH ANGULAR TIES TO EXISTENT MONUMENTS, CORNERS, AND EVIDENCE OF CORNERS, AND ANGULAR STAKE-OUT OF SET CORNERS. THE UNADJUSTED PROVISIONS DATED BY THE TRAVERSE WAS 19.889 THE TRAVERSE WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS AN URWHS SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

CENTRAL KENTUCKY LAND SURVEYING, LLC  
JAY WEBB LS 3005

**CERTIFICATE OF OWNERSHIP AND RELOCATION**  
I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN HEREON AND I HAVE BEEN ADVISED BY THE SURVEYOR OF THE LOCATION OF ALL MONUMENTS, CORNERS, AND EVIDENCE OF CORNERS, AND OTHER PUBLIC MARKS SHOWN HEREON TO PUBLIC USE, AND HEREBY GRANT TO THE COUNTY OF SCOTT ALL EASEMENTS FOR PUBLIC UTILITIES AS SHOWN UPON THIS PLAT.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**CONSENT OF THE AGENCIES OF PRIVATE SERVICE**  
I HEREBY CERTIFY THAT THE PRIVATE SERVICE SYSTEMS IDENTIFIED HEREON ARE LOCATED AS SHOWN ON THIS PLAT AND THAT THE AGENCIES OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED AS SHOWN.

COUNTY HEALTH DEPT. OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**CONSENT OF PROBABLE WATER SERVICE**  
I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN HEREON AND I HAVE BEEN ADVISED BY THE SURVEYOR OF THE LOCATION OF ALL MONUMENTS, CORNERS, AND EVIDENCE OF CORNERS, AND OTHER PUBLIC MARKS SHOWN HEREON TO PUBLIC USE, AND HEREBY GRANT TO THE COUNTY OF SCOTT ALL EASEMENTS FOR PUBLIC UTILITIES AS SHOWN UPON THIS PLAT.

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**CONSENT OF AVAILABILITY OF UTILITY SERVICES**  
I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN HEREON AND I HAVE BEEN ADVISED BY THE SURVEYOR OF THE LOCATION OF ALL MONUMENTS, CORNERS, AND EVIDENCE OF CORNERS, AND OTHER PUBLIC MARKS SHOWN HEREON TO PUBLIC USE, AND HEREBY GRANT TO THE COUNTY OF SCOTT ALL EASEMENTS FOR PUBLIC UTILITIES AS SHOWN UPON THIS PLAT.

UTILITY REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**CONSENT OF AVAILABILITY OF UTILITY SERVICES**  
I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN HEREON AND I HAVE BEEN ADVISED BY THE SURVEYOR OF THE LOCATION OF ALL MONUMENTS, CORNERS, AND EVIDENCE OF CORNERS, AND OTHER PUBLIC MARKS SHOWN HEREON TO PUBLIC USE, AND HEREBY GRANT TO THE COUNTY OF SCOTT ALL EASEMENTS FOR PUBLIC UTILITIES AS SHOWN UPON THIS PLAT.

UTILITY REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE**

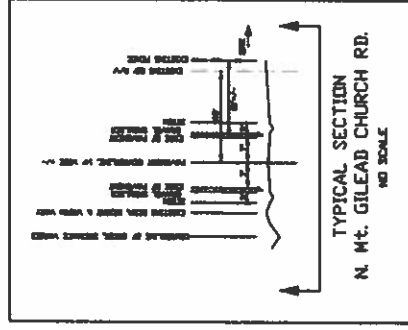
THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SHOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAT. AT THIS AGREEMENT BELIEVES THE CITY OF COVENTRY BELIEVES THAT THE CITY OF COVENTRY COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES IF THE OWNERS/OWNERS AGREE THAT THE PRIVATE STREET/ACCESS EASEMENT BE RELOCATED AS PUBLIC STREETS, THE OWNERS/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS DULY IN THIS SECTION SHALL HAVE BEEN MET.

SAID PRIVATE ACCESS EASEMENT SHALL SERVE TRACT 1-A-1-C, 1-A-1-B AND REMAINDER-A AND THESE TRACTS SHALL BEAR 1/3 OF THE MAINTENANCE COST EACH.  
TRACT 1-A-1-A SHALL NOT ACCESS SAID EASEMENT AND BEARS NO EXPENSE OF MAINTENANCE.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**MONUMENTATION**

- SSP ● - SET STEEL PIN - 1/2" (H) REBAR-18" LONG WITH YELLOW PLASTIC CAP STAMPED OLS WEBB LS 3005.
- FSP ● - FOUND STEEL PIN - 1/2" (H) REBAR-18" LONG WITH YELLOW PLASTIC CAP STAMPED OLS WEBB LS 3005.
- SMH ● - SET 1 - 1/2" IUG WAL WITH ALUMINUM WISHER STAMPED OLS WEBB LS 3005.
- FMH ● - FOUND 1 - 1/2" IUG WAL WITH ALUMINUM WISHER STAMPED OLS WEBB LS 3005.
- FSP Δ - FOUND 1/2" STEEL PIN & CAP LS 3419
- NS □ - FOUND 3/8" STEEL PIN NO CAP
- NS ○ - R/W MEMBER POINT, NOT SET

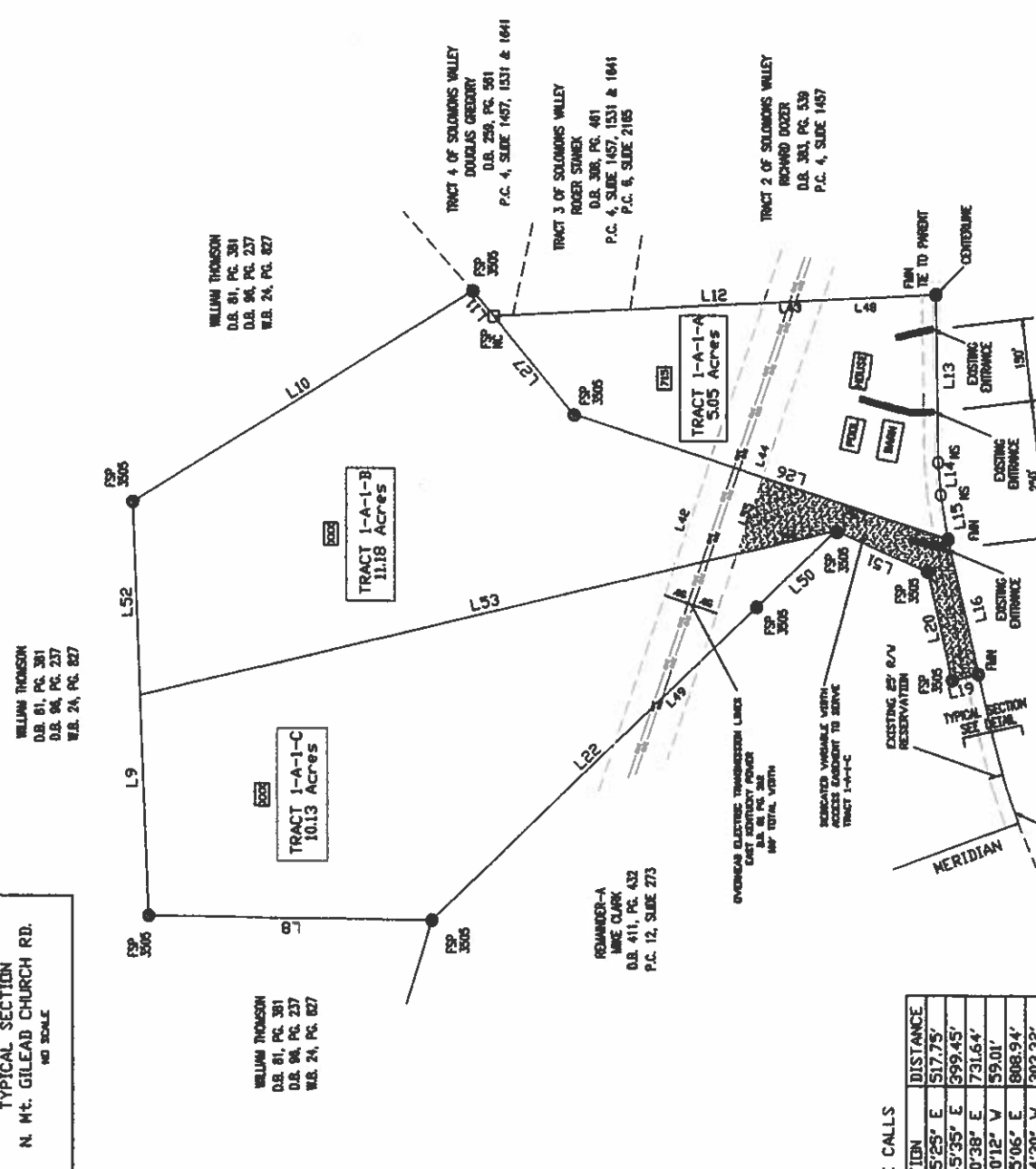


**PURPOSE NOTE:**  
THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 1-A-1 INTO TRACTS 1-A-1-A, 1-A-1-B, & 1-A-1-C. ANY FURTHER SUBDIVISION WILL REQUIRE REVIEW AND APPROVAL OF THE PLANNING COMMISSION.

**EASEMENT NOTES**  
Please note this plat depicts all visible easements and encumbrances of record only as discovered during the course of this survey, and does not purport to depict or describe all encumbrances and/or easements.

**UTILITY NOTE**  
All utilities should be field verified before any construction begins. It is hereby acknowledged that any excavation work that may result in the discovery of additional underground utilities not shown hereon.

BEFORE U DIG CALL 800-48 HOURS IN ADVANCE



**PROPERTY LINE CALLS**

NUMBER	DIRECTION	DISTANCE
L8	N 00°35'25" E	517.75'
L9	N 87°45'35" E	399.45'
L10	S 31°40'38" E	731.64'
L11	S 50°20'12" V	59.01'
L12	S 03°05'06" E	808.94'
L13	S 89°14'30" V	303.32'
L14	S 85°28'11" V	59.66'
L15	S 80°02'58" V	81.53'
L16	S 76°59'21" V	250.00'
L19	S 13°00'39" E	50.00'
L20	N 76°59'21" E	201.02'
L22	N 43°48'24" V	822.36'
L26	S 18°01'15" V	720.09'
L27	S 50°20'12" V	228.33'
L50	S 43°48'24" E	200.49'
L51	S 23°34'40" V	183.26'
L52	N 87°45'35" E	349.27'
L53	N 13°25'40" V	1307.24'

**EAST KY POWER EASEMENT CALLS**

NUMBER	DIRECTION	DISTANCE
L42	S 71°11'59" E	842.92'
L43	S 03°05'06" E	107.77'
L44	N 71°11'59" V	690.11'
L48	S 03°05'06" E	207.59'
L49	N 43°48'24" V	217.34'

DEDICATED VARIABLE WIDTH ACCESS EASEMENT (50' AT NARROWEST POINT) SHOWN BY SHADED AREA

NUMBER	DIRECTION	DISTANCE
L54	N 13°25'40" V	185.99'
L55	S 71°11'59" E	147.05'
L56	S 18°01'15" V	956.66'

**- VICINITY SKETCH -**  
1" = 200'



**N. Mt. GILEAD CHURCH ROAD**  
NO SOURCE FOUND  
P.B. 4, SLIDE 1457  
PAVEMENT WIDTH - 13' +/-

**CENTRAL KENTUCKY LAND SURVEYING, LLC**  
JAY WEBB LS 3005  
213 PAULINE DR BEBEEA, KENTUCKY 40403  
PHONE (859) 965-9272 / FAX (859) 965-9979

TITLE: FINAL SUBDIVISION PLAT  
BOUNDARY SURVEY  
THIS SURVEY COMPLIES WITH 201 KAR 18:150

LOCATION: 715 NORTH MT. GILEAD CHURCH ROAD  
SADIEVILLE, SCOTT COUNTY, KY.

CLIENT/OWNER: RICHARD DOZER & TERRY AMER  
715 N. MT. GILEAD CHURCH ROAD  
SADIEVILLE, KY. 40376  
CRED: 316-3827

ZONING - A1  
FRONT SETBACK - 50'  
SIDE SETBACK - 50'  
REAR SETBACK - 50'

PLAT: J.W.  
DOB: J.V.

DATE: 8-19-2008  
SCALE: 1" = 200'

FIELD SURVEY: 8-15-08  
REVISED:

**HUGHES ESTATE PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
June 11, 2020**

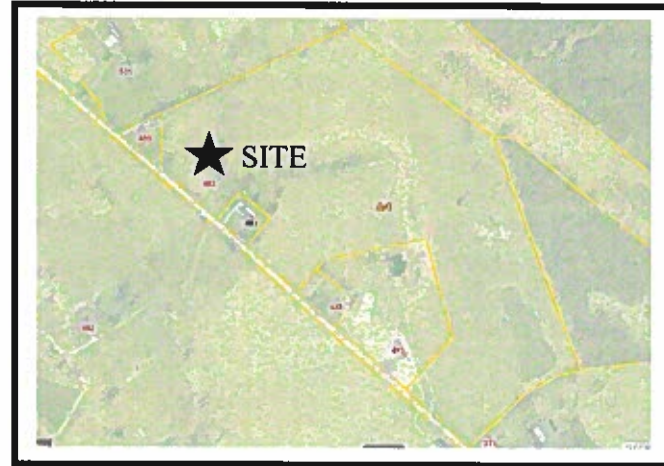
**FILE NUMBER:** FSP-2020-21

**PROPOSAL:** Final Subdivision Plat to subdivide a 5.00-acre from a parent tract of 35.78 acres.

**LOCATION:** 473 Burton Pike

**OWNER:** Jane D. Hughes  
Revocable Trust

**CONSULTANT:** Joel Day  
Meridian Associates



**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1 (Agricultural)
Site Acreage	35.78 acres (Tract 3: 5.005 ac; Remainder: 30.78 ac)
Access	Burton Pike
Variances/Waivers	None

**BACKGROUND:**

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 5.00-acre tract from a parent tract of 35.8 acres. The remainder tract will be 30.78 acres in size. The Project Site is zoned A-1 (Agricultural). The property depicted on this plat was part of a previous minor plat that was recorded in 2017.

**Plat Review:**

The proposed subdivision meets all planning requirements at this time. The A-1 zoning district requires 50-foot front, side and rear yard setbacks. The proposed 5-acre tract has frontage along Burton Pike, and there is an existing entrance off Burton Pike to serve the proposed tract. The Applicant has not provided documentation from KYTC for the existing entrance. The remainder tract is served by an existing entrance and driveway off Burton Pike.

**RECOMMENDATION:**

Staff recommends **approval** of the Final Subdivision Plat to subdivide the Hughes Estate Property into two tracts with the following conditions of approval:

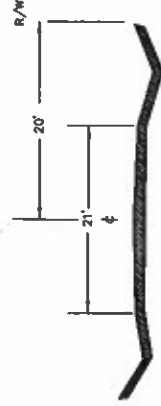
Conditions of Approval:



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

**LEGEND**

- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/LS2536" SET
- IRON BAR FOUND--AS NOTED
- SURVEYOR'S MAG--NAIL--SET
- ⊙ SURVEYOR'S MAG--NAIL--FOUND
- ⊗ R.O.W. MONUMENT--FOUND
- ⊕ UTILITY POLE
- ⊖ 1/2" x 18" STEEL REBAR W/ID CAP MARKED "REFERENCE/LS2536" SET



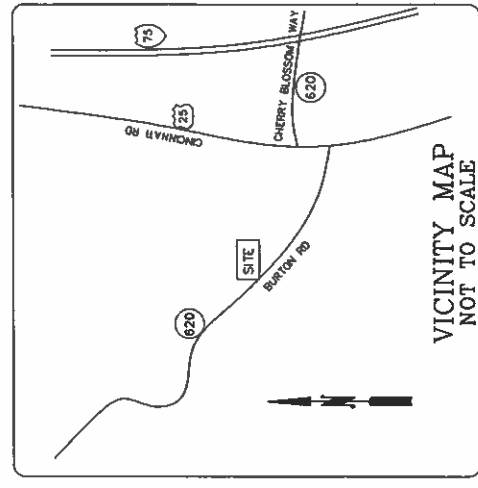
CROSS SECTION BURTON ROAD

**ELECTRIC CERTIFICATION**  
 I HEREBY CERTIFY THAT OWEN ELECTRIC SHALL SUPPLY THE PROPERTY SHOWN HEREON WITH RESIDENTIAL SERVICE AND THAT THE UTILITY EASEMENTS AS DEPICTED MEET THE REQUIREMENTS OF THIS AGENCY.

FOR: OWEN ELECTRIC. \_\_\_\_\_ DATE \_\_\_\_\_

**WATER CERTIFICATION**  
 I HEREBY CERTIFY THAT KENTUCKY AMERICAN WATER Co. HAS REVIEWED THE SUBDIVISION PLAT DEPICTED HEREON, THAT IT MEETS THE REQUIREMENTS OF THIS AGENCY AND THAT KENTUCKY AMERICAN WATER Co. SHALL SUPPLY THE PROPERTY WITH DOMESTIC WATER SERVICE.

FOR: KY AMERICAN WATER Co. \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
 NOT TO SCALE

THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF ONE 5 ACRE TRACT FROM THE PARENT TRACT. FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN--SCOTT COUNTY JOINT PLANNING COMMISSION.

NEW ENTRANCES REQUIRE A KYDOT ENTRANCE PERMIT.

CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION. NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCRoACH UPON ANY DRAINAGE EASEMENT.

COMMONWEALTH OF KY  
 D.B. 378, Pg. 306  
 FUTURE BYPASS

B. HAMMONS  
 D.B. 124, Pg. 307

BROWLING  
 D.B. 191, Pg. 551

JANE D. HUGHES REVOCABLE TRUST  
 D.B. 318, Pg. 836  
 ±30.78 AC. REMAINING  
 (NOT SURVEYED)

16' EAST TO SQUY  
 CHAIN BELT #221  
 D.B. 117, Pg. 221

479

475

415

413

411

409

407

405

403

29' UTILITY EASEMENT

25' DRAINAGE EASEMENT

30' B.L.

S 41°33'27" W 432.69'

S 24°26'17" E 250.00'

S 21°00'17" E 231.00'

S 11°00'36" E 252.78'

N 00°36'17" E 41.07'

N 63°30'17" E 919.08'

S 74°00'00" E 374.00'

S 24°26'17" E 250.00'

S 21°00'17" E 231.00'

S 11°00'36" E 252.78'

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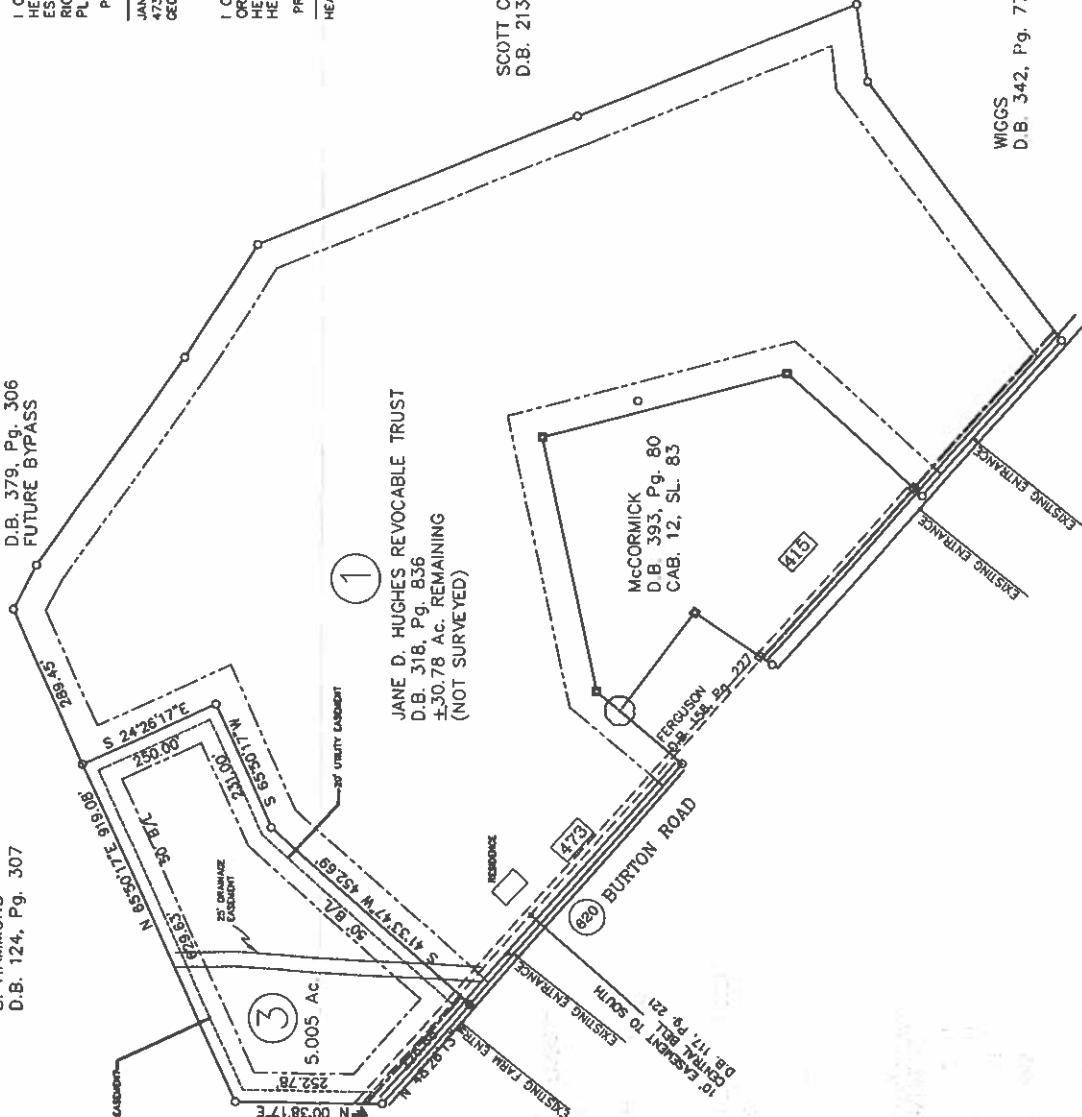
S 21°00'17" E 231.00'

S 11°00'36" E 252.78'

N 00°36'17" E 41.07'

N 63°30'17" E 919.08'

S 74°00'00" E 374.00'



WIGGS  
 D.B. 342, Pg. 778

SCOTT COUNTY  
 D.B. 213, Pg. 642

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

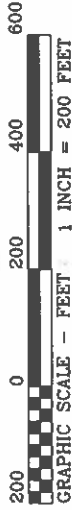
PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER  
 JANE D. HUGHES, TRUSTEE  
 473 BURTON ROAD  
 GEORGETOWN, KY 40324  
 DATE \_\_\_\_\_

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 ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A CLASS "A" SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:16231 AND AN ANGULAR ERROR OF 0-0-00". BEINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CURVE. BASIS OF BEINGS SHOWN IS KY STATE PLANE NORTH. LAST DATE OF FIELD SURVEY WAS OCTOBER 31, 2017.

PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER  
 Wm. JOEL DAY, P.L.S. No. 2536  
 DATE \_\_\_\_\_



**MERIDIAN ASSOCIATES, LLC**  
**S U R V E Y O R S**  
 120 EAST MAIN STREET, GEORGETOWN, KY 40324  
 TELEPHONE (502) 863-6070 - jdaypis@bellsouth.net

MAY 20, 2020



**FINAL SUBDIVISION PLAT**  
**HUGHES PROPERTY**  
 473 BURTON ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY  
 JANE D. HUGHES REVOCABLE TRUST - D.B. 318, Pg. 836  
 THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

MINORPLATS/HUGHES/HUGHESNO2.dwg/HUGHES.plt/jpb

C

**INNOVATIVE HOLDINGS, LLC  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
JUNE 11, 2020**

**FILE NUMBER:** PDP-2020-25

**PROPOSAL:** Preliminary Development Plan for a 15,000 square feet building and 151,275 square feet gravel equipment and material storage area.

**LOCATION:** 185 Industry Road

**OWNER:** Innovative Holdings, LLC

**CONSULTANT:** John Hunt, PE, PLS  
MLH Civil Engineering



**STATISTICS:**

Zone	I-1 (Light Industrial) & C-1 (Conservation)
Surrounding Zones	I-1 & A-1
Site Acreage	17.305 Acres
Building Area	15,000 square feet (3,000 SF office; 12,000 SF maintenance shop)
Max. Building Coverage	50%
Building Coverage	2.0%
Access	Industry Road
Parking Required	13 spaces
Parking Proposed	26 spaces
Variances/Waivers	1. Waiver to allow for early grading. 2. Waiver to allow the use of gravel for the storage area. 3. Waiver of property perimeter landscaping along the northern property line.

**BACKGROUND:**  
The Project Site was annexed into the City of Georgetown and rezoned to I-1 and C-1 earlier this year. The Georgetown Board of Adjustment approved a conditional use permit for outdoor storage on the Project Site in March 2020. Industry Road, which serves this site and several other lots with either current industrial uses or are planned for industrial uses in the Comprehensive Plan, is maintained by Scott County Fiscal Court.

## **SITE PLAN REVIEW:**

### Site Layout:

The site is proposed to be developed in two phases. The first phase includes the roadway and gravel equipment and material storage area. The second phase includes the building and parking lot. Most of the proposed improvements are planned for the eastern side of the Project Site. Site grading is proposed to allow stormwater to run from the developed area westward towards a stormwater management area on the western side of the site. There is an area on the northern side of the Project Site that was rezoned to C-1 as part of the zone change and annexation. This area protects natural drainage features and is proposed to remain undisturbed.

### Vehicular Access & Pedestrian Circulation:

The Project Site has access from Industry Road. This development plan proposes a 24 feet wide private roadway extending northward from the current end of Industry road. This roadway will, in future, also provide access to the two vacant 5-acre lots west of the access easement.

Pedestrian facilities are not required for private streets in commercial or industrial developments.

### Land Use Buffers and Landscaping:

#### *Section 6.12: Property Perimeter Requirements*

The Project Site requires property perimeter buffering per Section 6.12 row 9 of the *Landscape and Land Use Buffers Ordinance*. The development plan proposes to meet this requirement along the western boundary with a row of evergreen trees on top of a 6 ft. berm. Along the northern property line and in the NW and NE corners of the property, the Applicant is requesting a waiver to the landscaping buffer due to the presence of the C-1 zoned area and substantial vegetation proposed to remain on the site in those areas. Staff supports this waiver. The eastern boundary is seeking to accomplish the necessary screening through a combination of new plantings and preservation of existing trees. The property boundary to the south of the Project Site is not currently showing the required screening.

All the screening required by Section 6.12 can be waived if staff receives a written statement from the adjoining property owners of A-1 zoned property. Such a statement should indicate that the owners of A-1 zoned property are aware that the ordinance requires a landscaping buffer to screen the Project Site from their property, but they agree to waive this requirement.

#### *Section 6.13: Vehicular Use Area Perimeter Requirements*

This application meets the requirements of Section 6.13 of the *Landscape and Land Use Buffers Ordinance*. The landscaping is not shown on the development plan, but the site statistics indicate to staff that the Applicant is aware of the landscaping requirements for the Vehicular Use Area.

#### *Section 6.22: Interior Landscaping for Vehicular Use Areas*

This application meets the requirements of Section 6.22 of the *Landscape and Land Use Buffers Ordinance*. The landscaping is not shown on the development plan, but the site statistics indicate to staff that the Applicant is aware of the landscaping requirements for the Vehicular Use Area.

#### *Section 6.2215: Minimum Canopy Requirements*

The Applicant is proposing to preserve enough tree canopy to not require additional trees to meet this requirement. The Preliminary Development Plan is proposing to preserve 11.6% canopy coverage, and any industrial project preserving at least 5% does not need additional trees to meet this requirement.

Equipment and Materials Storage Area:

This application also seeks approval for a 151,275 square feet gravel area to store equipment and materials. The use of gravel as part of an industrial site requires approval from the Planning Commission. The use of a portion of the Project Site for outdoor storage received approval from the Georgetown Board of Adjustments at their March 2020 meeting. The Zoning Ordinance requires outdoor storage in the I-1 zone to be:

- Not visible from any right-of-way or adjacent area of different zoning classification.
- The screening utilized to prevent visibility of the outdoor storage may consist of earthen mounds, plantings, fencing, or walls.
- The storage area boundaries must satisfy the minimum setback requirements of the zone.

The Preliminary Development Plan appears to satisfy these requirements. Staff will look to the specie-specific Landscaping Plan submitted as part of the Final Development Plan to demonstrate appropriate screening.

Early Grading:

The Applicant would like to begin grading the site prior to Final Development Plan approval. This has been allowed in the past by the Planning Commission primarily in industrial zones, subject to approval by the Planning Commission Engineer of the grading, stormwater, and erosion control plans. Staff is not opposed to granting a permit for early grading.

**RECOMMENDATION:**

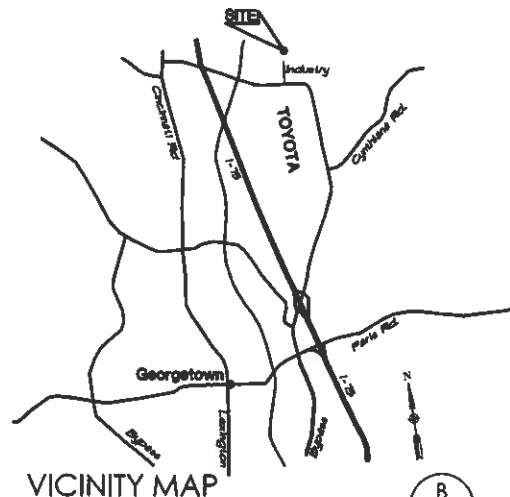
Staff recommends **approval** of the Preliminary Development Plan to construct an 15,000 SF building and 151,275 SF gravel equipment and material storage area with the following waivers and conditions of approval:

Waivers:

1. Granting of a grading permit to begin earthwork prior to Final Development Plan approval, subject to approval of the Planning Commission Engineer of Stormwater, Grading, and Erosion Control Plans. 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.
2. Waiver to allow the use of gravel for the storage area as shown on the Preliminary Development Plan.
3. Waiver to allow the existing vegetation along the northern portion of the Project Site to substitute for the landscaping buffer that would typically be required along the northern property line.

Conditions of Approval:

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



**SITE AREA**  
 PROPOSED Zoning: I-1 = 15,723 Acres  
 C-1 = 1,592 Acres

**Street Frontage**  
 60.02' (per Plot)

**FEMA Zone X - Area of Minimal Flood Hazard**  
 Ext. Site Use: Vacant  
 Prop. Site Use: Phase I Material / Eqp. Storage Yards  
 Phase II Office, Warehouse, Shop

**Building Height**  
 T80

**Building Floor Area**  
 15,000 Sq. Ft.

**Prop. Lot Coverage**  
 2.0%

**Prop. Gravel Storage Area**  
 151,275 Sq. Ft.

**Req. Parking**  
 13 Spaces (Prelim.)  
 Office - 3,000 SF / 1sp. per 300 SF = 10 Spaces  
 Shop - 6 Emp. / 1sp. per 2 Emp. = 3 Spaces

**PRELIM. Parking Provided**  
 26 spaces

**Zone Perimeter Landscaping**  
 See Plan for Adjoiner Screening Locations

**Ext. Site Tree Canopy**  
 3.6+/- Ac. / 17,305 Ac. = 20.8% +/-  
 Ext. Canopy to Remain: 2+/- Ac. / 17,305 Ac. = 11.6% +/-  
 (Tree Canopy Approximate from Aerial Photo)

**Interior VJA Landscaping**  
 Interior Island Area Req. 8,032 SF +/-  
 803 SF

**Interior Island Area Prop.**  
 1,020 SF (Prelim.)  
 4 Trees

**Perimeter VJA - ROW**  
 130 Lin Feet  
 130' / 3 = 44 Hedge (36" H)  
 130' / 40 = 3 Group A/B/C Trees

**SITE STATISTICS**

**REQUIRED NOTES:**

1. Non-Residential Uses:  
 1. Identified sinkhole area(s) were investigated in the vicinity of this investigation was performed by (geotechnical engineer) on (date) and is on file with the offices of the Planning Commission and City Engineer, where applicable. The report details the activities used to explore these areas and any recommendations regarding non-buildable areas (shown on the plat/plan) and treatment areas suitable for construction.

2. Structures located adjacent to the closed contour of a sinkhole or adjacent to an immediate sinkhole drainage area shall not be permitted to have a basement or first floor elevation lower than an elevation 100% Datum or other comparable source, to be determined on a case-by-case basis, said elevation being at least two (2) foot above the 100 year 24-hour storm event (maximum) assuming no outflow from the sinkhole. Minimum Floor Elevations for such lots are referenced and shown on the plat.

**GSCPC NOTES**

**GSCPC CERTIFICATION OF PRELIMINARY PLAN APPROVAL**

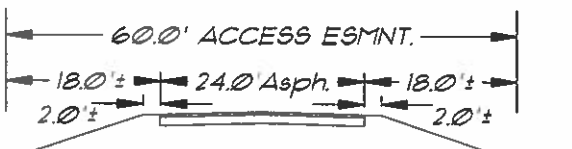
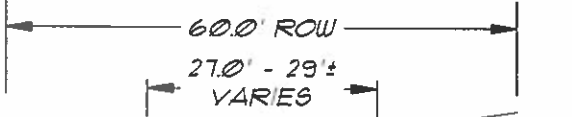
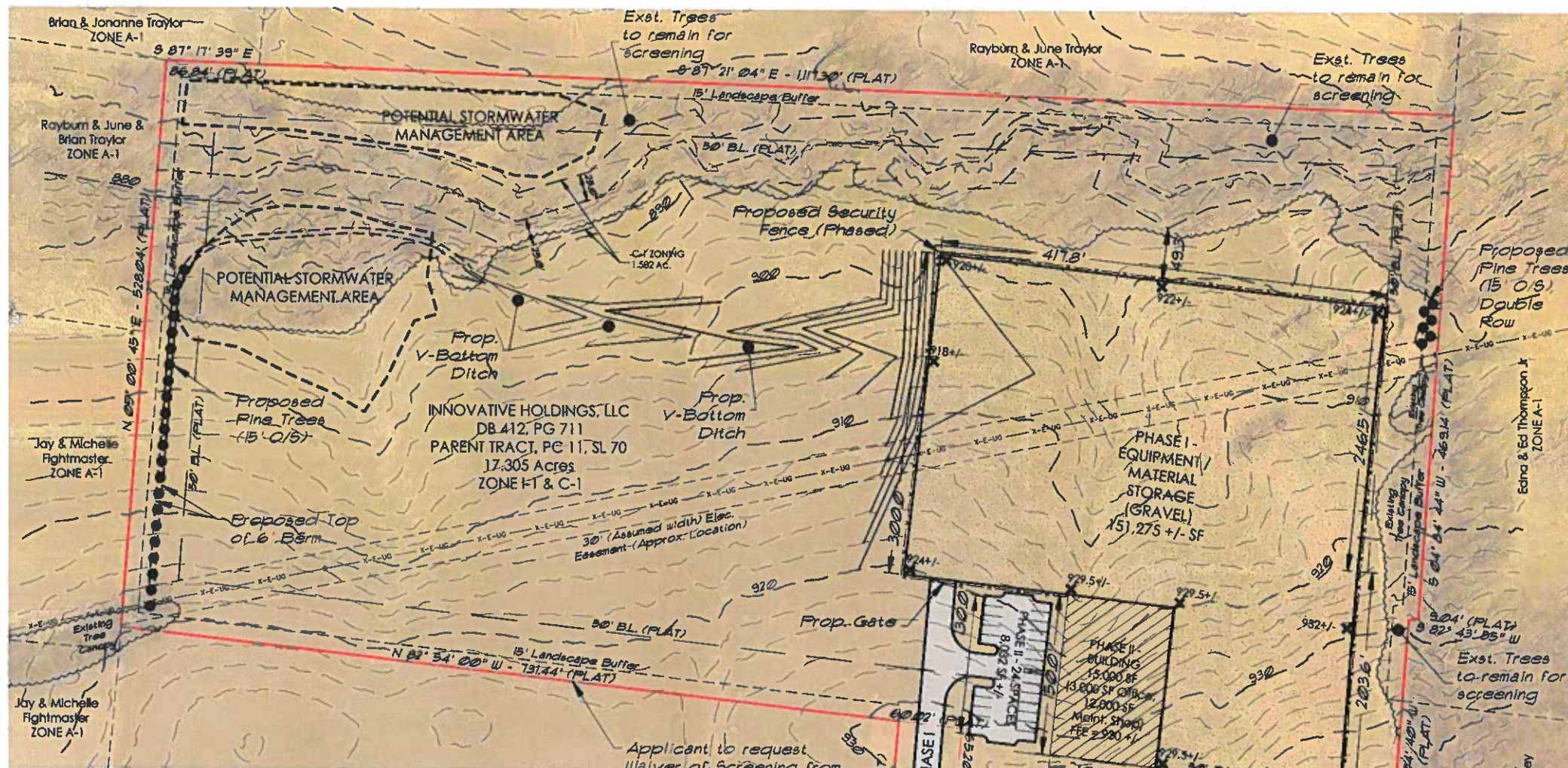
I hereby certify that the Preliminary Development Plan shown herein has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. This approval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

Chakman, Georgetown-Scott County Planning Comm. Date

**OWNER CERTIFICATION OF OWNERSHIP AND DEDICATION**

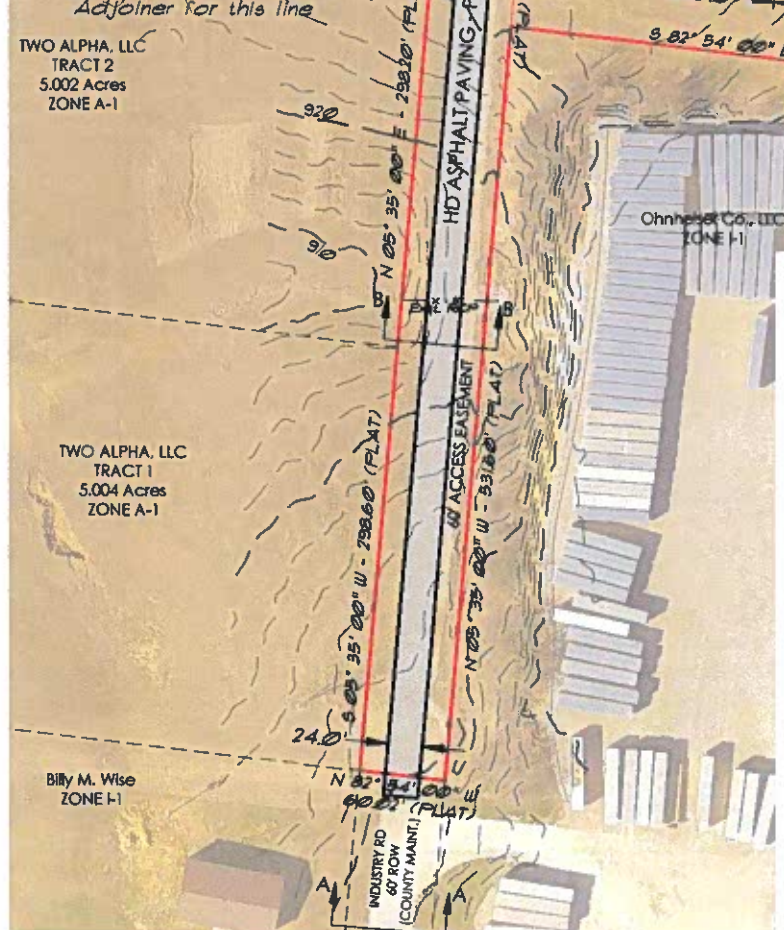
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building setbacks, lines, and dedicate all streets, alleys, walks, parks and other open spaces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

**CERTIFICATIONS**



- GENERAL NOTES**
- No existing site surveying performed by MLH CIVIL. Indicated property lines, contours, and existing improvements as taken from Plat of Record and GSCP GIS for contours & aerial photography, not field verified by MLH CIVIL.
  - Elevations & north azimuth from GSCP GIS, KY North.
  - Parking and vehicular use areas shall be designed in accordance with Article 2.7 of the GSCPC Zoning Ordinance.
  - Landscaping screening & buffering to be designed in accordance with Appendix A of the GSCPC Zoning Ordinance.
  - Stormwater quantity & quality design to be designed in accordance with the City of Georgetown Stormwater Management Requirements, including Post Construction Certification and recorded Stormwater Management DDT Agreement.
  - This is not a boundary survey and is not eligible for recording.
  - No grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan, submittal of NOI, and submittal of contractor's BMP plan.
  - All areas disturbed by grading shall have temporary vegetative cover provided. (Such cover shall consist of annual grasses or small grains.) Slopes exceeding 4:1 shall have additional protection of mulching to prevent erosion.
  - Manhole covers shall not be covered by grading, sodding, or any other construction operation.
  - This property DOES NOT lie in the Royal Springs Aquifer Recharge Area.

**GENERAL NOTES**



**PRELIM. DEVELOPMENT PLAN**



**PURPOSE OF DEVELOPMENT PLAN**  
 The purpose of this Preliminary Development Plan is to allow the Phase I Construction of an 151,275 +/- SF gravel storage area and Phase II construction of a 15,000 SF Office / Maintenance Shop Building & 24 space parking lot.

**WAIVER REQUEST**

- Request a waiver for the proposed gravel storage area for equipment & construction materials.
- Waiver of perimeter landscape screening along Northern & portion of NE & NW corner due to existing C-1 area with existing vegetation to remain.

**NOTE:**  
 Contractor to complete and submit Notice of Intent (NOI) application to KPDES Branch Division of Water and provide BMP plan prior to beginning site disturbance.

**GEORGETOWN STORMWATER MANUAL**  
 The project shall comply with the current Georgetown Stormwater Manual.

**OWNER / DEVELOPER:** Innovative Holdings, LLC, 835 Porter Place, Lexington, KY 40508 - 859-233-2367



**MLH CIVIL ENGINEERS, PLLC**  
 3320 CLAYS MALL #208  
 PO BOX 910379  
 LEXINGTON KY 40591  
 PH/FAX 859-239-1066  
 CELL 859-652-4103  
 jaim@mlhcv.com

**PRELIMINARY DEVELOPMENT PLAN**  
**INNOVATIVE HOLDINGS, LLC**  
 185 INDUSTRY RD, GEORGETOWN, SCOTT CO.  
**INNOVATIVE HOLDINGS, LLC**  
 835 PORTER PLACE  
 LEXINGTON, KY 40508

<b>DATE</b>	27 MAY 2020
<b>FILE</b>	CCC1901AB
<b>DRAWN</b>	JWH
<b>REVISION</b>	

**DRAWING**  
**DP-10**  
 1 OF 1