

**Land Use Sub-Committee
Comprehensive Plan Update**

Monday, March 21, 2016
5:00-7:00pm
230 East Main Street, Georgetown, KY 40324

AGENDA

Time	Topic
5:00-5:10pm	Welcome <ul style="list-style-type: none">• Logistics<ul style="list-style-type: none">○ Google Groups – joint email address○ Research on Comparable Cities – see website• Meeting Outline
5:10-5:30pm	Goals Introduction <ul style="list-style-type: none">• What is our process?<ul style="list-style-type: none">○ Next 3 months and Tonight• What are goals and objectives? How are we planning to use them?
5:30-5:45pm	Reading Break <ul style="list-style-type: none">• Review Handouts
5:45-7:00pm	Goals Revisions (Part 1) – Growth Management <ul style="list-style-type: none">• Regionalism/Sustainable Practices• Urban Service Boundaries/Annexation Policy• Urban Service Area Growth Strategies

Homework:

1. **Staff** – will email out draft goals and objectives for further review
2. **Committee** – review updated goals & objectives, and send comments to staff
3. In general, think about: How do the G&O coordinate with the vision and fundamental principles? Is the information still relevant? What might need to change? Is there anything you would add?

Upcoming Dates:

1. **All-Committee Scenario Planning: Monday, March 28, 2016 from 5:00-7:00pm**
Scott County Extension Office 1130 Cincinnati Road, Georgetown, KY 40324
2. **Next Sub-Committee Meeting: Monday, April 18th, 2016 from 5:00-7:00pm**
Planning Commission Office, 230 East Main Street, Georgetown, KY 40324

Georgetown-Scott County Planning Commission

Land Use Sub-Committee Meeting Minutes

Date: Monday, February 15th, 2016

In Attendance:	David Lusby, Chairman	Joe Kane, Director
	Megan Chan, staff	Matt Summers, staff
	Ryan Cooper, staff	Alaina Hagenseker, staff
	Ed Bringardner	Susan Byars
	Roy Cornett	Bret Halverson
	William Offutt IV	Christie Robinson
	Christina Rush	Polly Singer Eardley
	Jeff Jennings	Rick Hostetler
	Steve Price	John Wallace

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

Introductions

Joe described the background on Land Use and the categories that would be introduced in each of the meetings that pertain to the Comp Plan. Each member of the Land Use Sub-Committee introduced themselves and why they want to be part of the Sub-Committee.

Comp Plan Process & Committee Role

Joe discussed the history of the Comprehensive Plan and how each update has and will affect the Comprehensive Plan for 2016. Vision 2020 was prepared by the Chamber of Commerce, but will also be reviewed for inclusion in the 2016 Comprehensive Plan. A member of the Steering Committee was asked to chair each sub-committee, and David Lusby is the chair for Land Use. He is the representative to the Steering Committee to answer back about the progress of the Land Use Sub-Committee. Joe discussed the time line. The draft goals and objectives would like to be completed by May. There will be a hands-on workshop at the next Land Use Sub-Committee on March 21st at the Scott County Extension Office to discuss potential issues that might arise. The role of the Sub-Committee was discussed. The topic of taxes was brought up since Scott County has one of the lowest tax rates in the country. Joe discussed the survey that was conducted in 2015. There was a discussion about how growth of jobs has a big impact for residential areas and the relationship between housing and jobs.

Urban Land Use

The Urban Service Boundary is the framework for managing growth that Scott County will look-at in the Comprehensive Plan. One of the questions that the Land Use Sub-Committee will look at is if the Urban Service Boundary will be expanded. The other question to be considered is how the vacant areas will be developed the next 20 years. Joe discussed the projected growth of the housing demand in Georgetown as well as the Commercial Land Use and Multi-family needs.

Community Vision-Shape 2040

The Draft vision statement for the Comprehensive Plan and the Land Use Sub-Committee was addressed and each of the committee members was given the opportunity to add their opinions to the draft vision statement. The final version of the vision statement from the meeting is as follows:

The fundamental principles

These are overall guidance statements to help inform the goals of specificity for the Land Use Sub-Committee. This focuses on the urban part of the Comprehensive Plan. The sub-committee went through each of the principles and worked on updating them and making them fit the Land Use Sub-Committees ideals.

Work Plan Updates: March-May

March 2016

During Committee Meeting:

- Goals & Objectives (G&O) Categories overview
- Review existing goals, and propose changes
- Goals (Part 1) – Growth Management: Regionalism/Sustainable Practices, Urban Service Boundaries/Annexation Policy, & Urban Service Area Growth Strategies

Post-Meeting:

- Staff – will email out draft goals and objectives for further review
- Committee – review updated goals & objectives, and send comments to staff
- In general, think about: How do the G&O coordinate with the vision and fundamental principles? Is the information still relevant? What might need to change? Is there anything you would add?

April 2016

During Committee Meeting:

- Review existing goals, and propose changes
- Goals (Part 2) – FLU Map Strategies: Centers, Corridors & Streetscapes, Districts & Neighborhoods

Post-Meeting:

- Staff – will email out draft goals and objectives for further review
- Committee – review updated goals & objectives, and send comments to staff
- In general, think about: How do the G&O coordinate with the vision and fundamental principles? Is the information still relevant? What might need to change? Is there anything you would add?

May 2016

During Committee Meeting:

- Review staff assembled draft G&O
- Compare draft G&O to the Vision & Principles
- Narrow in on the Objectives or whichever categories are most difficult

Post-Meeting:

- Staff & Chair to prepare version of G&O for the steering committee and the public
- Steering Committee will review our draft G&O
- Public will have access to review during June public meeting

What are Goals & Objectives?

Goals: General outcomes that explain what you want to achieve in your community. Goals are usually long-term and represent global visions such as “protect public health and safety.”

Objectives: Strategies or implementation steps to attain the identified goals. Unlike goals, objectives are specific, measurable, and have a defined completion date.

Draft Vision Statement – Land Use:

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, 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, and 7) Transportation/ connectivity with multi-access points between residential neighborhoods and community areas.

Draft Fundamental Principles – Land Use:

- 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 and to respect the environmental integrity (streams, aquifers, riparian areas, etc) and floodplains
- The greenbelt acts as a land use buffer between urban and rural areas and a double/dual purpose with access to recreational trails, facilities, easements when developed, and environmental protection to the Elkhorn Creek.
- Growth should occur predominately within existing urban areas (think about relation between the future land use map and zoning.)
- Urban centers should be strengthened through incentives, 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 affordable high/low split.) Commercial centers, parks, and other public spaces should be integrated to create dynamic neighborhoods with access to daily needs.

Land Use: Goals by Category:

PART 1: PROPOSED

Growth Management (In General): for use at 3/17/16 meeting)

Regionalism/Sustainable Practices

1. County and City leaders continue collaborative planning efforts with other communities in the region to address regional issues.
2. Opportunities for growth are supported in urban areas and centers throughout the community.
3. Locations of Large scale land uses that may have a regional impact are coordinated through discussions with surrounding jurisdictions.

Urban Service Boundaries/Annexation Policy

1. New High density/intensity urban uses should be located within urban service areas and be annexed into the appropriate municipality as a condition of approval.
2. Existing High/intensity urban uses should be annexed into the appropriate municipality when located within an existing urban service boundary and contiguous to existing city limits.
3. Urban Service Boundary should be reviewed every five years to ensure it contains an adequate supply of available land to accommodate growth.
4. Urban Service Boundaries should follow clear geographic boundaries and be drawn in a way to insure the most efficient provision of public facilities and services.
5. The Urban Service Boundary of Georgetown shall include a clear, well-defined Greenbelt along the southern boundary from I-75 west to US 460.
6. Properties seeking inclusion within the urban service boundary or seeking zoning to an urban category shall determine the life-cycle maintenance cost for proposed infrastructure needed to serve the use proposed for the property.

Urban Service Area Growth Strategies

1. Incentivize infill and redevelopment in targeted locations throughout the Urban Service Areas as a strategic component of growth.
2. Incentivize development that utilizes green building and sustainable development practices.
3. Require infill and redevelopment projects to be human-scaled and compatible with the existing character and long term goals for the surrounding area.

New Development in Scott County and its municipalities does not place a financial burden on existing development.