

AN ORDINANCE CHANGING THE ZONE FROM A RESTRICTED HIGH DENSITY APARTMENT (R-4) ZONE TO A LIGHT INDUSTRIAL (I-1) ZONE, FOR 4.43 NET (4.81 GROSS) ACRES, FOR PROPERTY LOCATED AT 2370 SANDERSVILLE ROAD. (CBROTHERS, LLC; COUNCIL DISTRICT 2).

WHEREAS, at a Public Hearing held on December 13, 2018 a petition for a zoning ordinance map amendment for property located at 2370 Sandersville Road from a restricted High Density Apartment (R-4) zone to a Light Industrial (I-1) zone, for 4.43 net (4.81 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 11-0; and

WHEREAS, this Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 - That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone for property located at 2370 Sandersville Road from a restricted High Density Apartment (R-4) zone to a Light Industrial (I-1) zone, for 4.43 net (4.81 gross) acres, being more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 - That the granting of this zone change is made subject to the following use restrictions as conditions of granting the zone change:

Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions shall apply to the subject property via conditional zoning:

- a. The existing office and warehouse structures originally constructed in the 19th century are to be retained and maintained.
- b. The only I-1 uses permitted on this property are the principal permitted uses in the B-4 zone, except as prohibited below, and the manufacturing, compounding, assembling, processing, packaging, or similar treatment of auto parts and beverages, including bottling facilities limited to 5000 square feet.
- c. The following B-4 permitted uses shall be prohibited:

- i. Laundry (excluding self-service laundry), clothes cleaning or dyeing shop.
- ii. Ice Plant.
- iii. Tire re-treading and re-capping.
- iv. Kennels, animal hospitals, and clinics.
- v. Establishments and lots for the display, rental sale, and repair of farm equipment, contractor equipment, mobile homes, recreation vehicles, such as mini-bikes, motorcycles, bicycles, or boats.
- vi. Establishments and lots for the outdoor storage or display of automobiles or trucks.
- vii. Truck terminals and freight yards.
- viii. Automobile and vehicle refueling.
- ix. Establishments for the display and sale of precut, prefabricated, or shell homes.
- x. Carnivals.
- xi. Shredding, sorting and baling of paper scrap and storage of waste paper, when wholly conducted in a completely enclosed building.

These restrictions are appropriate and necessary because they have been offered by the applicant and will limit inappropriate uses and maintain the historic character of the property.

Section 3 - That the Lexington-Fayette Urban County Planning Commission is directed to show the amendment on the official zone map atlas and to make reference to the number of this Ordinance.

Section 4 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: February 7, 2019



MAYOR

ATTEST:



CLERK OF URBAN COUNTY COUNCIL

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Published February 14, 2019-1t

LEGAL DESCRIPTION
CBROTHERS, LLC Property
Zone Change From R-4 to I-1
2370 Sandersville Road
Lexington, Fayette County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED SOUTH OF SANDERSVILLE ROAD BETWEEN GREENDALE ROAD AND THE NORFOLK SOUTHERN RAILROAD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the centerline of Sandersville Road, said point being located approximately 610 feet west of the centerline of Norfolk Southern Railroad; thence leaving the centerline of Sandersville Road and with the line of 2370 and 2330 Sandersville Road as shown on plat of record in Plat Cabinet "R" Slide 681 of record in the office of the County Clerk of Fayette County, Kentucky for three (3) calls; South 08 Degrees 30 Minutes 02 Seconds West a distance of 138.88 feet to a point; thence North 81 Degrees 30 Minutes 38 Seconds West a distance of 1.50 feet to a point; thence South 08 Degrees 30 Minutes 02 Seconds West a distance of 177.33 feet to a point; thence leaving said line and with the line of 2370 Sandersville Road and 2300 Sandersville Road for six (6) calls; North 82 Degrees 26 Minutes 10 Seconds West a distance of 38.54 feet to a point; thence North 07 Degrees 45 Minutes 25 Seconds East a distance of 52.87 feet to a point; Thence North 82 Degrees 21 Minutes 59 Seconds West a distance of 294.27 feet to a point; thence South 75 Degrees 14 Minutes 01 Seconds West a distance of 224.84 feet to a point; thence North 70 Degrees 42 Minutes 46 Seconds West a distance of 197.34 feet to a point; thence North 12 Degrees 38 Minutes 47 Seconds West a distance of 246.27 feet to a point in the centerline of Sandersville Road; thence with the centerline of Sandersville Road for four (4) calls; North 88 Degrees 58 Minutes 27 Seconds East a distance of 237.40 feet to a point; thence 133.04 feet along a curve to the right having a radius of 1520.00 feet and a chord which bears South 88 Degrees 31 Minutes 02 Seconds East a distance of 133.00 feet to a point; thence South 86 Degrees 00 Minutes 35 Minutes East a distance of 413.49 feet to a point; thence South 84 Degrees 41 Minutes 42 Seconds East a distance of 45.72 feet to the **POINT OF BEGINNING** and containing 4.81 acres gross and 4.43 acres net.

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **PLN- MAR-18-00022: CBROTHERS, LLC** - petition for a zone map amendment from a restricted High Density Apartment (R-4) zone to a Light Industrial (I-1) zone, for 4.43 net (4.81 gross) acres, for property located at 2370 Sandersville Road. (Council District 2)


Having considered the above matter on **December 13, 2018**, at a Public Hearing, and having voted **11-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. A restricted Light Industrial (I-1) zone is in agreement with the Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The subject property has been an underutilized site with the High Density Apartment (R-4) zoning. The property should be considered for a change to a restricted Light Industrial (I-1) zone in order to permit a use that will allow for the preservation of the historic structures, as well as serve the needs of the surrounding residential land within the Urban Service Area.
 - b. The existing historic structure will continue to respect the context and design features of the surrounding area and the existing urban form (Theme A, #Goal 2.b), specifically in connection to the historic structures across Sandersville Road.
 - c. The incorporation of potential new uses will incentivize the renovation, restoration, development and maintenance of the historic structures (Theme D, Goal #3.b) and allow for preservation of cultural resources by maintaining the historic structures (Theme A, Goal #3.a).
2. While the inclusion of an unrestricted I-1 zone is not appropriate for the subject property, the use of conditional zoning restrictions and the application of a Flex Space Project allows for a lower intensity of use, while also providing a potential community amenity.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions shall apply to the subject property via conditional zoning:
 - a. The existing office and warehouse structures originally constructed in the 19th Century are to be retained and maintained.
 - b. The only I-1 uses permitted on this property are the principal permitted uses in the B-4 zone, except as prohibited below, and the manufacturing, compounding, assembling, processing, packaging, or similar treatment of auto parts and beverages, including bottling facilities limited to 5,000 square feet.
 - c. The following B-4 permitted uses shall be prohibited:
 - i. Laundry (excluding self-service laundry), clothes cleaning or dyeing shop.
 - ii. Ice Plant.
 - iii. Tire re-treading and re-capping.
 - iv. Kennels, animal hospitals and clinics.
 - v. Establishments and lots for the display, rental, sale, and repair of farm equipment, contractor equipment, mobile homes, recreational vehicles, such as mini-bikes, motorcycles, bicycles, or boats.
 - vi. Establishments and lots for the outdoor storage or display of automobiles or trucks.
 - vii. Truck terminals and freight yards.
 - viii. Automobile and vehicle refueling.
 - ix. Establishments for the display and sale of precut, prefabricated, or shell homes.
 - x. Carnivals.

- xi. Shredding, sorting and baling of paper scrap and storage of waste paper, when wholly conducted in a completely enclosed building.

These restrictions are appropriate because they have been offered by the applicant and will limit inappropriate uses and maintain the historic character of the property.

ATTEST: This 18th day of January, 2019.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-18-00085: HILLENMEYER PROPERTIES, LLC (AMD) was approved by the Planning Commission on December 13, 2018 and certified on December 27, 2018.

K.R.S. 100.211(7) requires that the Council take action on this request by March 13, 2019.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Nick Nicholson, attorney.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (11) Bell, Berkley, Brewer, Forester, Mundy, Nichol, Owens, Penn, Plumlee, Pohl, and Wilson

NAYS: (0)

ABSENT: (0)

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of PLN-MAR-18-00022 carried.

Enclosures: Application
Plat
Staff Report
Applicable excerpts of minutes of above meeting

MAP AMENDMENT REQUEST (MAR) APPLICATION

1. CONTACT INFORMATION (Name, Address, City/State/Zip & Phone No.)

Applicant: CBROTHERS LLC, 3604 GEORGETOWN RD, LEXINGTON, KY 40511
Owner(s): CBROTHERS LLC 3604 GEORGETOWN RD LEXINGTON KY 40511
Attorney: Bruce Simpson, Stoll Keenon Ogden, PLLC, 300 W. Vine Street, Suite 2100, Lexington, KY 40507

2. ADDRESS OF APPLICANT'S PROPERTY

2370 SANDERSVILLE RD, LEXINGTON, KY

3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
R-4	Warehouse	I-1	Warehousing / Shops of Specialty Trade	4.43	4.81

4. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c. Are these units currently occupied by households earning under 40% of the median income? If yes, how many units? If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.	<input type="checkbox"/> YES <input type="checkbox"/> NO

5. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided)

Roads:	LFUCG
Storm Sewers:	Not Applicable
Sanity Sewers:	LFUCG
Refuse Collection:	LFUCG
Utilities:	<input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable





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LEXINGTON, KY 40507-1801
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FAX: (859) 253-1093

November 30, 2018

Mr. William Wilson
Lexington-Fayette Urban County Planning Commission
101 East Vine Street
Lexington, KY 40507

Re: Zone Map Amendment Request
2370 Sandersville Road (Hillenmeyer Lofts)

Dear Chairperson Wilson:

We represent CBROTHERS, LLC (the “Applicant”), and on its behalf have filed a zone map amendment request for the property located at 2370 Sandersville Rd (the “Property”). This zone map application seeks to rezone approximately 4.43 net (4.81 gross) acres from High Density Residential (R-4) zone to a restricted Light Industrial (I-1) zone. The purpose of this rezoning request is to allow for a Flex Space Project as regulated by Section 8-21(o)(5) of the Zoning Ordinance. The submitted development plan shows the reuse of the existing historic warehouse facility and office space to be used for three primary purposes: 1) Restoring historic automobiles, related storage, upholstery work, and machining of specialty car parts, 2) Warehouse use, specifically the storage of bourbon barrels, with accessory bottling line, and tasting room with a retail component, and 3) Office space.

The subject property has a significant and important history. The warehouse was built in approximately 1810 and was initially used as a warehouse and cotton mill. In 1828, Oldham, Todd and Co. purchased the property. Robert Smith Todd, one of the owners, was the father-in-law of Abraham Lincoln. Mr. Lincoln would, from time to time, visit his father-in-law at the office (“The Lincoln House”), which still exists and is in use on the subject property. Since its initial use as a cotton mill/warehouse, the warehouse has also been the location of a distillery. In 1880, Stoll, Clay and Co. converted the cotton mill into a distillery. Commonwealth Distillery Company made such brands as “Old Elk” with daily production of 45 barrels per day. The distillery was fed by a 20 foot wide spring which is still on the property. This use continued until about 1915 when Hillenmeyer and Sons purchased the property for use a nursery.

The historic warehouse is one of the last remaining brick distillery warehouses in the Bluegrass. The warehouse is 29,600 square feet. The historic office, often referred to as the “Lincoln House” is 2,600 square. The applicant intends to preserve these structures and at least partially return them to their historic uses as the Property has been used for warehousing oriented purposes for most of its history. There have been recent attempts to use the property for residential purposes and an event/catering center but none have been successful. These buildings need to be preserved and maintained. In order to accomplish this purpose these historic structures need to have tenants so that there will be sufficient funds generated for this important upkeep and preservation.

This application is in conformity with the following Goals and Objectives of the 2013 Comprehensive Plan:

THEME A: GROWING SUCCESSFUL NEIGHBORHOODS

Goal 2: Support Infill and Redevelopment Throughout the Urban Services Area as a Strategic Component Of Growth.

Objectives:

- a. Identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's context and design features whenever possible.
- b. Implement innovative programs, such as the land bank, to facilitate sustainable development, including but not limited to, affordable housing and commercial and economic activity.

THEME D: IMPROVING A DESIRABLE COMMUNITY

Goal 3: Protect and enhance the natural and cultural landscapes that give Lexington-Fayette County its unique identity and image.

Objectives:

- a. Protect historic resources and archaeological sites.
- b. Incentivize the renovation, restoration, development and maintenance of historic residential and commercial structures.
- c. Develop incentives to retain, restore, preserve and continue use of historic site and structures, rural settlements, and urban and rural neighborhoods.

THEME E: MAINTAINING A BALANCE BETWEEN PLANNING FOR URBAN USES AND SAFEGUARDING RURAL LAND

Goal 1: Uphold the Urban Services Area Concept.

Objectives:

- a. Continue to monitor the absorption of vacant and underutilized land within the Urban Services Area.
- b. Encourage compact, contiguous, and/or mixed-use sustainable development within the Urban Services Area, as guided by market demand, to accommodate future growth needs.

Goal 3: Maintain the Current Boundaries of the Urban Services Area and Rural Activity Centers; and Create No New Rural Activity Centers.

The proposal is also consistent with the Comprehensive Plan's Land Use Change Consideration:

2. The proposed land use enhances, and is compatible with, adjacent land uses.
8. The existing utility and transportation networks will accommodate the new land use.
9. Underutilized land should be promoted for greater utility, function and/or residential density.
10. The land use will attract or retain a skilled workforce and/or further economic prosperity.
11. The proposed use or development will provide a mix of housing types, residential densities and/or land uses.
12. The use will promote historic preservation.
13. The land use should maximize opportunities to accommodate future growth within the Urban Services Area, include land that is underutilized, vacant or planned for a reuse.

The subject property has been vacant and underutilized for many years. Providing the opportunity for compatible Flex Space Project will help ensure the preservation of this historic property for years to come. The location and proposed project substantially meets the locational and compatibility factors set forth in the Zoning Ordinance for a Flex Space Project. It is located outside of the defined Infill and Redevelopment Area and is not on a major arterial. All of the proposed uses are either principal permitted uses or clearly incidental and subordinate to those uses. The parcel is surrounded by a litany of different zones and uses with Industrial, Residential, and Agricultural uses and zones all within 750 feet of the Property. As referenced above, the Property has a history with a majority of the very uses proposed. The Applicant is not proposing any significant new construction related to truck terminals, manufacturing facilities or large warehousing facilities. Finally, while there are residential uses proposed within the block – there is no proposed expansion of the facilities that will further encroach on the residential use of any adjacent land. This is simply returning existing facilities to their former use through a reinvestment and revitalization of the area.

As the Planning Commission is aware, a Flex Space Project is a principal permitted use in the Wholesale and Warehouse Business (B-4) zone. However, since the Applicant is requesting a small bottling line associated with the principal storage of the bourbon barrels, Planning Staff determined that this aspect of the project was not allowed in the B-4 zone. As such, we are requesting the Flex Space Project in an I-1 zone since any permitted principal uses in the B-4 zone are also permitted principal uses in the I-1 zone. The Applicant believes it is quite clear that the uses are allowed as they are either a principal permitted use in an I-1 zone or an accessory use that is clearly incidental and subordinate to the principal use as allowed in the Flex Space Project (Section 8-21(o)(5)(c)). Regarding the uses associated with the car restoration aspect of the use: the machining of car parts is a small operation. The mechanism in question is approximately 5'x10' automated machine essentially the size of a work bench that will produce no audible sound outside of the warehouse facility. Further, both a machine shop

and shops of special trade such as metal work, major automobile repair, and upholstery are permitted principal uses. While the Zoning Ordinance does not define Machine Shop, the Wikipedia definition provides: A machine shop is a room, building, or company where machining is done. In a machine shop, machinists use machine tools and cutting tools to make parts, usually of metal or plastic (but sometimes of other materials such as glass or wood). This is essentially what is being proposed. The bottling concept is very small in nature. The proposed portion of the warehouse for bourbon barrel storage will hold approximately 8,000-10,000 bourbon barrels, only a fraction of which would be ready to be bottled in any given year. It is estimated that the bottling operation will only result in enough bottles to fill two box-trucks a month. Simply put, this is not a mass production operation –just a necessary component of the final stage of the storage of bourbon barrels. There is also a desire to utilize a hand-bottling feature similar to one that is currently on display at Bluegrass Distillers. It allows customers to purchase a bottle that they pour directly from the bourbon barrel through the use of a tapped spicket. These bottling uses are certainly related to and subordinate to the proposed storage of bourbon barrels and will be an excellent neighborhood feature. Finally, the tasting room is a permitted use in the Flex Space Project as both the establishment for the retail sale of merchandise, food and food product & restaurants are permitted principal uses. A tasting room certainly fits within these categories. The Applicant is happy to discuss possible size, type, quantity or other similar restrictions if the Planning Commission, Staff, or neighbors have concerns about these proposed uses.

It is also the Applicant's position that the existing High Density Residential (R-4) zone is inappropriate and the proposed Light Industrial (I-1) zone is appropriate. The Property has been zoned for residential uses for over a decade (MAR 2006-26), yet the Property has never found a residential user. The financial impact of converting the warehouse into loft style apartments requires approximately \$400-\$500 of just renovation costs per square foot – this doesn't even consider the amount required to add the types of attractive amenities that new apartment users are demanding. This undertaking is not financially feasible as the required rent price to recoup the renovation costs alone cannot be justified in Lexington's rental market. Due to this reality, the historical warehouse has remained vacant or underutilized all this time and continued to deteriorate. Simply put, any use of the Property as a true High Density Residential use will result in the loss of these historic facilities as converting the warehouse into lofts as originally proposed is not a viable project and has failed to attract any interest since 2006. The proposed zone change will allow the existing facilities to be preserved and bring back some of their historical uses while become a neighborhood feature. Returning a historic bourbon warehouse to its original use, while encouraging its neighbors to enjoy our Commonwealth's premier product in a neighborhood friendly way gets at the very spirit of what our Comprehensive Plan encourages for these types of properties. Indeed, Theme D of the Comprehensive Plan stresses, the protection, preservation, and restoration of historic commercial structures is a goal of our community. Finally, industrial zoned land is in close proximity with substantial Light and Heavy Industrial corridors flanking the adjacent Spring Valley golf course and remaining Hillenmeyer Landscaping operations. As such, it is clearly appropriate to allow the facility to be returned to its former use through a zone change to a restricted Light Industrial (I-1) zone to allow the Applicant's proposed Flex Use Project.

As this application is processed through the various stages of review, the Applicant will work with your Planning Staff and neighbors to restrict some of the permitted uses in Wholesale and Warehouse Business zone. In a good faith attempt to show the Applicant's willingness to restrict uses, we voluntarily submit the following uses to be prohibited:

Mr. William Wilson
November 30, 2018
Page 5

1. Laundry (excluding self-service laundry), clothes cleaning or dyeing shop.
2. Ice Plant.
3. Tire re-treading and re-capping.
4. Kennels, animal hospitals and clinics.
5. Establishments and lots for the display, rental, sale, and repair of farm equipment, contractor equipment, mobile homes, recreational vehicles, such as mini-bikes, motorcycles, bicycles, or boats.
6. Truck terminals and freight yards.
7. Automobile and vehicle refueling.
8. Establishments for the display and sale of precut, prefabricated, or shell homes.
9. Carnivals.
10. Pawnshops.
11. Race tracks
12. Columbariums and crematories
13. Penal or correctional facilities
14. Indoor recreational uses
15. Grain drying
16. Storage of flammable or nonflammable gas
17. Concrete mixing
18. Cable television system facilities
19. Vehicle storage yards
20. Commercial composting
21. Helistops/heliports
22. Mining
23. Childcare centers
24. Circuses
25. Day shelters
26. Ecotourism facilities

I look forward to making a full presentation to the Planning Commission when this application is heard in December.

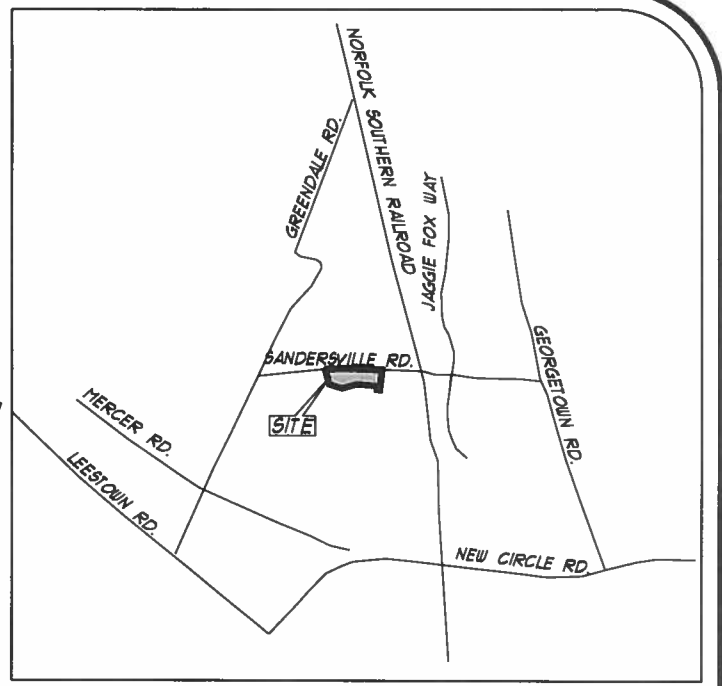
Best Regards;

Stoll Keenon Ogden PLLC

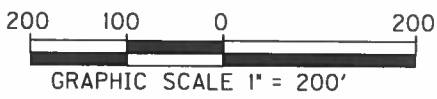
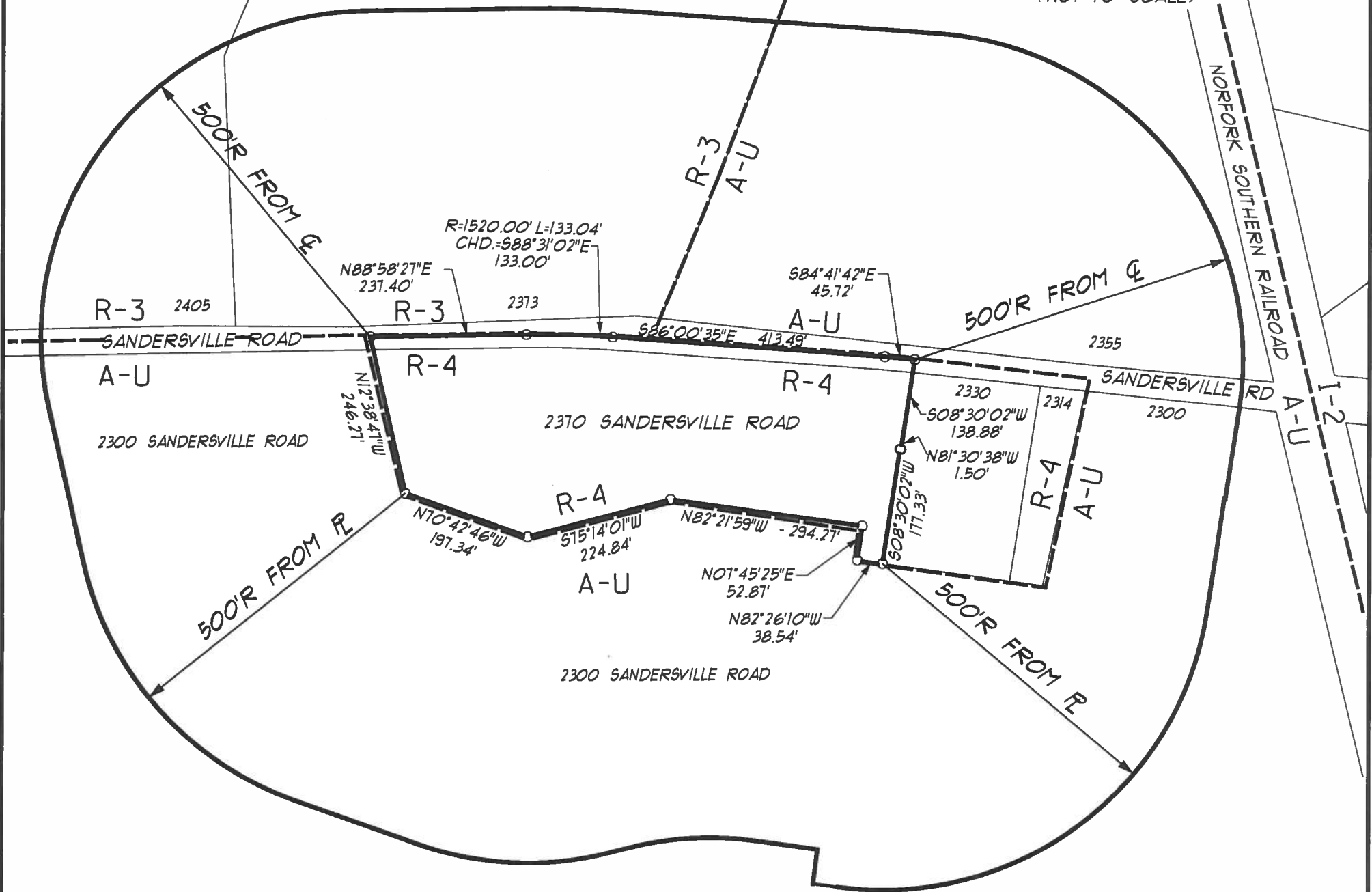


Nick Nicholson

NN:NN
991187.801187/7782139.1



VICINITY MAP
(NOT TO SCALE)



ZOMAR: HILLENMEYER LOFTS

ADDRESS: 2370 SANDERSVILLE ROAD

APPLICANT & OWNER: CBROTHERS LLC
3604 GEORGETOWN ROAD
LEXINGTON KY. 40511

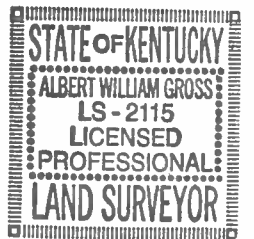
PREPARED BY: EA PARTNERS, PLC

DATE FILED: OCTOBER 1, 2018

EXISTING ZONE: HIGH DENSITY APARTMENT (R-4) ZONE

PROPOSED CHANGE: LIGHT INDUSTRIAL (I-1) ZONE

ACREAGE: 4.43 ACRES NET & 4.81 ACRES GROSS



NOTIFICATION MAP

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

PLN-MAR-18-00022: CBROTHERS, LLC

DESCRIPTION

Zone Change: From: Restricted High Density Apartment (R-4) zone
To: Restricted Light Industrial (I-1) zone

Acreage: 4.43 net (4.81 gross) acres

Location: 2370 Sandersville Road

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	R-4 (CZ)	Warehousing, Office & Residential
To North	R-3 & A-U	Residential & Landscaping Services
To East	R-4	Residential
To South	A-U	Golf Course with a Private Club
To West	A-U	Golf Course with a Private Club

URBAN SERVICES REPORT

Roads – Sandersville Road is classified as an urban collector roadway, although it has not been upgraded to function in that manner at this location. Sandersville Road connects Spurr Road to Georgetown Road in this part of Fayette County. Access to the development will be solely from Sandersville Road, and no connection is proposed to the neighboring Spring Valley golf course. There is a narrow railroad underpass on Sandersville Road, just east of the golf course entrance.

Curb/Gutter/Sidewalks – Sandersville Road does not have any curb, gutters, or sidewalks at this location. Roadway improvements may be required at the time of development and/or re-use of the site.

Storm Sewers – The subject property is located within the Town Branch watershed. Storm sewers are not currently located anywhere on the subject property; however, the developer may be required to provide these facilities at the time the property is redeveloped. There are no known flooding problems that exist on the subject property; however, there have been various citizen complaints regarding stormwater and flooding on the neighboring property (2330 Sandersville Road). Furthermore, the existing pond located in the southwest corner of the property is the start of a special flood hazard area associated with the Bracktown Branch of Town Branch Creek.

Sanitary Sewers – This area is located within the Town Branch sewershed and will be served by the Town Branch Wastewater Treatment Facility. Sanitary sewers were constructed along the rear property line in 2008.

Refuse – The Urban County Government serves this portion of the Urban Service Area with refuse collection on Thursdays. Commercial and multi-family development may be served by the Urban County Government with collection one day per week, although additional private collection is often utilized to supplement these services.

Police – The nearest police station is the West Sector Roll Call Center, located off Old Frankfort Pike near New Circle Road, about three miles southwest of the subject property.

Fire/Ambulance – Fire Station #10 is the nearest station to this site. It is located about 1¾ miles to the southeast of the subject property on Finney Drive, near the interchange of Georgetown Road and New Circle Road.

Utilities – All utilities including natural gas, electric, water, cable television, telephone, and streetlights should be able to be extended to serve the subject property, as they have been done for the other residential developments in this area.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The Plan's mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes rezoning the subject property in order to allow for part of the existing warehouse to be used for restoring historic automobiles and related storage and also for storage of equine oriented materials.

CASE REVIEW

The petitioner had previously requested a zone change from a restricted High Density Apartment (R-4) zone to a Light Industrial (I-1) zone for approximately 4.5 acres of property, located at 2370 Sandersville Road. The applicant now proposes significant conditional zoning restrictions and has stated their intent to utilize the site for a Flex Space Project, as permitted in the B-4 and I-1 zones that are located outside of the Infill and Redevelopment area.

The subject property is located on the south side of Sandersville Road, east of Greendale Road. The subject property was used as part of the Hillenmeyer Nursery business until 2006. The large brick warehouse was utilized by the Hillenmeyer Nursery business for several decades for storage. The subject property and the two neighboring properties (2330 and 2314 Sandersville Road) were all rezoned from an A-U zone to a R-4 zone in 2006 (MAR 2006-26: Doug Cauthen and Kerry Cauthen) with plans to create a residential development. The proposed residential development spurred interest by other groups resulting in the rezoning of nearby properties to a Planned Neighborhood Residential (R-3) zone. All other adjacent properties are currently zoned A-U. A plant nursery and the offices for Stephen H. Hillenmeyer Landscaping are located directly across from the subject property on Sandersville Road. The subject property is also located to the west of the Norfolk-Southern Railroad approximately 300 feet at its closest point. Since the 2006 rezoning, the former commercial / retail sales building associated with Hillenmeyer Nursery was converted to a single-family home.

The proposed development on the subject property would be bound on two sides by the Spring Lake Country Club property. Several properties in the vicinity of the subject property have been rezoned to the R-3 zone, and have been approved for residential development along Greendale and Sandersville Roads. There are no properties in the immediate vicinity that are currently zoned I-1.

The 2013 Comprehensive Plan no longer includes a parcel-based land use element; rather, it encourages land use decisions to be made based upon small area plan recommendations, policy statements and the Goals and Objectives of the Plan. The petitioner opines that this request is in agreement with the policies, goals and objectives of the 2013 Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan.

While initially the applicant was vague regarding the overall use of the property and the potential connection to the neighborhood, over the course of the review process, the applicant has been more forthright and detailed regarding the proposed use. The applicant indicates that they plan to utilize and maintain the current structures for four different uses that are permitted within the B-4 and I-1 zones. The original brick warehouse will be divided into three sections for three different uses. The eastern most portion of the warehouse will be utilized for the restoration of historic automobiles, as well as the machining of parts to be used on site for the repair of such automobiles. The applicant has also indicated a desire to package and

sell these parts, should a demand arise. The packaging and sale of such machined items indicates a clear shift from a machine shop, a principal use in the B-4 zone, to one that is focused on the production and manufacturing of goods, a use in the I-1 zone. This shift occurs due to the sale of parts to off-site locations. A machine shop is a use where lathes, presses, grinders, shapers, and other wood and metal working machines are used to aid in the production or repair of goods that will be utilized by the maker in support of their own work. Once a product or parts are being manufactured for broader consumption, the use has transitioned to the I-1 or I-2 zone, depending on the intensity of production. The applicant also proposes to store parts and material associated with the rehabilitation of vehicles in this space, which is a use permitted in the B-4 zone.

The western most portion of the site is proposed to be utilized for storage of bourbon barrels and the subsequent bottling of bourbon. This proposed use of this portion of the site is also a combination of a B-4 zone use, the warehousing and storage of goods, and an I-1 zone use, the bottling of beverages.

The center portion of the brick structure has been proposed to be utilized as retail sales of the bottled bourbon and other finished products. The applicant has indicated that this portion of the brick building would be utilized as a tasting room, where members of the public would be able to also fill their own bottles of bourbon, similar to the Blue Grass Distillery, currently operating out of the Breadbox Adaptive Reuse Development near downtown. Retail sales are a permitted use within the B-1 zone, and are allowable in a Flex Space Project.

The applicant proposes to utilize the "Lincoln House," the stand alone structure on the western most portion of the site, as office space, a permitted use in the B-4 zone.

The I-1 zone allows for many different uses, including those uses allowable in the Wholesale and Warehouse Business (B-4) zone. Traditionally, these uses are not recommended to be located adjacent to residential developments. In cases where the Flex Space or Industrial Mixed Use Projects are indicated to be the intent of a site, the location near residential land use can be appropriate. This is due to either the incorporation of residential use or uses that can be geared toward or have an element focused on the neighboring residential developments.

In this case, to achieve the desired uses across the site the applicant has indicated that they will seek to implement a Flex Space Project when a final development plan is considered by the Planning Commission. The petitioner indicates that the retail operation can act as a public amenity serving the increasing residential presence in the area. Despite the inclusion of a public amenity, staff was concerned regarding an industrial use in a residential area. The 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan encourage the consideration of how proposals relate to existing development in the immediate vicinity, as well as protecting neighborhoods and residential areas from incompatible land uses. Although there is I-1 zoning and Heavy Industrial (I-2) zoning in the broader area, there are manmade buffers that separate these zones from the subject site, as well as the nearby residential developments. These land use transitions / buffers include the Norfolk Southern Railroad to the east, Greendale Road to the west, and the Spring Valley Country Club to the south. The incorporation of an I-1 zone within this area would place an industrial use in the middle of an area that has become or is planned to become primarily residential in nature. Where a mix of industrial and residential exists within the community, it has largely come about due to a downzoning of industrial land to residential, not vice versa.

In an effort to avoid the placement of an inappropriate zone, while also seeking to maintain the historic structures, the applicant has submitted a revised justification and offers to restrict the site via conditional zoning that results in a heavily restricted I-1 zone. These proposed restrictions include:

1. The existing office and warehouse structures originally constructed in the 19th Century are to be retained and maintained.

2. The only I-1 uses permitted on this property are the principal permitted uses in the B-4 zone, except as prohibited below, and the manufacturing, compounding, assembling, processing, packaging, or similar treatment of auto parts and beverages, including bottling facilities limited to 5,000 square feet.
3. The following B-4 permitted uses shall be prohibited:
 - a. Laundry (excluding self-service laundry), clothes cleaning or dyeing shop.
 - b. Ice Plant.
 - c. Tire re-treading and re-capping.
 - d. Kennels, animal hospitals and clinics.
 - e. Establishments and lots for the display, rental, sale, and repair of farm equipment, contractor equipment, mobile homes, recreational vehicles, such as mini-bikes, motorcycles, bicycles, or boats.
 - f. Establishments and lots for the outdoor storage or display of automobiles or trucks.
 - g. Truck terminals and freight yards.
 - h. Automobile and vehicle refueling.
 - i. Establishments for the display and sale of precut, prefabricated, or shell homes.
 - j. Carnivals.
 - k. Shredding, sorting and baling of paper scrap and storage of waste paper, when wholly conducted in a completely enclosed building.

While the inclusion of an unrestricted I-1 zone is not appropriate for the subject property, the use of conditional zoning restrictions allow for the property to be utilized and renovated, while also providing a less intense use of the subject property. The application of a Flex Space Project also allows for the development of a potential community amenity. With the growing residential concentration in this area, the need for retail will continue to grow in the future.

Additionally, the reduced industrial element of the proposed plan alleviates some of staff's concerns regarding an increase in large truck traffic. While Sandersville Road has been classified as a collector, it has not been upgraded to function in that manner at this location. This is largely due to the historic elements on the subject property, as well as the historic stone walls located along neighboring properties. Any large truck movement will need to travel to the site from the west due to the underpass associated with the Norfolk-Southern Railroad, less than a ¼ mile east of the subject property. This underpass causes a narrowing of the roadway and constricts the height of vehicles able to access the immediate area. By limiting the square footage of the industrial uses, it will limit the potential for increased large truck traffic along a constricted roadway.

The petitioner indicates that the proposed rezoning complies with the adopted Goals and Objectives of the 2018 Comprehensive Plan. They opine that the rezoning and associated plan identifies areas of opportunity for adaptive reuse and mixed-use development (Theme A, Goal #2.a). Furthermore, the plan is consistent with the Comprehensive Plan's Land Use Change Considerations as it proposes to employ underutilized land to provide greater utility and function, will promote historic preservation, and maximizes the use of property within the Urban Service Area. Additionally, the conditional zoning restrictions will also allow for preservation of cultural resources by maintaining the historic structures (Theme A, Goal #3.a), while also incorporating new uses that will incentivize the renovation, restoration, development and maintenance of the historic structures (Theme D Goal #3.b). Staff agrees with these aspects of the petitioner's justification.

The Staff Recommends: Approval, for the following reasons:

1. A restricted Light Industrial (I-1) zone is in agreement with the Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The subject property has been an underutilized site with the High Density Apartment (R-4) zoning. The property should be considered for a change to a restricted Light Industrial (I-1)

- zone in order to permit a use that will allow for the preservation of the historic structures, as well as serve the needs of the surrounding residential land within the Urban Service Area.
- b. The existing historic structure will continue to respect the context and design features of the surrounding area and the existing urban form (Theme A, #Goal 2.b), specifically in connection to the historic structures across Sandersville Road.
 - c. The incorporation of potential new uses will incentivize the renovation, restoration, development and maintenance of the historic structures (Theme D, Goal #3.b) and allow for preservation of cultural resources by maintaining the historic structures (Theme A, Goal #3.a).
2. While the inclusion of an unrestricted I-1 zone is not appropriate for the subject property, the use of conditional zoning restrictions and the application of a Flex Space Project allows for a lower intensity of use, while also providing a potential community amenity.
 3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions shall apply to the subject property via conditional zoning:
 - a. The existing office and warehouse structures originally constructed in the 19th Century are to be retained and maintained.
 - b. The only I-1 uses permitted on this property are the principal permitted uses in the B-4 zone, except as prohibited below, and the manufacturing, compounding, assembling, processing, packaging, or similar treatment of auto parts and beverages, including bottling facilities limited to 5,000 square feet.
 - c. The following B-4 permitted uses shall be prohibited:
 - i. Laundry (excluding self-service laundry), clothes cleaning or dyeing shop.
 - ii. Ice Plant.
 - iii. Tire re-treading and re-capping.
 - iv. Kennels, animal hospitals and clinics.
 - v. Establishments and lots for the display, rental, sale, and repair of farm equipment, contractor equipment, mobile homes, recreational vehicles, such as mini-bikes, motorcycles, bicycles, or boats.
 - vi. Establishments and lots for the outdoor storage or display of automobiles or trucks.
 - vii. Truck terminals and freight yards.
 - viii. Automobile and vehicle refueling.
 - ix. Establishments for the display and sale of precut, prefabricated, or shell homes.
 - x. Carnivals.
 - xi. Shredding, sorting and baling of paper scrap and storage of waste paper, when wholly conducted in a completely enclosed building.

These restrictions are appropriate because they have been offered by the applicant and will limit inappropriate uses and maintain the historic character of the property.

1. **CBROTHERS, LLC ZONING MAP AMENDMENT & HILLENMEYER PROPERTIES, LLC (AMD) ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-18-00022: CBROTHERS, LLC (12/30/18)***- a petition for a zone map amendment from a restricted High Density Apartment (R-4) zone to a Light Industrial (I-1) zone, for 4.43 net (4.81 gross) acres, for property located at 2370 Sandersville Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The Plan's mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes rezoning the subject property in order to allow for part of the existing warehouse to be used for restoring historic automobiles and related storage and also for storage of equine oriented materials.

The Zoning Committee made no recommendation.

The Staff Recommends: Disapproval, for the following reasons:

1. The requested rezoning to a Light Industrial (I-1) zone is not in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives and policy statements of the Plan encourage the consideration of how proposals relate to existing development in the immediate vicinity, and focus on protecting neighborhoods and residential areas from incompatible land uses. The current residential areas are buffered from the nearby industrial uses by manmade buffers, including the Norfolk Southern Railroad to the east, Greendale Road to the west, and the Spring Lake Country Club to the south.
 - b. The Comprehensive Plan supports infill and redevelopment that is respectful of the area's context and design features. In this case, the context of the area is neighborhood businesses and low density residential. Incorporating a warehouse facility within the neighborhood is out of character.
 2. The proposed I-1 zone is not appropriate for the subject property, for the following reasons:
 - a. The proximity of the structure to residential zones as it stands violates the ordinance, Which states that, "except for Industrial Mixed Use Projects, all buildings and structures shall be at least 100 feet from any residential zone, unless the portion within that distance has no openings except stationary windows and doors that are designed and intended solely for pedestrian access" [Article 8-22(o)(2)].
 - b. No other I-1 zoning or land uses compatible with I-1 uses are located within the immediate vicinity.
 - c. Roadway access to the site is limited for large vehicles due to the historic nature of the roadway. The underpass associated with the Norfolk-Southern Railroad, less than a ¼ mile east of the subject property, causes a narrowing of the roadway and constricts the height of vehicles able to access the area.
 3. The existing High Density (R-4) zone is appropriate for the subject property as it is consistent with the surrounding agricultural and residential land uses and zoning.
 4. There have been no unanticipated changes of a physical, social or economic nature within the immediate area since the Comprehensive Plan was adopted in 2013 that would justify an I-1 zone for the subject property.
- b. **PLN-MJDP-18-00085: HILLENMEYER PROPERTIES, LLC (AMD) (12/30/18)*** - located at 2370 SANDERSVILLE ROAD, LEXINGTON, KY.
Project Contact: EA Partners

Note: The purpose of this amendment is to rezone the property.

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Provided the Urban County Council rezones the property I-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Correct note #6.
12. Replace tree inventory map with required Tree Preservation Plan (TPP).
13. Denote height of buildings in feet on plan.
14. Addition of purpose of amendment note.
15. Denote proposed stormwater detention area on plan.
16. Discuss improvements to Sandersville Road.
17. Discuss enhanced landscape buffer next to the R-4 zone to the east.

Staff Presentation - Mr. Baillie distributed a revised staff report to the Planning Commission. He then presented the staff report and recommendations for the zone change. He displayed photographs of the subject property and aerial photographs of the general area. He said that I-1 zoning is traditionally not recommended to be located adjacent to residential developments but since this will be utilized as a Flex Space Project, then it can be appropriate. He said that Sandersville Road is a collector street, but this area is substandard because of the historic properties at this site. He said that the building and the stone walls restrict future development. He said that the staff was concerned about the increase of heavy truck traffic in the immediate area. He added that the road narrows underneath the railroad tracks to the east, which also has limited height, making it necessary that any truck traffic enter this area from Greendale Road.

Mr. Baillie said that the applicant was vague regarding the proposed use of this property in the initial meetings. He said that the applicant is proposing to utilize the space and maintain the current structures for four different uses that are permitted in the B-4 and I-1 zones. The original brick warehouse will be divided into three sections for three different uses, which are: (1) historic car restoration; including manufacturing and machining of auto parts, which will be packaged, sold and shipped; (2) for storage of bourbon barrels and the bottling of bourbon, which is also a combination of a B-4 zone use; and (3) the center of the warehouse is being proposed for retail sales of these bottled bourbon and other finished products, as well as a tasting room, where members of the public would be able to also fill their own bottles of bourbon. He said that retail sales are a permitted use within the B-1 zone, and are allowable in a Flex Space Project. He said that the applicant also proposes to store parts and material associated with the rehabilitation of vehicles in this space, which is permitted in the B-4 zone. He said that the staff would like all types of beverages to be included in this process. He added that the applicant proposes to utilize the "Lincoln House" (the second historic structure) as office space, which is a permitted use in the B-4 zone.

Mr. Baillie said that staff was hesitant to agree with an I-1 zone in the center of an expanding residential area, but the applicant significantly modified their request and proposed to maintain the existing structures and limit their uses on the subject property. He said that the staff now agrees with the applicant that the proposed rezoning complies with the adopted Goals & Objectives of the 2018 Comprehensive Plan by identifying areas for adaptive reuse and mixed-use development, employ underutilized land to provide greater utility and function, will promote historic preservation, and maximizes the use of property within the Urban Service Area. Additionally, the conditional zoning restrictions will also allow for preservation of cultural resources by maintaining the historic structures, while also incorporating new uses that will incentivize the renovation, restoration, development and maintenance of the historic structures. He added that the staff agrees with these aspects of the petitioner's justification.

Development Plan Presentation - Mr. Martin presented a rendering of the preliminary development plan associated with the zone change. He said that the property fronts on Sandersville Road. He said that there are no physical changes being proposed on the property. He identified the "Lincoln House" building, which will remain on the property and be utilized as the office area. He said that there are 54 parking spaces. He also said that the applicant changed the status of this plan from a final development plan to a preliminary development plan. He said that in the I-1 and B-4 zones there is a restriction on large warehouse and overhead doors in relation to residential zones, which will need to be addressed at the Board of Adjustment and can be deferred to on a final development plan. He added that the applicant has stated that their intent is to have a Flex Space Project, which the staff is supportive of because it allows a variety of uses that may support the nearby residential development. He said that the uses are required to be on the plan, as well as the parking, and these can be solved by submitting a final development plan at a later date.

Mr. Martin said that there are a few clean up conditions. Condition #16 and #17 are final development plan items and by changing this plan to a preliminary development plan, these shall be determined at the time of the final development plan. He added that the staff is recommending approval of this plan.

Applicant Presentation - Mr. Nicholson, attorney representing the petitioner, thanked the staff and Mr. Walbourn, who is representing the neighbors. He said that this was a difficult project and three different representatives worked together to gain a compromise. He presented a PowerPoint presentation to the Planning Commission and the audience members and said that this proposal is mostly about saving the historic structures located on this property. He gave a brief history of the property and displayed photos of the structures and the landscaping. One of those photos was of the building located next to Sandersville Road, which will be discussed at the time of the final development plan. He described the building, which is one-story in the

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front and steps down to a two-story building. The building has skylights that provide natural lighting. He said that there are three separate bays in the rear of the building, which are approximately 100 feet wide. He displayed a photo of the door that is facing the residential zone.

Mr. Nicholson said that the applicant is proposing multiple uses to ensure that the buildings are maintained and protected, agreeing to conditional zoning restrictions that requires that. He said that they will be utilizing the buildings in the manner that they were used historically and engaging the neighborhood and visitors.

Mr. Hillenmeyer was present and said that he supports this zone change and the uses that are being proposed.

Mr. Nicholson confirmed that the applicant agreed to the two revisions to the staff's recommendation. He said that the applicant agrees to the following changes to conditions #16 and #17:

16. ~~Discuss~~ Denote improvements to Sandersville Road to be resolved at the time of the Final Development Plan.
17. ~~Discuss~~ Denote enhanced landscape buffer and lighting next to the R-4 zone to the east to be resolved at the time of the Final Development Plan.

Commission Questions – Mr. Nicol asked if this zone change isn't approved, does the owner have the ability to demolish the building. Mr. Nicholson said that they have the ability to demolish the building, but they prefer not to. He said that the building is not listed on the National Register of Historic Places. He added that while the owner was trying to turn it into residential property for the past decade, which it is currently zoned for, it has been determined that isn't feasible. The design of the building has been the cause of it not being able to convert into residential.

Citizen Comments - Mr. Walbourn, attorney present on behalf of adjacent neighbors D. Gary Bunch and Mr. Joseph Brown, said they have reached agreement with conditional zoning restrictions that have been recommended. He said that his clients have concerns regarding the close proximity of their home to the subject property, and some of the uses permitted in the I-1 zone, which often produce lighting, noise, and truck traffic. He said that he will follow up with the Final Development Plan process to make sure that their concerns are accommodated. He added that they have officially withdrawn their objection.

Commission Comments – Mr. Wilson said that was pleased to hear that all the representatives for this case were able to work together to be able to preserve the historical buildings and able to reutilize them.

Mr. Owens also said that he was pleased for the staff, applicant and neighbors working to agree on this unique property.

Citizen Comment – There were no citizens present to speak to this application.

Zoning Action: A motion was made by Mr. Owens, seconded by Mr. Brewer, and carried 11-0 to approve PLN-MAR-18-00022: CBROTHERS, LLC, for the reasons provided by the staff.

Development Plan Action – A motion was made Mr. Owens, seconded by Mr. Brewer, and carried 110 to approve PLN-MJDP-18-00085: HILLENMEYER PROPERTIES, LLC (AMD), with the revised conditions provided by the staff, as follows:

1. Provided the Urban County Council rezones the property I-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Correct note #6.
12. Replace tree inventory map with required Tree Preservation Plan (TPP).
13. Denote height of buildings in feet on plan.
14. Addition of purpose of amendment note.
15. Denote proposed stormwater detention area on plan.
16. ~~Discuss~~ Denote improvements to Sandersville Road to be resolved at the time of the Final Development Plan.
17. ~~Discuss~~ Denote enhanced landscape buffer and lighting next to the R-4 zone to the east to be resolved at the time of the Final Development Plan.