

Land Use Sub-Committee Comprehensive Plan Update

Monday, February 15, 2016
5:00-7:00pm
230 East Main Street, Georgetown, KY 40324

AGENDA

Time	Topic
5:00-5:15pm	Welcome and Introductions <ul style="list-style-type: none">• Staff Introductions• Committee Member Introductions
5:15-5:45pm	Comp Plan Process & Committee Role <ul style="list-style-type: none">• History of the Comprehensive Plan• Where are we and where are we going?• Kick-Off Meeting Feedback• What's our role?• Process and Timeline• Distribution of Existing Goals & Objectives
5:45-7:00pm	Vision and Fundamental Principles <ul style="list-style-type: none">• Distribution of New Materials• Overall Community Vision• Sub-Committee level vision statement• Sub-Committee level fundamental principles

Homework:

1. Review the committee vision statements and fundamental principles
2. Read the existing element's goals and objectives and take notes:
 - a. Compare it to the new vision and fundamental principles
 - b. Is the information still relevant?
 - c. What might need to change?
 - d. Is there anything you would add?

Upcoming Dates:

1. All-Committee Scenario Planning:
 - a. *Monday, March 21st, 2016*
 - b. 5:00-7:00pm
 - c. Scott County Extension Office 1130 Cincinnati Road, Georgetown, KY 40324
2. Next Sub-Committee Meeting:
 - a. *Monday, April 18th, 2016*
 - b. 5:00-7:00pm
 - c. Planning Commission Office, 230 East Main Street, Georgetown, KY 40324

Land Use Committee Purpose

What's Our Role?

We envision your help in the following areas as we review and revise past text and prepare new material for the update to the Comprehensive Plan. You will:

1. Review and guide content revisions
2. Be community focused
3. Solutions-oriented
4. Listen and respect others opinions

We value your opinion and are glad you've decided to help in this process.

Committee Overview

- 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

Draft Work Plan

Feb 2016

1. Introduction and history
2. Overall and committee level vision statements
3. Work plan
4. Distribute and review existing documents
5. Distribute proposed guiding principles

March 2016

6. Scenario planning joint exercise (separate meeting)
7. Review existing guiding principles and goals
8. Propose new guiding principles and goals

April 2016

9. Revise guiding principles and goals
10. Chair and staff follow-up: prepare draft for review by steering committee – due by 5/10/16 for the 5/17 steering committee meeting

May 2016

11. Public Meeting
12. Start digging deeper

June 2016

13. Shift focus to implementation, measures, follow-up, etc.

July 2016

14. Shift focus to implementation, measures, follow-up, etc.

August 2016

15. Shift focus to implementation, measures, follow-up, etc.
16. Staff begins compiling draft Comp Plan

September 2016

17. Review and revise draft Comp Plan Element

October 2016

18. Receive public feedback on the draft
19. Review and revise draft Comp Plan Element

November 2016 (NO COMMITTEE MEETING)

20. Final review and endorsement by the Steering Committee and Planning Commission

December 2016 (NO COMMITTEE MEETING)

21. Bring to legislative bodies for adoption

Notes from Public Kick-Off Meeting January 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.

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

Social

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

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

Notes from Public Kick-Off Meeting January 26, 2016

Growth Management Activity

“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.

- 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

Draft Vision Statement- Land Use

Vision Statement:

Scott County's urban and rural areas provide: 1) Diversity of uses – which allows interaction and connectivity between land uses and transportation modes, 2) Distinct neighborhoods – which have strong character and equitable access, 3) Dedicated focus to our downtowns – which are the heart of each of our three cities, 4) Employment centers – where industrial and commercial activity are able to thrive and produce for the county and region, 5) Accessible institutions (schools, etc.) – which are distributed throughout the community, allowing for integration and collaboration, and 6) Natural and open spaces – which are identified and protected through acquisition, stewardship, and responsible site planning, and which are incorporated as vital components of our infrastructure and economy.

Draft Fundamental Principles:

- Growth management and land use regulations positively impact the overall quality of life throughout the County and achieve a proper balance between the property rights of individuals and the rights and needs of the general public and community.
- The greenbelt acts as a land use buffer between urban and rural areas.
- Growth should occur predominately within existing urban areas. Future growth expansion should occur within the present and future bypass to the north and northwest rather than to the south, east, or west of the existing urban services.
- Urban centers should be strengthened through infill and adaptive reuse of existing buildings, incremental and sustainable growth.
- Main corridors into urban centers in Scott County should be planned to provide aesthetically pleasing and functional entryways.
- Neighborhoods should have diverse housing that is both high quality and accessible to varying income levels. Commercial centers, parks, and other public spaces should be integrated to create dynamic neighborhoods with access to daily needs.