

ON TUESDAY, MARCH 16, 2021 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. VIA ZOOM TELECONFERENCING.

The meeting was called to order by Pattie Wilson.

MEMBERS PRESENT: Autumn Dmytrewycz, Mary Beth Robson, Mitzi Delius, Pattie Wilson, Jeri Hartley, Melvin Montgomery, Paul Simmons, Mary Nguyen

MINUTES: The January 19, 2021 minutes stood approved as submitted. There were no minutes from the February 16, 2021 meeting; comments were emailed in due to snow day.

NEW BUSINESS

Final Development Plan – Community Trust Bank – 470 Lexington Road – B-4 – District – Summit Architectural Services

Steve Maggard with Summit was present via Zoom and noted that the project was for a new Community Trust Bank and the parcel is approximately one acre and the new building will be 4,400 SF located behind the existing building. The existing building will continue to be operational while the new one is under construction and then will be demolished when the new one opens.

TRC deficiencies were listed as follows:

1. Add Purpose of Plan note to the sheet.
2. Add reference to recorded plat, Cabinet F, Slide 119
3. Question Section B-B. This is showing 10 feet of additional dedicated right-of-way. If this is the case then everything will have to shift 10 feet to the east. If not, remove this from the cross-section. **The recorded plat does not show this, please correct**
4. Add a Landscape Statistic Table. This can be taken directly from the Landscape Plan prepared by Elizabeth Senn.
5. Show all easements as denoted on the above referenced Plat.
6. The parking spaces along Wilson Avenue need to be brought into compliance with the redevelopment of this property. Zoning Ordinance Article VI, Section 600.2 (C)(2) prohibits backing into a street right-of-way.
7. In the Commission's Certification remove "Urban County"
8. Need the Owner's signature on their certificate
9. The plan shall be tied to local horizontal and Vertical GIS Datum
10. Submit a digital copy i.e. Auto Cad File (.dwg/.dxf) in State Plane North NAD83 projection and a .pdf file of the Plan Referencing Application No. 2021-017.
11. Submit 4 full size copies and 1 11"x17" reduced copy, all signed and sealed.
12. Need to add sidewalk along Lexington Road and Wilson Avenue.
13. Will need State encroachment permit if working in State Right-of-Way.
14. Concern regarding the entrances, they seem to be curbed and then tapering off; vague traffic circulation pattern on entrance into Save-a-lot. May need to look at striping.
15. Would like to see parallel parking along Wilson Avenue as an alternative.

Question: Why is there not a sidewalk in front of the site parallel to Lexington Road? If so, the one being proposed along Wilson Avenue could be extended to connect to it. There are pedestrians crossing along the front of the property already.

A motion was made by Mrs. Robson, as seconded by Mr. Simmons, to forward the Final Development Plan – Community Trust Bank – 470 Lexington Road – B-4 – District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Construction Plans - Community Trust Bank – 470 Lexington Road – B-4 – District – Summit Architectural Services

Steve Maggard with Summit was present via Zoom.

TRC deficiencies were listed as follows:

1. Correct address throughout the plans. Should be #470 and they show #480.
2. Add a copy of the approved Final Development Plan to the set of Construction Plans and to the Sheet Index listing on the cover.
3. Parking spaces along Wilson Avenue need to be reconfigured so there is no backing into the street right-of-way (same comments as on the Final Development Plan)
4. Need to file an amended Plat to revise the record in Plat Cabinet F, Slide 119 to dedicate a new sanitary sewer easement due to the relocation of the existing line, and adjust any other easements as needed.
5. Need an encroachment permit from the City of Versailles for all changes in and along Wilson Avenue Right-of-Way. Also will need one from the KY Transportation Cabinet for any changes (if any) in or along the Lexington Road Right-of-Way.
6. Add the Landscape Plan to the set when resubmitted (with correct address). Note #5 regarding plant substitutions needs to refer back to the landscape architect for approval, not the property owner.
7. Once revised a letter of approval from City Public Works will need to be written so a Grading Permit can be issued. The Final Development Plan has to be approved by the Commission as well.
8. Mary Beth Robson will be in contact with minor changes.
9. Need to show detail of connection to City sewer and need to show where water service is coming from with details. (Mitzi will forward an aerial photo)

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Construction Plans – Community Trust Bank – 470 Lexington Road – B-4 – District, onto the Planning Director for issuance of Grading Permit upon receipt of approval letter from City Public Works with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

1st Amended Final Development Plan – Crown Stair Co. – Midway Station – Unit 1, Section 4, Lot 28 – I-1 District – Barrett Partners, Inc

Tony Barrett was present via Zoom. Mr. Barrett noted that this plan was previously approved and after the owner further evaluated his operations wanted to reconfigure the building into phases. Mrs. Wilson noted that the plan qualified as a Minor Plan.

TRC deficiencies were listed as follows:

1. Revise title to be "1st Amended Minor Final Development Plan.
2. Revise the wording of the Owner's Certificate to be as follows: I do hereby certify that this development plan amendment complies with the provisions of Article V, Section 503.3 of the Zoning Ordinance. Then need Owner's signature.
3. The plan shall be tied to local horizontal and vertical GIS Datum.
4. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in State Plane North NAD83 projection and .pdf file of the Plan referencing Application NO. 2021-019
5. Submit 4 full size copies and one 11"x17" copy, all signed and sealed.
6. Need to contact City of Midway regarding amending the encroachment permits and submit copies to P&Z.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the 1st Amended Final Development Plan – Crown Stair Co. – Midway Station – Unit 1, Section 4, Lot 28 – I-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Easement Minor Subdivision Plat – Legends at Versailles – Unit 1, Lot 127 – 318 Furlong Trace – R-1A/PUD District – EA Partners, PLC

Rory Kahly with EA Partners was present via Zoom. Mr. Kahly noted that the plat reduces the rear easement line to 12'.

TRC deficiencies were listed as follows:

1. Need the Owner's signature on their certificate
2. Need the Land Surveyors seal and Signature added
3. Since this is a reduction of a Utility Easement signoffs from all utility companies will be required upon resubmission.
4. Submit the mylar with all signatures except the Commissions prior to resubmission.
5. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in State Plane North NAD83 projection and .pdf file of the Plan referencing Application NO. 2021-020.

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Easement Minor Subdivision Plat – Legends at Versailles – Unit 1, Lot 127 – 318 Furlong Trace – R-1A/PUD District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

1st Amended Final Development Plan – Biggby Coffee (Transylvania Land Co., Inc) – Equestrian Park - 120 A.P. Indy Ln – B-1/B-4 Districts – Thoroughbred

William Horton with Thoroughbred Engineer was present via Zoom. Mr. Horton noted that the building will be 3,600 SF and Suite A will be for Biggby Coffee and Suite B will be utilized as rental retail space.

TRC deficiencies were listed as follows:

1. Owner's Certificate needs to be signed
2. Commission's Certificate needs to be updated to Commission Chair (instead of Secretary)
3. Will need an encroachment permit from KYTC to modify the existing entrance off of Lexington Road, at Construction Plan stage.
4. The plan shall be tied to local horizontal and vertical GIS Datum.
5. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in State Plane North NAD83 projection and .pdf file of the Plan referencing Application NO. 2021-021
6. Submit 4 full size copies and one 11" x 17" reduces copy, all signed except for the Commission's.
7. Mary Beth Robson will be in contact regarding maintenance note for underground storage basin.
8. Need official drainage report with Construction Plans.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the 1st Amended Final Development Plan – Biggby Coffee (Transylvania Land Co., Inc) – Equestrian Park - 120 A.P. Indy Ln – B-1/B-4 Districts onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Final Development Plan – Mike Freeny (Owner) and James Pepper Distilling Co. – 1150 Georgetown Road – I-1 District – Carman

Chris Howard with Carman was present via Zoom. Mr. Howard noted that the plan is for a bourbon storage facility of approximately 18,900 SF. Single access point off Georgetown Road. Amir Peay, owner was present as well as Ian McHone from Joseph and Joseph Architect along with Tyler Dixon and Wes Turley.

TRC deficiencies were listed as follows:

1. Add Board of Health Certificate and get their Signature since this will be on a septic system.
2. Need Owner's signature on that Certificate.
3. Label Georgetown Road/ KY Hwy 341 in the plan view and the centerline.
4. The plan shall be tied to local horizontal and vertical GIS Datum.
5. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in State Plane North NAD83 projection and .pdf file of the Plan referencing Application NO. 2021-022 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
6. Site Lighting – Add a note to the plan that all exterior lighting shall be directed downward and shielded so that lighting does not trespass off site.
7. Landscaping along Georgetown Road needs to meet Property Perimeter requirement #10 since this site is located along the Midway Urban Service Boundary. Must have trees and a continuous 6' hedge, fence, wall or earth berm. Revise in the Landscape Statistics and label the 50' wide Landscape Buffer in place of the 15 foot one shown.

8. Need to add basin maintenance note given the mechanical nature of the retention/detention outlet.

A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the Final Development Plan – Mike Freeny (Owner) and James Pepper Distilling Co. – 1150 Georgetown Road – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans – Mike Freeny (Owner) and James Pepper Distilling Co. – 1150 Georgetown Road – I-1 District – Carman

Chris Howard with Carman was present via Zoom.

TRC deficiencies were listed as follows:

1. Update Utility Contacts
 - a. Remove City of Versailles
 - b. Add City of Midway PO Box 4275 Midway KY 40347 859-846-4413 (need to double check water provider)
 - c. Add County's consulting engineer: Mary Beth Robson PE GRW 801 Corporate Drive Lexington KY 40503 P (859) 223-3999 ext 249 C (502) 330-2850
2. All Sheets –
 - a. Label Georgetown Road/KY HWY 341 & centerline and edge of pavement
 - b. Question the 100' setback line. Is this for bourbon warehouse codes? If so, should it be measured from the new dedicated front right-of-way line or from the centerline? Update if need be. **Add note to clarify or label differently.**
 - c. The 15' Landscape buffer should be 50 feet due to this property being contiguous to the Midway Urban Service Boundary. May need to adjust Fire Pump House to sit behind this.
 - d. Show trash refuse location. If a dumpster is being used show details for pavement and screening.
 - e. Is any signage being proposed? Contact Pattie for sign regulations and if any, then show on all sheets.
3. Sheet C1.0
 - a. Show Proposed septic system protection area so that no compaction occurs in this area.
4. Sheet C5.0
 - a. Site Lighting needs to be shown, if any. All lighting must be directed downward and shielded so that lighting does not trespass offsite. Add a note to this sheet indicating so.
 - b. Septic area shown needs to be protected. Show on the sheet with details.
5. Sheet C6.0
 - a. Update to 50' LBA instead of 15' due to USB.
 - b. Revise to meet requirement #10 & *12. Trees with a continuous 6' hedge, fence or wall/earth berm.
 - c. Trees currently shown are very close to a 12' water main. Consider moving farther east within the 50' area.

6. Add Development Plan sheet and add to index.
7. Need to keep off-site drainage separate. Need to contact Mary Beth Robson regarding profile on outlet system.
8. Need to add basin maintenance note given the mechanical nature of the retention/detention outlet.
9. Comment: Will need an approval letter on the revised plans from the County's Engineer prior to a Grading Permit being issued. This also cannot be issued until the Commission approves the Final Development Plan.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to forward the Construction Plans – Mike Freeny (Owner) and James Pepper Distilling Co. – 1150 Georgetown Road – I-1 District onto the Planning Director for issuance of Grading Permit upon receipt of approval letter from County's Consulting Engineer with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson to adjourn the meeting at 10:54 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko