

**Comp Plan Kick-Off Meeting
Tuesday, January 26, 2016
6:00-8:00pm
Scott County Extension Office**

Meeting Overview

The first public meeting was held on Tuesday, January 26th, 2016 from 6:00-8:00PM at the Scott County Extension Office, 1130 Cincinnati Road. Approximately 110 members of the public attended the meeting. As attendees entered the meeting facility they were asked to sign-in and write on an index card about how they would describe Georgetown and Scott County. The activity was conducted to get a sense about how the public sees the community they live in.

The meeting consisted of two parts; first, a presentation from Director Joe Kane regarding the purpose of the Comprehensive Plan, the planning process, the regular 5 year updates, and how the plan would change from the last major update in 1991 to the new update in 2016 and how we want Scott County to look by 2040. Second, the meeting offered attendees several break-out activities focused on three key themes: 1) the present, 2) the future, and 3) how to get involved. Four break-out activities for discussion and input regarding the present and the future of Scott County and another section of the room was devoted to tables for each of the six sub-committees for sign-up and more information about how each one contributes to the Comp Plan.

Break-Out Group Notes

Word Cloud Activity (Present):

Meeting attendees were asked the question, "If you could describe Scott County in one word, what would it be?" (Or Georgetown, Stamping Ground, or Sadieville) The results were tallied and associated words combined to produce the following word cloud. The size of the words reflects the numbers of times each word was submitted. (See attached)

Important Places Mapping Activity (Present):

Participants were asked to place pre-numbered dots on a map that coincides with an important place in the community and write down the reason why it is important to them. There were 125 dots placed on the map. The majority of the dots were placed around:

- Schools
- Downtown Georgetown
- Parks
- Georgetown Library
- Heritage sites
- Farms
- Major transportation corridors
- Waterways

(See attached summary)

Long-Term Vision Activity (Future):

"Imagine Scott County in 2040. What does it look like?" Attendees were asked to create a vision of what the future will hold and place them on the walls for everyone to see. These were categorized as physical/environmental, social, and economic. Participants were asked to include ideas for the future, their wants, and needs, etc. They were also asked to consider what is missing in the community that they would like to have. After the meeting, each idea was then placed with a respective sub-committee. (See attached word document)

Growth Management Activity (Future):

"We've had a rapid annual growth rate and are expected to reach a county-wide population of 100,000 people by 2040 (twice our current pop). What do we need to be doing to prepare for that kind of growth?" Each participant was asked to put ideas on post-it notes and place them on the wall for others to see. (See word document) There were two or more concerns about the following:

- Public transportation (for non-driving or handicap)
- More connectivity between downtown areas and parks to residential subdivisions
- Sidewalks throughout the community

Get Involved

The purpose of this station was to begin discussions with the sub-committees, gather ideas for what the committees can further review, and develop interest in serving on the sub-committees for future meetings. The chairs of each committee were asked to meet with individuals interested in their respective sub-committee. Planning Commission staff were on hand to help direct individuals to the groups they may be most interested in joining.

Land Use

The chair is Davis Lusby and the staff lead is Joe Kane. Other additional staff are Megan Chan and Matt Summers. The committee meets the third Monday of each month from 5-7PM in the Planning Commission office at 230 E Main Street. The general topics are as follows:

- Summary existing/history of land use within Georgetown and Scott County
- Urban Land Use – do we have appropriate levels of the following land uses?
- Commercial / "Employment Districts"
- Industrial
- Residential / Housing
(The focus is more on land use here, additional info covered in human services section.)
- Green / Open Space / Parks
- Incentives for low impact design/density/affordable housing
- Regional role and collaboration

- Countywide Future Land Use Map
- What is the format for how we review specific parcel zone change requests? (Not yet determined – in the past, they provided an application process for review and consideration before the Planning Commission)
- Review of the Urban Service Boundary (USB) and new requests for expansion
- Greenbelt location, width, and/or expansion
- Small area plans or emphasis surrounding new transportation corridors

Agriculture & Environment

The chair is Claude Christensen. Staff Lead is Matt Summers and the additional staff is Joe Kane. The committee meets on the third Wednesday of each month from 5-7PM at the Planning Commission Office at 230 East Main Street. The general topics are as follows:

- Agriculture
- Conservation/Preservation
- Purchase of Development Rights (PDR) program
- Rural residential (potentially smaller/larger lots)
- Agri-business opportunities
- Rural Land Use (to be included in the Land Use chapter or element)
- Agriculture
- Farmland preservation
- Rural Residential (A-5 versus the A-1 zone district)
 - Clusters or rural subdivisions
 - Transect, ring or strategic location for A-5 zone on Future Land Use (FLU) Map
- Commercial or Industrial outside the Urban Service Boundary (USB)
- Wireless Communication Facilities
- Environmental Impacts of Development
- Environmental Quality, see Vision 2020 Infrastructure/Environmental Quality
- Environmental sustainability
- Recycling
- Litter
- Review of the 1991 Comp Plan elements
- Environmentally sensitive land uses (sinkholes, creeks, steep slopes, natural water features, etc.)

Heritage & Urban Form

The chair is Polly Singer Eardley. The staff lead is Megan Chan and the additional staff is Joe Kane. The committee meets on the third Thursday of each month from 5-7PM at the Planning Commission Office at 230 East Main Street. The general topics are as follows:

- Urban/Ag divide – Review histories and purposes, regulations to support continued success of each.
- Form Based Codes or Overlays? (Mixed Use Districts, etc.)

- Community Appearance & Design
- Transitions between districts
- Traffic Calming
- Enforcement
- Infill
- Incentives for low impact design/density/affordable housing
- Density bonuses/lot sizes
- Street sections
- Downtowns
- Georgetown/Stamping Ground/Sadieville Downtown
- Downtown Master Plan (do we want for Georgetown or all three cities?)
- H-1 district and Architectural Review Board (ARB)
- Neighborhoods
- Neighborhood planning elements, how-to's & priorities
- Wellness program
- Partnerships
- Funding programs
- Usable park space, land dedication with major subdivisions
- Access to parks and other facilities
- Homeowners Associations (Don't want to compete with city efforts)

Growth & Economic Development

The chair is Rob Jones. The Staff lead is Matt Summers and the additional staff is Megan Chan. It meets on the fourth Monday of each month from 5-7PM at the Planning Commission office at 230 East Main Street. The general topics are as follows:

- Overall county-wide vision/identity
- Controlled growth, planned vision
- Sustainability Development
- Financial Impact and Analysis of new development:
- Impact fees
- Requiring developers to show life-cycle costs, etc.
- Discuss setting rate for costs of providing urban services in different location (incentive for development)
- Any other financial incentives
- Stable and diversified economy
- Employment opportunities
- Workforce training
- Business incubators
- Regional business market
- Include ag jobs
- Regional branding, tourism and recreation
- Agri-business opportunities

Infrastructure & Community Facilities

The chair is Steve Smith. The Staff lead is Joe Kane and the additional staff is Matt Summers. It meets on the fourth Tuesday of each month from 5-7PM at the Planning Commission office at 230 East Main Street. The general topics are as follows:

- Transportation
- Community Appearance & Design
- Street sections
- Auto, Bike, Ped, Air, Rail
 - Countywide road improvement plan
 - Urban versus rural needs and maintenance, character
 - Bicycle and pedestrian plan
 - Regional planning
- Connectivity between land uses/districts/for pedestrians across arterials
- Systems thinking versus isolated user-type
- Street furniture
- Utilities
- Electric, gas, water, sewer, internet, cellular
- Physical Facilities & Services – What are our anticipated growth needs? What should be consider changing in the future?
- Public services: police, fire, gov't, etc.
- Landfill
- Recycling
- Cardome, Ward Hall, Reservoir
- Hospital & health services
- Parks and recreation (neighborhood level parks, especially)
- Mapping of infrastructure in GIS
- Capital improvements plan
- Measuring Level of Service (LOS)
- Measuring costs for short- and long-term provision of public services for new development
- Wireless Communication Facilities

Human Services & Community Building

The chair is Kandice Whitehouse. The Staff lead is Megan Chan and the additional staff is Matt Summers. It meets on the fourth Thursday of each month from 5-7PM at the Planning Commission office at 230 East Main Street. The general topics are as follows:

- Livability/Quality of Life issues
- Access to services
- Education/Awareness initiatives & programming
- Education about homelessness and low-income individual/family concerns
- Local official and public knowledge of the existing problem

- Awareness of existing/available services
- Reinvigorate Community Connection and/or similar pairings that promote available resources
- Eliminate sub-standard housing
- Regular inspection of rental housing
- Incentives for affordable housing
- Help Center for migrant workers or low-income individuals
- Workforce training
- Developing and fostering partnerships
- Education
- School, homes, libraries
- Partnerships with businesses
- Tech and global perspectives
- Community gathering places
- Regional tourism and recreation, as related to impact on local brand/vision/quality of life

Comp Plan Kick-off Meeting

Word Cloud Activity

1-26-2016

Meeting attendees were asked the question, "If you could describe Scott County in one word, what would it be?" (Or Georgetown, Stamping Ground, or Sadieville) The results were tallied and associated words combined to produce the following word cloud. The size of the words reflects the numbers of times each word was submitted.



Important Places Mapping Activity

1-26-2016

“What is an important place in our community? Why is it important?”

Summary/Themes: Community facilities and historic assets strongly influence our sense of place. Our rural landscapes & natural environment are also a big factor in the way we view our community. The following were the most frequently identified places of importance: schools, downtown, parks, library, heritage sites, farms, major transportation corridors, waterways.

See map for more details

Dot #	Location	Importance
1	Veterans Wma	Hunting & fishing resource
2	Netwon Pike	Transportation
3	Schools	Education-"key to life"
4	Royal Spring Park	History & Tourism, Public green space
4	Downtown/Main street	Center of community
5	Georgetown College	Education, Employment, and community engagement
6	Downtown/Main street	Lively, lighting, small business, concerts, economic engine, no empty store fronts
7	New High School	
8	Cardome/ Yuko En	Gardening/nature
9	Cardome/ Yuko En	Gardening/nature
10	Ward Hall	
11	Georgetown College	
11	Arts & Cultural Center	Heritage, tourism
12	Wedco Health Department	Health Education & Services
13	Cardome	Heritage, family history
15	Downtown/Main street	Center of community
16	Pavilion	
17	Pavilion	
18	Downtown/Main street	Lively, lighting, small business, concerts, economic engine, no empty store fronts
19	Yuko-en Ky Japan Friendship Garden	The official State KY/Japan friendship Garden-tourism
24	Georgetown College	
25	Water System	Treat limestone in H2O
26	Rucker, Royal Spring Avenues	Prime cropland
27	Gas Station 460	Need more commercial zoning/development in county
28	Reservoir	Recreational opp. Need management plan
29	Library	Promotes literacy & learning, education history, community gathering
31	Downtown	Handsome old public buildings
32	Triple-J Farm	Community-Support Agriculture
33	Horse Park	Statewide resource shared with Fayette County
34	Legacy Trail	Need connection to Fayette with safe walking and running trail
35	I-75	Great Access
37	Elkhorn Creek/Farming community	Ag, wildlife scenic
38	North Georgetown	Outdoor/indoor recreational areas needed
39	Rucker, Royal Spring Avenues	S. Price's Prime Cropland
40	City of Stamping Ground	small community atmosphere with easy access to large city amenities
41	Elkhorn Creek/Farming community	Ag, wildlife scenic
42	Elkhorn Creek/Farming community	Ag, wildlife scenic
43	Stamping Ground	Ripe for residential development
44	Cit of Stamping Ground	Expand city limit for residential and recreational
45	Abandoned Rail Road	Build rail to trail, connect to legacy trail

Dot #	Location	Importance
46	Bypass	Best opportunity for multi-use trail road that connects neighborhoods and destinations
49	Elkhorn Creek	Largest water body
50	Sonetown Road, Stamping Ground	African american historic place
51	Watkinsville	African american historic place
52	Stamping Ground	History of Scott Co.
53	I-75 Porter	Economic growth
54	Sadieville	Community Survival
55	N. Broad/525	Sidewalk/ Ped Connection from H.S. to downtown to park
56	Skullbuster	Mountain biking, tourism dollars,
57	I-75 exits	Railhead heritage, re-establish
58	Prime Farmland	Impact fee or fee on development that funds PDR
59	Reservoir	Tourism/economic engine
60	Downtown/Main street	Center of community
61	Commercial Area Connector	Need park for residential subdivisions- connect to subdivisions
66	Farm in green belt	Important to maintain property rights of farm owners
68	Stamping Ground	expand utilize for Industrial
69	Stamping Ground	Annex out to provide cable/trash
70	Stamping Ground	Incentive to fill existing subdivisions
71	Recreation on Elkhorn Creek	
72	Sadieville Interchange Expansion	
73	460 Paris Road	Value historic agricultural property-community supported agriculture and organic farming
74	460-East	Maintain Elkhorn Ag water supply
76	Elkhorn Creek	Protect waterway-scenic recreation, irrigation
77	Elmwood Stock Farm	Historical Farm, USDA certified organic farm, National register of historic places
80	Geo./SC Trails System	Need to make connections to existing trails
81	Geo./SC Trails System	Need to make connections to existing trails
82	Paris Pike	Important road
84	460 & Elkhorn Corridor	Valuable economic and natural resources as farmland-slow loss of this with larger minimum lot size 10-15 acres
85	460 East	Lanes run and millers run historic district
86	461 East	Lanes run and millers run historic district
92	Crumbaugh	Valuable farm and historical and beautiful service land
94	Downtown/Main street	Center of community
95	Evans Orchard	Kid oriented, small business
99	Sadieville	Historic site potential park area
100	Reservoir	Trails, horseback riding, hiking, biking
101	Great Crossing park	Relaxation, hiking, fishing, protect & clean up water
102	S. Urban Service Boundary	Maintain urban divide with Lexington
104	Schools	Education-"key to life"
105	Stone Fences	Scenic, Historic Preservation
106	Stone Fences	Scenic, Historic Preservation
107	Library	Promotes literacy & learning, education history, community gathering
108	Downtown/Main street	Lively, lighting, small business, concerts, economic engine, no empty store fronts
109	Elkhorn Creek/Farming community	Ag, wildlife scenic
110	Georgetown College	Education, Employment, and community engagement
111	Royal Spring Park	
112	Old Friends	Tourism, Public services, Humane services

Dot #	Location	Importance
113	Hospital	Health & wellness, clinics, specialties
114	Horse Farms	Beauty & tourism
115	Country Roads	Great bicycling, wonderful scenery
116	Cardome	Heritage, family history
117	Ward Hall	
118	Royal Spring Park	History & Tourism, Public green space
119	Library	Promotes literacy & learning, education history, community gathering
120	Hospital	Health & wellness, clinics, specialties
121	Downtown/Main street	Lively, lighting, small business, concerts, economic engine, no empty store fronts
122	Georgetown College	
123	Library	Promotes literacy & learning, education history, community gathering
124	Scott Co. Park	Recreation, fishing, great green space
125	Garth Elementary	Downtown School

Comp Plan Kick-Off Meeting 1-26-2016

Long-Term Vision Activity "Imagine Scott County in 2040. What does it look like?"

Visioning ideas were categorized and written on paper on the walls for everyone to see. The goal was to encourage attendees to share their long-term vision for Scott County, including:

1. Wants, needs, etc.
2. What's missing in our community that you'd like to have?
3. Categorize comments as physical/environmental, social, or economic

The comments below were submitted under the categories of Physical, Social, and Economic. They were then assigned to subcommittees based on their best fit. Some comments are listed under multiple subcommittees due to their complex nature.

Infrastructure and Community Facilities (Physical)

- Multi-use & recreational trails
- Better transportation system
- Sidewalks & bike paths connecting neighborhoods
- Lit alleyways downtown
- Fix downtown sidewalks not just main street
- Sidewalks connecting neighborhoods
- Green infrastructure (storm water quality awareness)
- Safe bike lanes & pedestrian friendly shopping areas
- Bike/walk trails to connect subdivisions to shopping and schools
- Wider tunnel under railroad tracks on 460
- Access to public transit (local & regional)
- Anticipate self-driving cars & benefits to infrastructure (eg parking)
- Working street lights
- Underground utilities in the whole county

Infrastructure and Community Facilities (Social)

- Pool/athletic center in North &/or East
- Theatre
- Solid and reliable infrastructure
- Develop Lisle road facilities more (see E'town)
- Controlled growth-we don't have to double by 2040
- Arts community using "downtown" space in Stamping Ground
- Recreational Lake in north for camping & tourism
- Formal park system for health of citizens connected

Infrastructure and Community Facilities (economic)

- A willingness to raise taxes enough to adequately fund a strong infrastructure/ schools/sidewalks, recycling, & the arts
- Curb recycling for city residents
- Safe sidewalks & Lighting for foot traffic safety
- Build community center in Stamping Ground to provide needed services to citizens

Land Use (Physical)

- Better transportation system
- Strong zoning & planning (no rubber stamp)
- Safe bike lanes & pedestrian friendly shopping areas
- Keep development near city & leave lots of open country
- Phase out motor transport in favor of pedestrianism, as demanded by Comp Plan 2011-2016 pp 3,4,5.
- As we grow continue to have larger size lots
- Anticipate self-driving cars & benefits to infrastructure (eg parking)
- Organized developments with aesthetic controls

Land Use (Social)

- Formal park system for health of citizens connected
- Continuing heritage of small churches throughout county

Land Use (Economic)

- Diversify beyond manufacturing
- Become more of a "destination" for restaurants, shopping, entertainment, emphasize distillery heritage, horses, other KY elements
- Discount, affordable low-income housing

Agriculture and Environment (Physical)

- Stone fences maintained & enhanced
- Keep development near city & leave lots of open country
- Well-farmed landscape
- No more cluster subdivisions with beige houses

Agriculture and Environment (Social)

- Recreational Lake in north for camping & tourism
- Continuing heritage of small churches throughout county

Agriculture and Environment (Economic)

- More Community Supported Agriculture in the county
- Bigger, more festive farmers market
- Curb recycling for city residents
- Homestead economies
- Limit commerce to homesteaders' surpluses, localize commerce (see Comp. Plan 1991 Vol.2 P.8 Sec 5.3.2, Agriculture)
- Every citizen a farmer

Growth & Economic Development (Physical)

- Multi-use & recreational trails
- Better transportation system
- Safe bike lanes & pedestrian friendly shopping areas
- Access to public transit (local & regional)
- Historic downtown- vibrant & restored

Growth & Economic Development (Social)

- Controlled growth-we don't have to double by 2040
- Restaurant, café, a la Midway in S.G.
- Recreational Lake in north for camping & tourism
- Concert hall (attract big name artists)
- Support for the arts and cultural events
- Farmers markets

Growth & Economic Development (Economic)

- Diversify beyond manufacturing
- Bring in major dept stores
- More variety/ small business downtown
- Bigger, more festive farmers market,
- More CSA in the county
- Friendly environment for small businesses
- Become more of a "destination" for restaurants, shopping, entertainment, emphasize distillery heritage, horses, other KY elements
- A willingness to raise taxes enough to adequately fund a strong infrastructure/ schools/sidewalks, recycling, & the arts
- Better restaurants not fast food
- Higher end department stores keep our tax dollars in Scott County
- Destination/Stop over for travelers between Canada & Florida, West to mountains

- As a growing community and to better serve the citizens of Scott County->Leader in Healthcare
- Destination for high tech businesses, just outside Lexington
- Toyota Dealership

Human Services & Community Building (Physical)

- Access to public transit (local & regional)

Human Services & Community Building (Social)

- Theatre
- Anyone who can't drive should have access to enrichment activities
- Instill virtue and values in our people and promote Godly people
- Raise awareness of poverty with solutions
- Strategic planning recognizes it exists and works to fix it New resident transitional program to inform about all aspects of community (school, work, social, clubs, etc.)
- An increase of free/ low cost activities for children & teenagers
- With every initiative, consider how to make its benefits accessible to lower-income members of the community
- Pass a Fairness Ordinance for Georgetown and or all of Scott County
- Ban indoor smoking
- More activities for kids/family
- Positive activities for teens: bowling, put-put, skating, karate etc.
- Concert hall (attract big name artists)
- Legal aid
- Tenant services
- Support for the arts and cultural events

Human Services & Community Building (economic)

- Discount, affordable low-income housing
- As a growing community and to better serve the citizens of Scott County->Leader in Healthcare

Heritage & Urban Form (Physical)

- Lit alleyways downtown
- Fix downtown sidewalks not just main street
- Sidewalks connecting neighborhoods
- Safe bike lanes & pedestrian friendly shopping areas
- Landscaping of main roads and entrances to Georgetown

- Phase out motor transport in favor of pedestrianism, as demanded by Comp Plan 2011-2016 pp 3,4,5.
- Historic downtown- vibrant & restored
- Organized developments with aesthetic controls
- Underground utilities in the whole county

Heritage & Urban Form (Social)

- Arts community using “downtown” space in Stamping Ground
- Restaurant, café, a la Midway in S.G.
- Continuing heritage of small churches throughout county

Heritage & Urban Form (Economic)

- Become more of a “destination” for restaurants, shopping, entertainment, emphasize distillery heritage, horses, other KY elements
- Develop artistic community in downtown Stamping Ground

Comp Plan Kick-off Meeting
Growth Management Activity

1-26-2016

“We’ve had a rapid annual growth rate and are expected to reach a county-wide population of 100,000 people by 2040 (twice our current pop). What do we need to be doing to prepare for that kind of growth?” Participants were asked to write responses on post-it notes to place on the wall. After the meeting, the comments were assigned to subcommittees based on their best fit. Some comments are listed under multiple subcommittees due to their complex nature.

Infrastructure & Community Facilities

- Internet- bigger networks
- More library locations
- Improved area traffic by cherry blossom/ connector road
- Broadway 4 lanes instead of 2
- Make the 2 lane through town back to 4 lanes
- Large public pool
- Dog parks
- Increase library spaces
- Expand emergency services especially in rural areas
- Improve roads into Stamping Ground to promote economic and residential growth
- Reliable cell service county wide
- Sidewalks throughout the community
- Drainage, storm-water, water quality focused growth GREEN
- Public financing of transit
- Public transportation
- No more fast food restaurants
- Have a plan and vision that is competitive with surrounding communities and that focuses on quality and sustainability
- Require traffic studies with all major plats and the developer to be responsible.

Agriculture & Environment

- Expand emergency services especially in rural areas
- Re-establish riparian zones back to native plantings
- Infrastructure planned & implemented with a green focus

Growth & Economic Development

- Great schools
- Keep small businesses downtown
- Improve roads into Stamping Ground to promote economic and residential growth
- Public financing of transit
- Have a plan and vision that is competitive with surrounding communities and that focuses on quality and sustainability
- Good Foods or Whole foods needed

Human Services & Community Building

- More library locations
- Great schools
- Support & strengthen health & human services infrastructure
- Provide broader services for homeless in Georgetown
- Expand public health education services and physical education resources
- Make sure when we become a big city that we do not have the bad habits we see in those cities by making good values central to growth
- Good quality affordable housing
- Expanded educational opportunities
- Public transportation

Heritage & Community Building

- Sidewalks throughout the community

Land Use

- Improved area traffic by Cherry Blossom/ Connector Road
- Have a strong plan and designated areas with controlled structural & aesthetic properties to define the city a “master plan”
- Public transportation
- No more fast food restaurants
- Have a plan and vision that is competitive with surrounding communities and that focuses on quality and sustainability