

## **Georgetown-Scott County Planning Commission**

### Heritage & Urban Form Sub-Committee Meeting Minutes

Date: Thursday, July 21<sup>st</sup>, 2016

|                |                                |                   |
|----------------|--------------------------------|-------------------|
| In Attendance: | Polly Singer Eardley, Chairman | Megan Chan, staff |
|                | Kitty Dougoud                  | Rick Hostetler    |
|                | Mary Somerville, staff         | Cathy Mattingly   |
|                | Elizabeth Sharp                | Keri Basham       |

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The meeting convened in the Planning Office at 5:00 p.m.

### **Welcome & Introductions**

Megan Chan welcomed everyone to the meeting, attendees introduced themselves. The committee reviewed the timeline and work plan for the rest of the year in regards to the Comprehensive Plan. Tonight's meeting is to focus primarily on downtowns.

### **Existing Regulations**

Megan presented a summary of the existing land use tools and regulations in place and used by other communities. Topics discussed included:

- Future Land Use Map and Designations
- The B-3 Zone District
- Form-Based Codes (general discussion)
- Local Historic District (H-1)

### **Map Review**

The committee looked in further detail at two maps. First, the committee reviewed a map showing the existing B-3 zone district and proposed mixed use area for the future land use map. The committee discussed the boundary lines and made suggestions for amendment of the lines and adjustment on the proposed future land use map. Second, the committee reviewed a draft set of recommendations for pedestrian infrastructure improvements in downtown Georgetown. The draft plan showed locations to extend sidewalks where to complete the network, add crosswalks, and a three-tiered system for sidewalk repair priority areas.

### **Notes and Follow-Up**

1. H-1 District:
  - a. Check to see if the old Shell Station on East Main is in Historic District.
  - b. Add design standards and ARB to Cardome and Cemetery on Broadway
  - c. Contact Marty Perry of Kentucky Heritage Council for assistance with historic district amendment process
2. B-3 Zone District/FLU Map Mixed Use Area:
  - a. See mark-up for changes to district
  - b. Jackson & South Broadway – five properties should be in B-3 zone.
  - c. Check lot on Offutt Alley and North Mulberry. Is it one lot or two?

- d. Consider adding form-based or other performance standards to the B-3 zone district.
  - e. Clarify parking and wayfinding issues (continue coordination efforts with Tourism)
  - f. Mixed use regulations to vary between CBD and other – require storefronts on first floor within CBD but not required in the more residential-based areas
  - g. Samples: Old Town, Alexandria, Bardstown, KY, Jimmy Nash Community,
  - h. Amend Sign Ordinance – plastic signs and A-frames currently detract from the character, and many temporary signs become permanent. No plastic, no neon?
3. Pedestrian Infrastructure:
- a. Fund raiser for artwork on streets
  - b. Extending the street lights, north/south Broadway and east/west on Main. In residential areas, locate further apart and reduce light intensity.
4. Other Committees:
- a. Roundabout at Connector Road (limited space...) – Infrastructure
  - b. Composting toilets at Royal Spring Park (?)

### **Upcoming Meetings**

The committee did not have time to discuss Stamping Ground and Sadieville's downtowns, but it was noted that separate meetings will be held in each city to discuss the proposed USB and FLU maps. The dates are as follows:

1. Wednesday, August 3<sup>rd</sup> at 6:00pm at Sadieville City Hall
2. Thursday, August 4<sup>th</sup> at 6:00pm at Stamping Ground City Hall

There was no other business and the meeting was adjourned at 7:10PM. The next committee meeting is scheduled for Thursday, August 18<sup>th</sup> at 5pm in the Planning Office.