

**ON TUESDAY, SEPTEMBER 17, 2019 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2<sup>ND</sup> FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.**

**MEMBERS PRESENT:** Lezlie Allison, Andy Elliott, Mary Beth Robson, Chris Cobler, Mitzi Delius, Pattie Wilson, Jeri Hartley, Paul Simmons, Bruce Southworth

The meeting was called to order by Pattie Wilson.

**MINUTES:** Mrs. Delius noted an error on page 5. August 13, 2019 minutes stood approved after revision.

## **OLD BUSINESS**

**Re-Submission – 3<sup>rd</sup> Amended Final Development Plan/Preliminary Subdivision Plat – Wooldridge Gardens – Phase II, Section 3 – 174 Abbey Road – 9.53 gross acres – R-1C/PUD District to R-4/PUD District – Vision Engineering**

Matt Carter with Vision Engineering was present. Mrs. Wilson noted that this plan/plat was on the agenda in August and the committee asked them to make revisions and resubmit for further review. Mr. Carter noted that there is a split zone on this property but townhomes are permitted in both zones. Mrs. Wilson noted that because it was a Planned Unit Development, you can use the gross acreage to calculate density, not to exceed four units per acre.

TRC deficiencies were listed as follows:

### **Final Development Plan**

1. Revise Title – Correct Plan Title to read: 3<sup>rd</sup> Amended Final Development Plan and Preliminary Subdivision Plat.
2. Revise Owner's Certificate to include Final Development Plan, as well as, Preliminary Plat.
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 a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2019-059 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
5. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **all signed and sealed.**
6. The 50' Building Line along Falling Springs can't be reduced. This is a setback due to the Urban Service Boundary and the Rural Service Area. The 50' Building Line can be removed along School House Road.
7. Will need encroachment permits for new access points on Abbey Road from City of Versailles.
8. Individual utility meters are required on each building. Chris Cobler noted that meters will have to be placed on front of units. This will need further review during Construction Plans.
9. Correct typo on Sheet 2 – reroute and demolish existing sanitary sewer (not pointing to the correct place).
10. City of Versailles Public Utilities reserves the right for comment on Construction Plans.
11. Mary Beth Robson needs clarification on Drainage Report.

### **Preliminary Subdivision Plat**

1. Submit copies of proposed deed restrictions, if any.

2. Need to submit list of waivers needed for this R-1C/PUD townhouse project. These are allowed since it is a Planned Unit Development.

**A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the 3<sup>rd</sup> Amended Final Development Plan/Preliminary Subdivision Plat – Wooldridge Gardens – Phase II, Section 3 – 174 Abbey Road – 9.53 gross acres – R-1C/PUD District to R-4/PUD District onto the Planning Commission, with deficiencies corrected. The motion carried with nine (9) aye votes.**

## **NEW BUSINESS**

2<sup>nd</sup> Minor Amended Final Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II – Marshalling Lot - A-1 District – Lockett & Farley

Morgan Hawker with Lockett & Farley was present.

TRC deficiencies were listed as follows:

1. Show Bulk Tank Amendment on this Plan as well with a Dashed project area line around it and refer to attached Sheet C-101-A.
2. The Plan shall be tied to local horizontal and vertical GIS Datum.
3. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2019-068 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)

**A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the 2<sup>nd</sup> Minor Amended Final Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II – Marshalling Lot - A-1 District onto the Planning Commission, with deficiencies corrected. The motion carried with nine (9) aye votes.**

Construction Plans – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II - Marshalling Lot - A-1 District – Lockett & Farley

Morgan Hawker with Lockett & Farley was present.

TRC deficiencies were listed as follows:

1. Add note that if more than one acre is disturbed during construction, then a KPDES storm water permit is required.

**A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Construction Plans – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II – Marshalling Lot - A-1 District, District onto the Planning Director to issue Grading Permit once letter from County Engineer Consultant is received and once the Amended Final Development Plan is approved and other deficiencies have been corrected. The motion carried with nine (9) aye votes.**

Amended Final Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II – Bulk Tanks - A-1 District – Lockett & Farley

Morgan Hawker with Lockett & Farley was present.

TRC deficiencies were listed as follows:

1. Title Block – Add: 2<sup>nd</sup> Amended Final Development Plan.
2. The Plan shall be tied to local horizontal and vertical GIS Datum.
3. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2019-070 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
4. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **all signed and sealed.**
5. Add legend to clarify abbreviations (ST).

**A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Amended Final Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II – Bulk Tanks - A-1 District, onto the Planning Commission with the deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

Construction Plans – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II – Bulk Tanks - A-1 District – Lockett & Farley

Morgan Hawker with Lockett & Farley was present.

TRC deficiencies were listed as follows:

1. Add information/profile regarding utility crossings.
2. Add detail to legend on how filter sock is constructed.
3. Label private gas and electric lines.

**A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Construction Plans – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike - Tract II – Bulk Tanks - A-1 District onto the Planning Director to issue Grading Permit once letter from County Engineer Consultant is received and once the Amended Final Development Plan is approved and other deficiencies have been corrected. The motion carried with nine (9) aye votes.**

Amended Final Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 7855 McCracken Pike – Warehouse E Docks - A-1 District – Lockett & Farley

Morgan Hawker with Lockett & Farley was present. Ms. Hawker noted that this project entails enclosing their existing dock at Warehouse E and the dock will undergo a slight rotation to better accommodate the tractor trailers.

TRC deficiencies were listed as follows:

1. The Plan shall be tied to local horizontal and vertical GIS Datum.
2. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2019-072 to [kjohns@woodfordcountyky.gov](mailto:kjohns@woodfordcountyky.gov); [pwilson@woodfordcountyky.gov](mailto:pwilson@woodfordcountyky.gov); [koreel@woodfordcountyky.gov](mailto:koreel@woodfordcountyky.gov)
3. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **all signed and sealed.**

**A motion was made by Mrs. Robson, as seconded by Mrs. Allison, to forward Amended Final Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 7855 McCracken Pike – Warehouse E Docks - A-1 District, to the Chairman, once deficiencies have been corrected. The motion carried with nine (9) aye votes.**

Construction Plans – Brown-Forman Corporation/Woodford Reserve Distillery – 7855 McCracken Pike - Warehouse E Docks - A-1 District – Lockett & Farley

Morgan Hawker with Lockett & Farley was present.

TRC deficiencies were listed as follows:

No deficiencies were noted.

**A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Construction Plans – Brown-Forman Corporation/Woodford Reserve Distillery – 7855 McCracken Pike - Warehouse E Docks - A-1 District to TRC for further review, onto the Planning Director to issue Grading Permit once letter from County Engineer Consultant is received and once the Amended Final Development Plan is approved and other deficiencies have been corrected. The motion carried with nine (9) aye votes.**

Amended Final Development Plan – Midway University – 512 E. Stephens St – R-3 District – Horizon Engineering

Mrs. Wilson stated that the item had been postponed and will be resubmitted with more detail at a later date.

Amended Final Development Plan – Lakeshore Learning (Freeny) – 547 McKinney Ave/1050 Georgetown Road – I-1 District (Pending) – The Kleinger Group/ARCO Design Build

Patrick Warnement with Kleingers Group was present. Mr. Warnement noted that the building would be just to the north of the existing Lakeshore building and will look very similar. They intend to construct a six foot mound along Georgetown Road to meet the Landscaping requirement.

TRC deficiencies were listed as follows:

1. Try to verify R.O.W. width with KYTC and show in cross-section A-A.
2. Show proposed and existing easement for utilities or other purposes.

3. On interior landscaping need to add interior islands no less than 120' apart on spaces adjacent to buildings wall (not just front edge). Front and Back Parking – all need 5% interior landscaping with interior trees and perimeter hedges and trees.
4. Show enough of existing development on existing Lakeshore to see where and how they are being connected.
5. Need Owner's signature.
6. The Plan shall be tied to local horizontal and vertical GIS Datum.
7. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2019-074 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
8. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **all signed and sealed.**
9. Will need approved encroachment permit from KYTC prior to obtaining a grading permit.
10. Add a note regarding the required 50' Landscape Buffer Easement due to Urban Service Boundary being designed and addressed with site construction plans.
11. Boundary needs to match Consolidation Plat.
12. Need to submit Drainage Report.

**A motion was made by Mr. Southworth, as seconded by Mr. Simmons, to forward the Amended Final Development Plan – Lakeshore Learning (Freeny) – 547 McKinney Ave/1050 Georgetown Road – I-1 District (Pending) onto the Planning Commission, with deficiencies being corrected as noted. The motion carried with nine (9) aye votes.**

Consolidation Plat – Lakeshore Learning (Freeny) – 547 McKinney Ave/1050 Georgetown Road – I-1 District (Pending) – Tim Thompson, P.E., L.S.

Tim Thompson and John Soper were present. Mr. Thompson noted that the plat would consolidate a piece of property from Mike Freeny to Lakeshore Learning's property. Mr. Soper noted that Lakeshore Learning is in the process of buying adjacent property and will be building another 500,000 s.f. facility.

TRC deficiencies were listed as follows:

1. Title Block – Add address of Freeny Property = 1050 Georgetown Road.
2. Site Statistics:
  - a. Total Gross Area.
  - b. Total Net Area.
  - c. Area in Right of Way.
  - d. Area in Lots.
  - e. Number of Lots.
  - f. Existing Zone.
3. Show all existing and proposed utility easements with dimensions.
4. In "Purpose of Plat" note, address relocation of detention basin easements and addition of others.
5. Need Owners signature.
6. Need Land Surveyors signature and seal.

7. In detention maintenance note remove all references to "County Engineer". Leave "City's Engineer". Also, remove Woodford Fiscal Court and City of Versailles. Only refer to City of Midway.
8. Submit copies of approved entrance permits from State for access to KY 341.
9. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
10. Submit a mylar and 8 ½" x 11" reduced copy of the Plat, with **ALL** signatures except for Commission's Certification.
11. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2019-075 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
12. All lot corners must be pinned.
13. Add cross-section of Georgetown Road.

**A motion was made by Mr. Southworth, as seconded by Mrs. Hartley, to forward the Consolidation Plat – Lakeshore Learning (Freeny) – 547 McKinney Ave/1050 Georgetown Road – I-1 District (Pending) onto the Chairman, with deficiencies being corrected as noted. The motion carried with nine (9) aye votes.**

**A motion was made by Mr. Southworth, as seconded by Mrs. Delius to adjourn the meeting at 10:41 a.m. The motion carried with nine (9) aye votes.**

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**Patricia B. Wilson, Chair**  
**PW:ko**