




Building A Better Community

MEMORANDUM

TO: Lorelynn Fisher, Oak Grove City Clerk

FROM: Beth Richardson, Planner I 

RE: OGR22-9-1

DATE: September 28, 2022

Meeting at a regular session on September 26, 2022, the Community and Development Services Board voted to favorably recommend to the Oak Grove City Council approval of the Rezoning Application OGR22-9-1 as requested below:

"The applicant, J&L Contracting, LLC (agent), SVG Real Estate, LLC (owner), is requesting the rezoning of a parcel totaling 9.99 acres (+ or -) in the City of Oak Grove, Kentucky. The property is located on the Pembroke-Oak Grove Road (KY 115) approximately 1,600 feet south of Thompsonville Lane (KY 911) and Hugh Hunter Road. The property is immediately east of the intersection of Tandy Lane and Pembroke-Oak Grove Road. The property is identified as Parcel I.D. Number 146-00 00 011.03 in the Office of the Christian County Property Valuation Administrator. The property is currently zoned R-2 (One and Two Family Residential) District. The applicant is requesting that the property be zoned R-3 (Multi-Family Residential) District."

The favorable recommendation was conditioned upon the development plan and agreement as attached hereto. If the rezoning is approved by the Oak Grove City Council, the development plan and agreement will need to be recorded as a condition of such approval.

Attached please find the following:

Exhibit A: Approved Staff Report OGR22-9-1
Exhibit B: Signed Development Plan Agreements and Development Plan
Exhibit C: CD with digital recording of the meeting

Please place this item on the City Council's agenda at your earliest convenience. If you have any questions or if you require any additional information, please do not hesitate to contact me.

BR

cc: Tom Britton
File
Correspondence

Community and Development Services

Recommendation of Approval Rezoning Application OGR22-9-1

Pursuant to KRS 100.211 and the Oak Grove Code of Ordinances, Community and Development Services hereby recommends to the Oak Grove City Council approval of the Rezoning Application as filed by J&L Contracting, LLC (agent) and SVG Real Estate, LLC (owner).

A Public Hearing to receive comments on OGR22-9-1 was held on September 26th, 2022. A digital recording of all the testimony and exhibits presented is attached hereto collectively as Exhibit C and incorporated herein by reference.

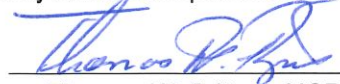
CDS Staff recommended approval of OGR22-9-1 in its Staff Report, a copy of which is attached and hereto as Exhibit A. The favorable recommendation was conditioned upon the development plan and agreement. A copy of said Development Plan and Agreement is attached and hereto as Exhibit B and incorporated herein by reference.

CDS adopts the findings of fact set forth in the Staff Review and Staff Recommendations sections of the Staff Report and specifically finds that the applicant's, request conditioned upon the development plan and agreement, conforms to the *City of Oak Grove Comprehensive Plan, 2018*.

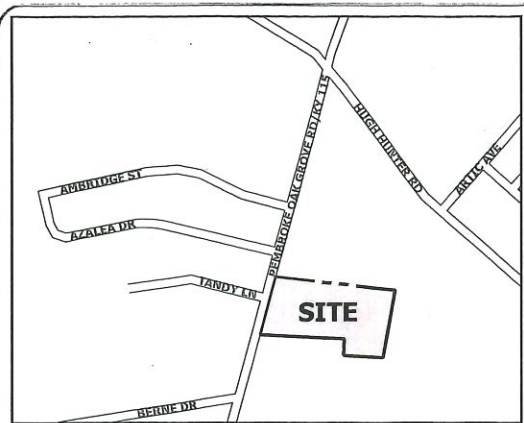
Ten members of the CDS Board were present for the vote, constituting a quorum. By a vote of 9 to 0, the approval of OGR22-9-1 was recommended by Community and Development Services on September 26, 2022.

Community and Development Services Board

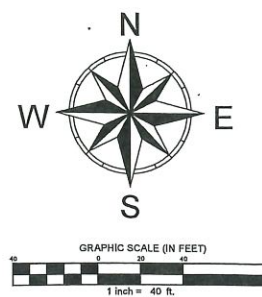
By



Thomas W. Britton, AICP, Director



VICINITY MAP
Not to Scale



GENERAL NOTES:
 1. All utility locations based on location of utilities by local utility authorities and visible field location by others. There is no guarantee that no other utilities either public or private are not displayed on this survey.
 2. All site lighting shall be directed inward with shielded hoods. No light shall spill on adjacent property.
 3. Portions of the subject parcel lay within areas designated as "Zone AE", Base Flood Elevations determined, (Special Flood Hazard Areas (SFHAs) Subject to Inundation by the 1% Annual Chance Flood) as noted on the current FEMA FIRM Community Panels, 21047C0468C, Dated: September 17, 2008.
 4. Side yard for lots MBSL to be 7 feet. Rear MBSL to be 20 feet.



GENERAL SITE INFORMATION:

DEVELOPER:
 J & L CONTRACTING, LLC
 239 WALL HOLLOW ROAD
 BIG ROCK, TN 37023

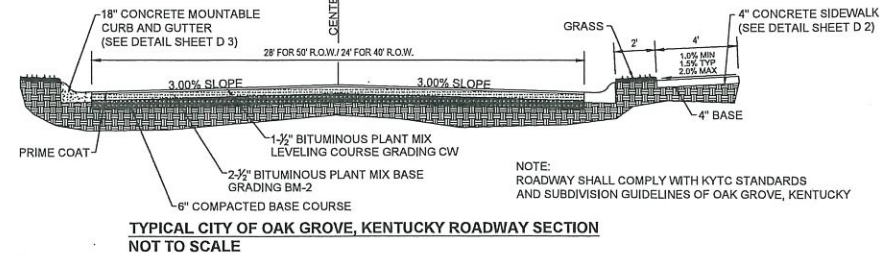
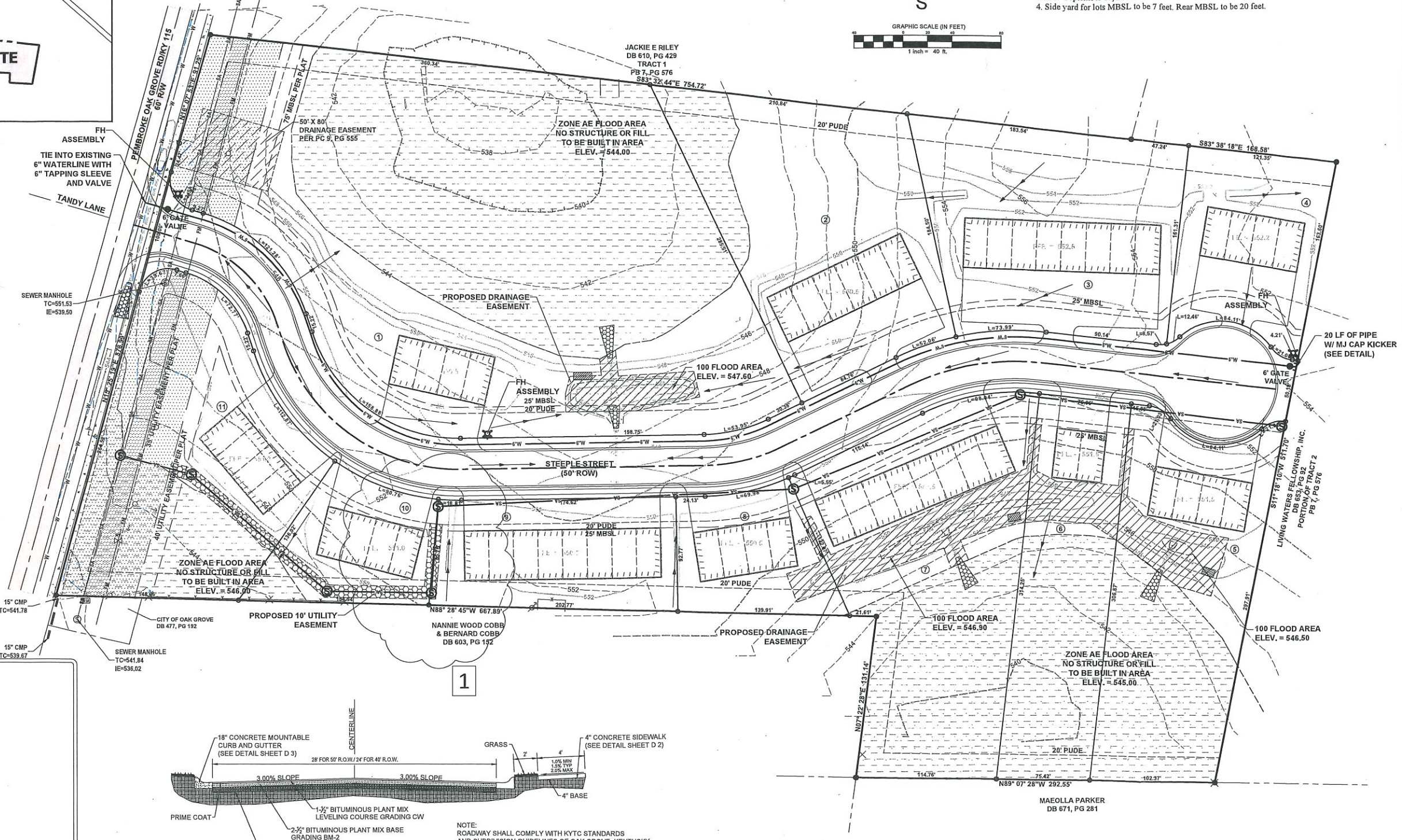
CURRENT ZONING: R-2
 PROPOSED ZONING: R-3
 DEED REF. #D.B. 691, PG 688,
 PARCEL ID: 146-00 00 011.03
 TOTAL ACREAGE: 9.99+ ACRES
 TOTAL LOTS: 11
 TOTAL UNITS: 55

SITE LEGEND

- LOT LINE
- PROPERTY LINE
- BOUNDARY LINE
- ROADWAY CENTERLINE
- GAS MAIN & SERVICE LINE
- UNDERGROUND ELECTRIC
- WATER MAIN & SERVICE LINE
- SANITARY SEWER MAIN & SERVICE
- STORM SEWER LINE
- OVERHEAD POWER LINE
- PUDE
- MBSL
- FENCELINE
- SF
- SILT FENCE
- EXISTING CURB
- T
- UNDERGROUND TELEPHONE
- W
- PROPOSED WATER MAIN (SIZE TBD)
- SA
- PROPOSED SANITARY SEWER
- DRAINAGE ARROW

- PROPOSED IRON PIN
- EXISTING IRON PIN
- ⊕ UTILITY POLE
- ⊙ EXISTING SEWER MANHOLE
- ⊙ PROPOSED SEWER MANHOLE
- ⊕ BENCHMARK
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT

- ▨ EXISTING DRAINAGE EASEMENT
- ▨ PROPOSED DRAINAGE EASEMENT
- ▨ EXISTING UTILITY EASEMENT
- ▨ PROPOSED UTILITY EASEMENT
- ▨ FEMA 100 YEAR FLOOD AREA
- ▨ PROPOSED 100 YEAR FLOOD AREA



<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I, WE HEREBY CERTIFY THAT I AM / WE ARE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, PROPERTY BEING RECORDED SEED PLAN BOOK _____ PAGE _____ IN THE CHRISTIAN COUNTY CLERK'S OFFICE, AND DO HEREBY ADOPT THIS AS MY/OUR RECORD PLAT FOR THIS PROPERTY; AND HEREBY DEDICATE THE STREETS AND OTHER SPACE SO INDICATED TO PUBLIC USE.</p> <p>OWNER(S) _____ DATE _____</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THIS RECORD OF PLAT WAS PREPARED UNDER MY DIRECTION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING SURVEYED ARE TRUE AND ACCURATE, THE OWNER HAS BEEN MADE AWARE OF THE PERTINENT SUBDIVISION GUIDELINES, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>NAME, TN RLS #**** _____ DATE _____</p>	<p>FLOOD CERTIFICATION</p> <p>A PORTION OF THIS SUBDIVISION PLAT IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA AS DESIGNATED ON THE OFFICIAL FLOOD BOUNDARY MAP OF CHRISTIAN COUNTY.</p> <p>COUNTY ENGINEER _____ DATE _____</p>	<p>PRELIMINARY IMPROVEMENT CERTIFICATION</p> <p>(FOR FINAL PLAT ONLY)</p> <p>I HEREBY CERTIFY THAT IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME, ARE IN CONFORMANCE WITH THE SUBDIVISION GUIDELINES, AND THE ESTIMATED COST FOR SUCH IMPROVEMENTS HAVE BEEN PREPARED BY MY OFFICE AND COMMUNICATED TO THE PLANNING COMMISSION FOR THE PURPOSE OF ESTABLISHING THE AMOUNT OF SURETY PERFORMANCE BOND.</p> <p>COUNTY ENGINEER _____ DATE _____</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH ALL SUBDIVISION GUIDELINES WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY COURT CLERK.</p> <p>PLANNING COMMISSION CHAIRMAN _____ DATE _____</p>
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Lot Table

Parcel #	Area	Acres
1	115384.00	2.65
2	37570.02	0.86
3	33533.04	0.77
4	17074.17	0.39
5	32889.35	0.76
6	23309.84	0.54
7	42234.54	0.97
8	11707.46	0.27
9	17555.15	0.40
10	12216.74	0.28
11	94182.60	2.15

1

REVISIONS

DATE	COMMENTS
9-6-22	1) REVISED LOTS 9 AND 10; REVISED SEWER LINE "A"; REVISED LOT TABLE

DERBY DOWNS
PRELIMINARY SITE LAYOUT
 PEMBROKE OAK GROVE RD/ KY 15, OAK GROVE
 CHRISTIAN COUNTY, KENTUCKY
 September 6, 2022

1545 Madison Street
 Clarksville, TN 37040
 Ph # 931-245-3095

MCKAY-BURCHETT & COMPANY ENGINEERS

1545 Madison Street
 Clarksville, TN 37040
 Ph # 931-245-3095

DRAWN BY: D. HOOVER
 CHECKED BY: C. BURCHETT

SHEET: PRE. 1.00