

## Human Services and Community Building Sub-Committee Comprehensive Plan Update

Thursday, July 28, 2016  
5:00-7:00pm  
230 East Main Street, Georgetown, KY 40324

### AGENDA

<b>Time</b>	<b>Topic</b>
5:00-5:05pm	Welcome
5:05-6:45pm	Review Draft Goals & Action Items: <ul style="list-style-type: none"><li>• Infrastructure &amp; Public Facilities</li><li>• Heritage</li><li>• Environment</li><li>• Economic Growth</li></ul>
6:45-7:00pm	Review Homework (Housing Prep): <i>See last page of packet</i> <ul style="list-style-type: none"><li>• Housing Survey – updated from the June Public Meeting</li><li>• Thoughts on Housing affordability, availability</li><li>• How could we provide more flexibility in the Zoning Ordinance?</li><li>• Suggested Action Items?</li></ul>

### UPCOMING DATES

1. Sadieville USB/FLU:  
Wednesday, 8/3/16 at 6:00pm  
Sadieville City Hall, 605 Pike St, Sadieville, KY
2. Stamping Ground USB/FLU:  
Thursday, 8/4/16 at 6:00pm  
Stamping Ground City Hall, 3374 Main St, Stamping Ground, KY
3. **Next Human Services & Community Building Sub-Committee Meeting:**  
**Thursday, August 25th, 2016 from 5:00-7:00pm**  
**Planning Commission Office, 230 East Main Street, Georgetown, KY 40324**

## Minutes 06/23/16

### Human Services & Community Building Sub-Committee Meeting Minutes

Date: Thursday, June 23<sup>rd</sup>, 2016

In Attendance:           Kandice Whitehouse, Chair           Matt Summers, Staff  
                                  Alaina Hagenseker, Staff           Theo Leverenz

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

#### Welcome & Introductions

Matt Summers welcomed everyone to the meeting and said that this meeting would focus on reviewing the draft goals and objectives from the Community Form section of the draft goals and objectives for the comprehensive plan.

#### Public Meeting Comments

Matt Summers discussed the Work Plan from June through December. He reviewed the housing goals and action items from the June 14<sup>th</sup> public meeting. There were quite a few comments received regarding local housing. There was a housing survey where a few questions were asked and there were four responses to each question asked. Human Services comments received few comments especially regarding mental health awareness. Employability and skill training is another category where comments were received where these areas are lacking.

#### Reviewing Community Form Draft Goals & Objectives

Matt had the committee review the Community Form chapter's draft goals and objectives before they were discussed. Some of the committee was asking about the USB and if any coincided with the sub-committee. Public Transportation is a lacking area in Scott County especially for unemployed people or to Technology Court. One idea was that from May-August school buses might be able to be used for public transportation to specific areas throughout the community on certain days. Someone asked how to define "flex spaces." Matt explained that it hasn't really been defined yet. A committee member asked about where impact fees can be considered in. Matt answered that it is usually associated with infrastructure and the cost to the Police Department that has to hire and maintain another officer. A member asked about form-based code, and there was a discussion about what it could mean for the future of Scott County and how it could impact certain types of businesses in the community.

Matt discussed the homework which was to review the other chapters of the draft goals and objectives and note any comments to bring to the July committee. The next sub-committee meeting will be Thursday July 28<sup>th</sup> from 5-7PM at the Planning Office.

There were no other business and the meeting was adjourned at 6:20PM.

## Draft Goals & Action Item Review:

### Infrastructure and Public Facilities

#### Goals

1. **Ensure adequate public facilities and services are available to meet the needs of businesses and residents.**
  - 1.1. Access to adequately staffed and equipped Police, Fire and Emergency Services is maintained for all citizens and is considered by the Planning Commission as new development is approved.
  - 1.2. Develop parks and recreational opportunities to meet the needs of our growing population.
  - 1.3. Strive for the availability of high-speed affordable internet access to all citizens.
  
2. **Build, maintain, and improve public infrastructure.**
  - 2.1. Ensure clean/safe drinking water is available for all residents.
  - 2.2. Encourage cluster development and increased construction standards for new roads to reduce the length of roads and future maintenance costs for county roads dedicated for public maintenance.
  - 2.3. Design stormwater infrastructure to be environmentally friendly and multi-functional.
  - 2.4. No new large scale development on private package sewer treatment plants should be approved in the county.
  
3. **Ensure that new growth contributes to community prosperity and is well planned.**
  - 3.1. Ensure that county-wide capital improvements programs are effective, cost efficient, cooperative, and complementary.

#### Action Items (for Implementation Matrix)

##### Policy Changes

- Ensure utility infrastructure is located to minimize impacts to historic, cultural, and environmentally sensitive areas.
  - New Telecommunication towers should be sited so as to avoid negative impacts to historic and environmentally sensitive areas.
  - The Planning Commission should develop the appropriate technical support necessary to effectively evaluate a cellular tower application.
  - Zoning Ordinance should be amended to require co-location or use of alternative reasonable locations when towers are proposed for environmentally, historically or culturally sensitive locations.
  - Planning Commission should adopt new uniform zoning standards for towers that meet the previous objective after careful study and public input.
- Develop policy to reserve or acquire appropriate land as development and subdivision approvals are granted to meet the open space and recreational needs of the growing population.
- Develop policy for Planning Commission and City/County consideration of fiscal impact of zone change and/or major subdivision, and development plan requests.
- Develop a “Complete Streets” policy for city streets and support Strong Towns concepts (place-making and accessibility).
- Update Stormwater Manual to be environmentally friendly and multi-functional (see text).
- Continue to fund the updating, improvement and implementation of the Scott County Hazard Mitigation Plan.

##### Partnerships and Education

- Update Public Sewer Plans and capital budgets for provision of public sewer and water service consistent with the Comprehensive Plan to encourage and support growth that follows the Future Land Use Map.

##### Research and Studies

- Study the fiscal impact to the cities and county of long term maintenance of new public infrastructure and services. Recommend a method of balancing the cost/benefit to the cities/county of new development.
- Conduct a downtown Georgetown parking study.
- Develop high-speed internet-related action item.

#### Physical Projects

- Each municipality creates a Capital Improvements Plan and coordinates review and comment by the Planning Commission on its conformance to the adopted Comprehensive Plan and Future Land Use Map.

# Heritage

## Goals

### 1. Preserve our built history.

- 1.1. Highlight and enhance the historic quality of Downtown Georgetown and surrounding neighborhoods to attract businesses and support an economically viable commercial district.
- 1.2. Implement policy measures to protect historic resources and enhance the form of surrounding areas, such as downtowns, historic sites, districts and landmarks.
- 1.3. An Historical Property and District Ordinance should be adopted to support preservation efforts.
- 1.4. Incentivize preservation.
- 1.5. Monitor local property of historic importance for possible designation in the National Trust for Historic Preservation.
- 1.6. Conduct educational efforts to increase awareness of the importance of preservation efforts, processes, and available financial, design, and additional educational resources.

### 2. Protect and enhance the natural, historic, and cultural landscapes that give Scott County its unique identity and image.

- 2.1. Highlight the special environmental qualities of Scott County in developed and undeveloped areas.
- 2.2. Promote enhanced use of the Elkhorn Creek as a resource for recreation and tourism, and a unique attraction for development within the urban service boundary.
- 2.3. Protect the natural environmental qualities of the creeks as special habitats for plants and animals, and make them accessible for educational purposes.
- 2.4. Encourage the “greening” of Scott County by preserving trees and establishing new landscaping in urban areas.

### 3. Promote, support, and encourage public art.

- 3.1. Improve access to arts and cultural enrichment opportunities for all Scott County residents and visitors.
- 3.2. Include public art programs throughout the community, and especially at nodes of high activity.
- 3.3. Capitalize on our historic character and cultural heritage in public art and enrichment activities.

## Action Items (for Implementation Matrix)

### Policy Changes

- Adopt a revised local historic preservation district ordinance, Design Standards, and Architectural Review Board to ensure the historic qualities of designated areas are maintained and enhanced over time.
- Preservation incentives.
- Review and amend the B-3 zone district standards (see 1991 housing chapter recommendations, plus new ideas).
- Develop a comprehensive cultural resource plan that protects environmental aesthetics and the historic character of the rural landscape as well as man-made or built elements of our cultural identity. Elements should include: historic properties, landmarks, and sites, Ward Hall, Cardome,

### Partnerships and Education

- Develop educational programming to increase local awareness and knowledge regarding preservation, such as: flyers, handbooks, partnership programs, “how-to” brochures, historic property tours, etc.
- Maintain a library of historic preservation and cultural conservation of interdisciplinary materials.
- Work with the Scott County Historical Society to help develop a list of preservation grants and resources necessary to acquire preservation easements.
- Designate a city staff position of redevelopment coordinator, incentives/marketing (infill specialist) – Northside Christian Church, Galvin’s - new restaurant

### Research and Studies

- Telecommunication Towers – as part of the cultural resource plan and/or a separate ordinance and text amendment.

- Develop and maintain a local inventory of historic landmarks, places and districts, with photographs, descriptions and information on history, ownership and current conditions. Track structures, districts and landmarks that could become eligible for historic designation (50-year threshold) during the time span of this plan.
- Consider expansion of the local historic district overlay to include all properties with national register designation and/or additional local sites as identified in the cultural resources list.
- Consider form-based codes to guide new development to complement surrounding streetscape and buildings in designated areas, such as downtowns, Main Street, Broadway, major corridors, and/or commercial nodes.
- Consider expansion of the local historic district. This could include a wider area downtown, and/or could include areas already identified on the National Register of Historic Places (districts, buildings, or landmarks).
- Update cultural district list to include list of current cultural resources (natural and built).
- Establish a neighborhood inventory program to identify and document the location, size, individual characteristics, appearance and inhabitants of residential areas which will exceed the Secretary of the Interior's threshold for historic designation during the time span of this plan.
- Identify and monitor assets to include as cultural resources for protection, including: Elkhorn Creek, Farm fences, rock walls, parks on Elkhorn Creek, distinct neighborhood elements,

#### Physical Projects

- Create outdoor spaces where social activities and special events can easily happen (Community form, Heritage, Human Services, etc.)
- Adopt and pursue recommendations of Small Area Plans for the major neighborhoods and corridors surrounding Downtown Georgetown, and the North Broadway/Water Street areas.

# Environment

## Goals

### 1. Protect water quality.

- 1.1. Protect Creek Conservation Corridors.
- 1.2. Ensure the pristine water quality of the reservoir once it is constructed.
- 1.3. Protect the aquifer recharge area and county karst topography areas.
- 1.4. Minimize the impervious area in rural areas.

### 2. Minimize the impact of waste produced in Scott County.

- 2.1. Reduce amount of waste disposed in the landfill and illegal dumping.
- 2.2. Encourage recycling and composting and reduce barriers to these activities.
- 2.3. Require the proper use, location, and disposal of hazardous materials to protect human health, water quality, air quality, and environmentally sensitive resources.

### 3. Promote clean air practices.

- 3.1. Encourage educational opportunities to learn about and implement clean air practices.
- 3.2. Require that all new development conforms to federal and state air quality regulations.

### 4. Protect environmentally sensitive areas.

- 4.1. Develop an environmental impact plan.
- 4.2. Discourage development of areas with a concentration of sensitive resources or areas prone to hazards to human health and safety.

### 5. Support green spaces, parks & walkways.

## Action Items (for Implementation Matrix)

### Policy Changes

- Require impervious surfaces in the rural areas of Scott County to be mitigated by existing water quality regulations.)
- Control and monitor land uses that store, transport, or generate hazardous materials within aquifer recharge areas.
- Encourage placement of recycling containers in all communities, in elementary schools, and other high traffic/gathering locations.
- Require that all new development conforms to federal and state air quality regulations.

### Partnerships and Education

- Expand the hours during which recycling can be dropped off.
- Develop/enforce policy for hazardous waste disposal.

### Research and Studies

- Create a monitoring system to guide efforts to protect water quality.
- Develop an environmental impact plan.

### Physical Projects

- Increase waste disposal opportunities and locations.
- Install recycling containers in all communities, in elementary schools, and other high traffic/gathering locations.

# Economic Growth

## Goals

- 1. Create a community that attracts a diverse array of people and businesses.**
  - 1.1. Encourage a variety of cultures and income levels, resulting in a vibrant and diverse community.
  - 1.2. Improve access for all Scott County residents to employment opportunities.
  
- 2. Create more local business and job opportunities.**
  - 2.1. Encourage long-term incremental local business development to benefit the community.
  - 2.2. Encourage a wider range of local goods and services.
  - 2.3. Support downtowns to be economically viable and protect investments in cultural and historic resources.
  
- 3. Encourage agricultural economic growth in Scott County.**
  - 3.1. Create an agricultural advocates committee to establish a policy and operations environment that maintains and enhances a viable agricultural base.
  - 3.2. Multiply markets for local agricultural products, and create market-driven agricultural diversification strategies.
  
- 4. Promote Scott County's image as a good location for industrial development.**
  - 4.1. Support and assist local educational efforts to produce an available and skilled labor pool.
  - 4.2. Retain adequate acreage and locations for industrial development.

## Action Items (for Implementation Matrix)

### Policy Changes

- Create a fast track system for small and mid-sized business development approvals.

### Partnerships and Education

- Create an agricultural advocates committee to establish a policy and operations environment that maintains and enhances a viable agricultural base.
- Support local entrepreneurship through educational and small business assistance programs.
- Decrease vacancy rates in downtown areas.

### Research and Studies

- Review agricultural conditional use permit requirements.
- Develop incentives for farming operations.

### Physical Projects

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## Housing Homework

Return at Next Committee Meeting: August 25, 2016

1. A standard calculation for affordable housing is spending up to 30% of a household's take-home income toward rent or mortgage payments. You can think of this as the rental rate or monthly mortgage for a two-bedroom unit. What price point does affordable housing mean to you?
  
2. Do you think we have enough affordable housing within our community?
  
3. Is there a certain type, size, or price of housing that you feel we need more or less of in our community?
  
4. What is the maximum distance you would want to live from...
  - a. A grocery store? \_\_\_\_\_ miles
  - b. A neighborhood park? \_\_\_\_\_ miles
  - c. Restaurants/Retail? \_\_\_\_\_ miles
  - d. Other: \_\_\_\_\_ miles
  
5. How could we provide more flexibility in the Zoning Ordinance?
  
6. Do you have any suggested Action Items for the Housing Chapter?

Please share any additional thoughts or comments below or on the reverse side of this page: