

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

Monday, April 18, 2016
5:00-7:00pm
230 East Main Street, Georgetown, KY 40324

AGENDA

Time	Topic
5:00-5:05pm	Welcome
5:05-5:20pm	Process for Goals Review Tonight <ul style="list-style-type: none">• What is our process?<ul style="list-style-type: none">◦ Change of Plans – No May meeting• What are goals and objectives? How are we planning to use them?• Review categories discussed last month• Review categories to be discussed tonight
5:20-5:30pm	Reading Break - Review Part 2 Goals
5:30-7:00pm	Goals Revisions (Part 2) – the Public Realm <ul style="list-style-type: none">• Downtown/Urban Centers• Commercial Centers• Corridors• Employment Districts• Neighborhoods• Civic/Public Spaces• Parks & open spaces

HOMEWORK

1. **Staff:**
 - a. Email revisions to the draft goals and objectives (Part 1 and Part 2) by May 2nd.
2. **Committee Members:**
 - a. Review updated goals & objectives
 - b. Send written comments to staff by Friday, May 13th.
3. **Staff:**
 - a. Revise Goals and Objectives. Submit to Executive Committee for review on May 17th.
 - b. Prepare to host the 2nd Public Meeting in June.

UPCOMING DATES

1. **NO MAY COMMITTEE MEETING! Send us your written comments by Friday, May 13th!**
Submit by email to Joe: jkane@gscplanning.com or submit in hard copy format
2. **2nd Public Meeting – tentatively June 14th, 2016 from 6:00-8:00pm**
Scott County Extension Office, 1130 Cincinnati Road, Georgetown, KY 40324
3. **Next Sub-Committee Meeting: Monday, June 20, 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, March 21st, 2016

In Attendance:

David Lusby, Chairman	Joe Kane, Director
Megan Chan, staff	Matt Summers, staff
Ryan Cooper, staff	Alaina Hagenseker, staff
Ed Bringardner	Michael Mirell
Susan Byars	Polly Singer Eardley
Bret Halverson	Christie Robinson
Christina Rush	Robert Conley
Roy Cornett	Sable Snyder

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

Welcome & Introductions

Joe Kane welcomed everyone to the meeting and said that this meeting would focus on goals and Alaina Hagenseker discussed the Google Groups and her research on the comparable cities and the categories chosen for comparison.

Goals Introduction

Joe Kane discussed the steps to achieve the goals and visions of the sub-committee. The time line and work plan was discussed. He broke the goals down into six clusters. The first three discussed in this meeting are:

1. Regionalism/Sustainable Practices
2. Urban Service Boundaries/Annexation Policy
3. Urban Service Area Growth Strategies

Goals Introduction

Joe Kane addressed the drafted goals and read them to the committee. Then the committee read through and discussed the drafted cluster goals from the three categories and made any changes that were needed. The staff will look over and redevelop the goals for the Urban Service Boundary/Annexation Policy and send the new proposed goals out to the committee members. There was a discussion about how to change the downtown or other areas of Scott County by adding three tier developments to places around the county. The draft goals by category for growth management are as follows:

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 new identified centers throughout the community.
3. 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.
4. USB and city limits should be contiguous.
5. Assure sufficient land exists within the USB to meet anticipated growth needs.
6. The Urban Service Boundary of Georgetown shall include a clear, well-defined Greenbelt along the southern boundary from I-75 west to US 460.

7. 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.

Moving Forward

Joe Kane discussed the homework for next time, which is to review the goals and objectives and to send any comments to staff.

Logistics, Details, & Dates

The next meeting will be on March 28th from 5-7PM at the Scott County Extension office for the Scenario planning meeting and the next sub-committee meeting will be on Monday, April 18th, 2016 from 5-7PM at the Planning Commission Office.

Scenario Planning

Megan Chan discussed the change of date for the Scenario planning meeting which will take part on March 28th from 5-7PM at the Scott County Extension office. He told the committee what the purpose of the scenario meeting is. Some changes that have been made will be that the group will be separated in three groups where each group will look at one scenario each to have a longer discussion about each scenario.

There was no other business to discuss and the meeting was adjourned.

Land Use Goals by Category

PART 2: PROPOSED

Future Land Use Map Guidance for use at 4/18/16 meeting

Draft last amended: 4/18/16

Downtown/Urban Centers

1. Protect the traditional role of downtown area as the center for governmental, financial, and religious institutions.
2. Improve the functioning of downtown areas as the hub of surrounding residential neighborhoods and institutions.
3. Pursue public redevelopment and encourage private redevelopment that supports the vitality and long term sustainability of the downtown area as an important place to the community.
4. Protect the quality and integrity of structure and public investment in downtown area building stock.
5. Maintain a high quality streetscape in downtown areas.

Commercial Centers

1. Design commercial retail centers to be walkable, pedestrian scaled, and accessible by foot to and from surrounding residential areas.
2. Design commercial centers to provide mixed uses and safe multi-modal transportation access.
3. Provide access to goods, services, and opportunities to all areas of the community.

Corridors

1. Provide streetscapes that contribute to a positive user experience through character form and scale.
2. Enhance community entryways.
3. Improve multi-modal connectivity between neighborhoods, commercial districts, and employment centers.
4. Become more walkable and bikeable.
5. Create a street rehab/enhancement manual to improve, beautify existing streets.

Employment Districts

1. Develop employment districts in multi-modal areas.
2. Support sustainable provision of infrastructure to maintain a viable supply of usable land for business expansion.

Neighborhoods

1. Improve housing quality and affordability.
2. Preserve and maintain existing affordable housing stock in older neighborhoods.
3. Provide a variety of housing types and densities throughout urban areas for all income levels.
4. Connect neighborhoods to compatible employment, retail, service and civic uses.

Civic/Public Spaces

1. Provide civic and government facilities in central locations as highly visible focal points and symbols of community identity.

2. Integrate dynamic, welcoming, functional and attractive public and civic spaces throughout the community.

Parks and Open Spaces

1. Delineate/define/protect the urban/rural boundaries or community edges with parks and open space.
2. Provide an interconnected system of local and regional public open space and recreational opportunities.
3. Use open space to protect environmentally sensitive land and to provide a regional network of habitat corridors essential to the conservation of plants, animals, and their ecosystems for the general benefit of the citizens.