

# Land Use Sub-Committee

August 15, 2016

5:00-7:00pm

Planning Commission Office  
230 East Main Street

Georgetown-Scott County  
Comprehensive Plan Update



# Time Line and Work Plan

## June:

### USB Boundary

- a. USB Boundary Policy
- b. Greenbelt Policy
- c. Consider USB expansion options and procedures

## July:

### FLU Map

- a. Identify new Centers
- b. FLU Map recommendations
- c. Supplemental Maps
- d. Residential Density Guidance

## August:

### FLU Map Text

- a. Densities and Land Use categories
- b. Draft Policies for plan.

# Time Line and Work Plan

## September:

- **Complete Draft FLUMap.**
- **Present Draft to Planning Commission at Sept/Oct meeting.**
- **Take applications to Planning Commission for draft USB or FLU revision from property owners in September/October.**



# Urban Service Boundaries

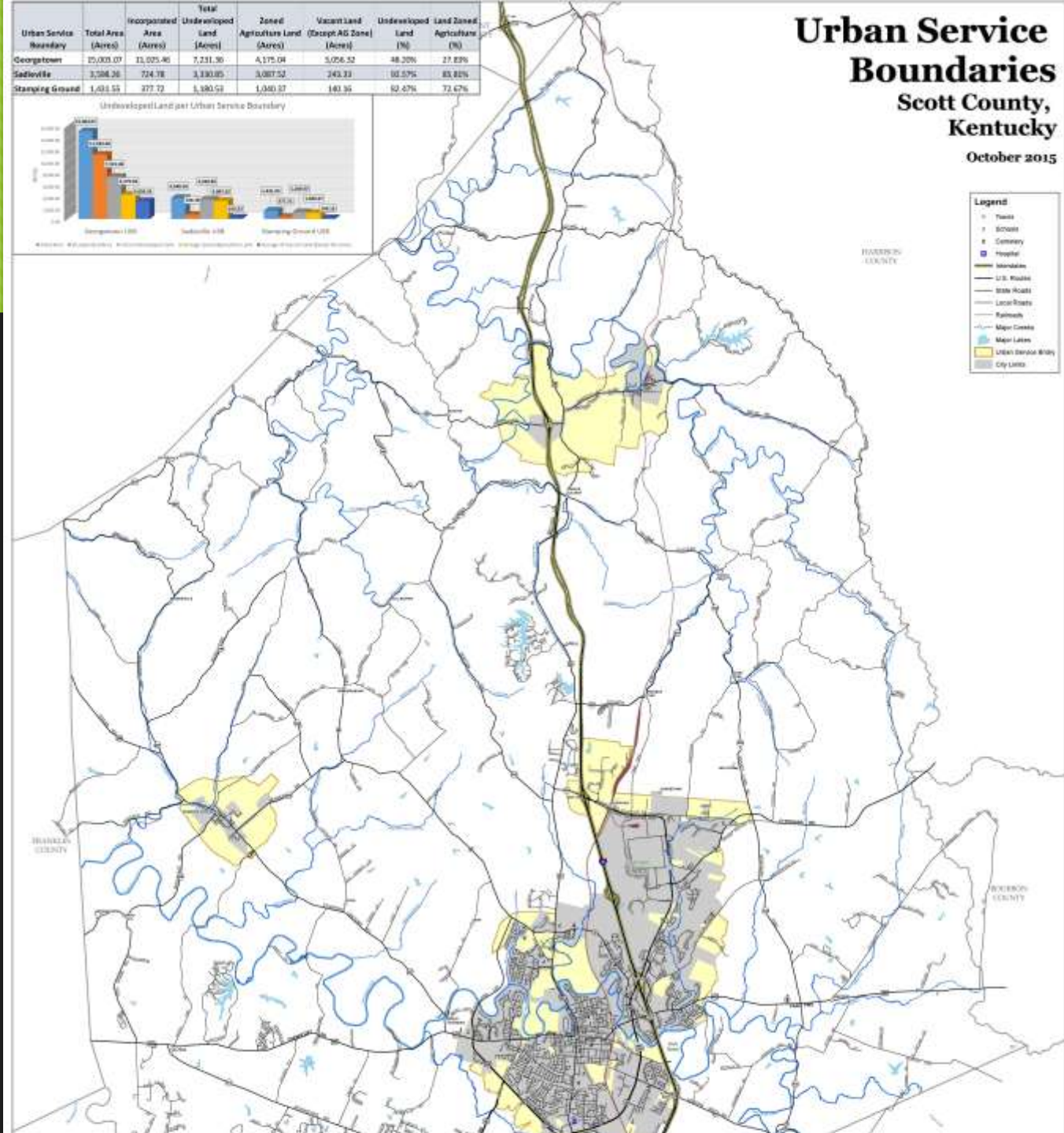
## Scott County, Kentucky

October 2015

Urban Service Boundary	Total Area (Acres)	Incorporated Area (Acres)	Total Undeveloped Land (Acres)	Zoned Agriculture Land (Acres)	Vacant Land (Except AG Zone) (Acres)	Undeveloped Land Zoned Agriculture	
						Land (%)	Acres (%)
Georgetown	15,003.07	11,025.46	7,231.36	4,175.04	5,056.32	48.20%	27.82%
Sadlettsville	3,384.26	724.78	3,130.05	3,087.52	243.53	92.57%	83.81%
Stamping Ground	1,011.55	277.72	1,380.53	1,040.37	181.95	62.47%	73.67%



- Legend**
- Town
  - School
  - Cemetery
  - Hospital
  - Interstate
  - U.S. Route
  - State Route
  - Local Road
  - Railroad
  - Major Creek
  - Major Lake
  - Urban Service Boundary
  - City Limits



Georgetown USB: 15,003.07 acres  
 Georgetown City Limits: 11,025.46 acres  
 County Land within USB: 3,977.61 acres

Tot. undev. land within USB: 7,231.36 ac.  
 Zoned and Used Agricult.: 4,175.04 ac.  
 (City and county)  
 Tot. undev. Land zoned other: 3056.32 ac.  
 (City and county)

# USB Modifications

## West: Road Improvements

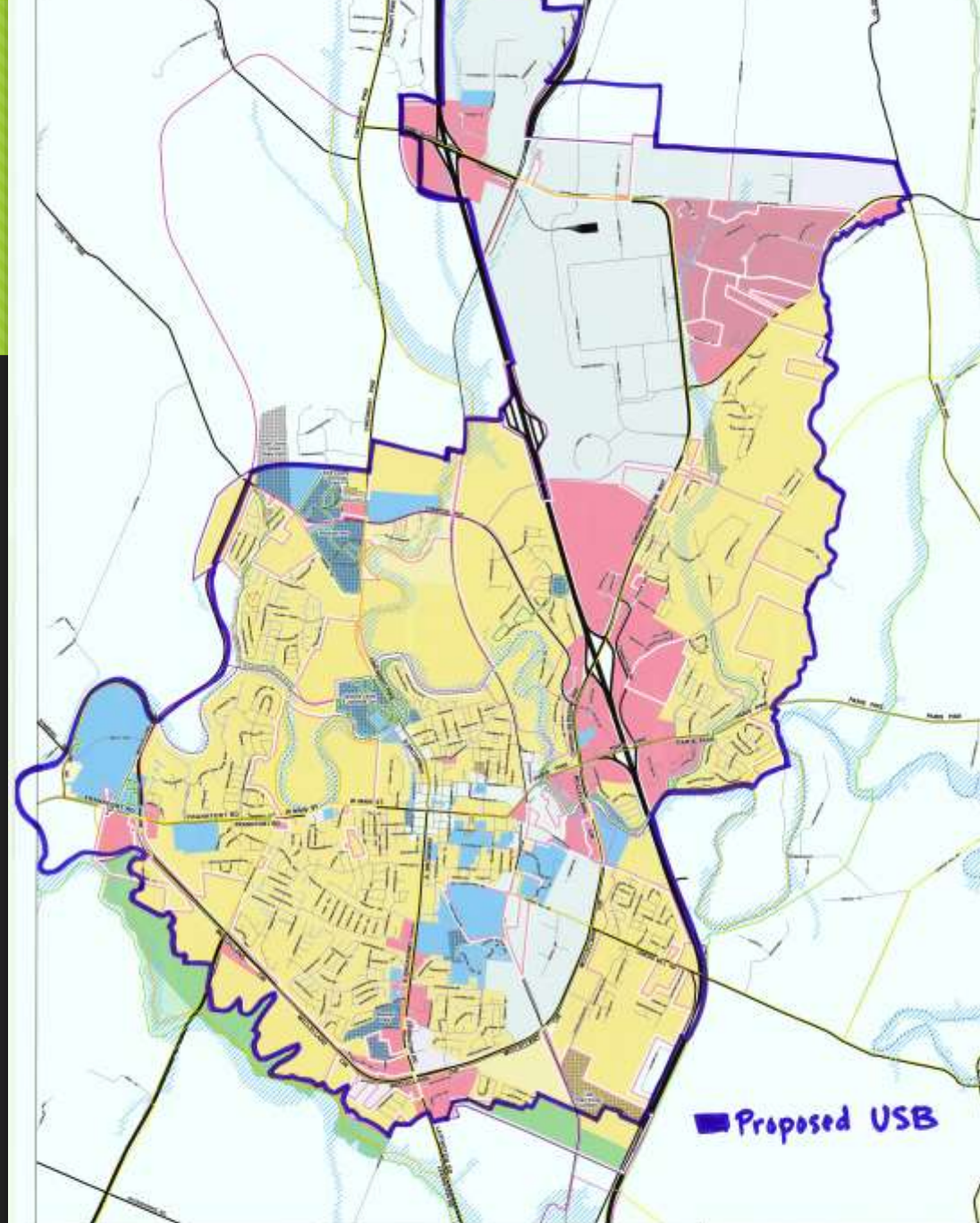
- A. Include inside bypass. Remove strip outside bypass.
- B. Extend Greenbelt. Include area inside Elkhorn/Cane Run convergence.

## South: Support Greenbelt Concept.

- A. Add policy on modifying proposed greenbelt buffer as property is zoned. Residential should transition to Lower-density at Greenbelt.
- B. Extend Greenbelt across US 25 following US 25 Study recommendation.
- C. Show Greenbelt outside USB, Risk Farm to I-75.

## East: Protect Rural Communities.

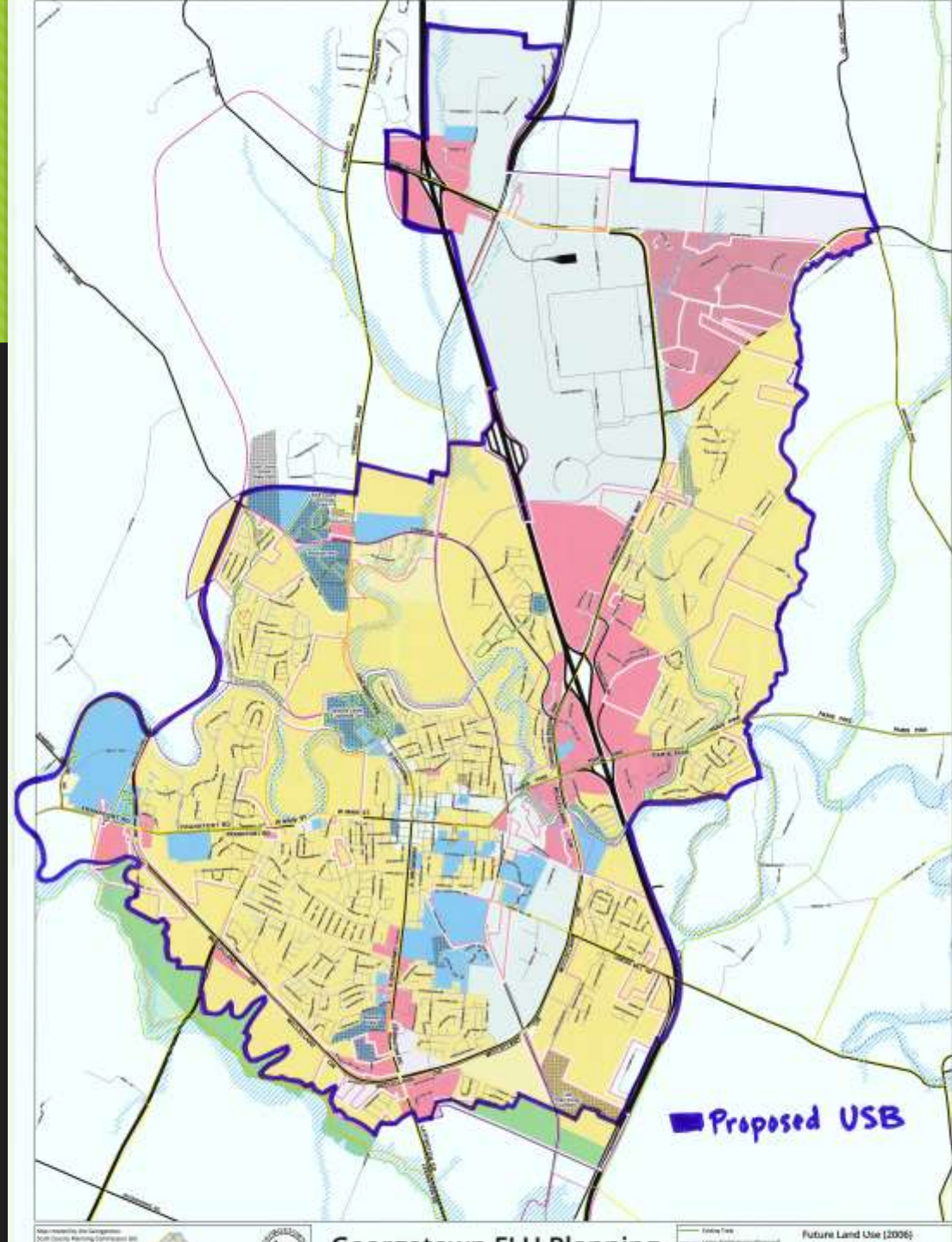
- A. Maintain USB at eastern edge of Lanes Run watershed with minor modifications to follow parcel lines.
- B. Include Cassidy Heights subdivision to allow access to sewer for subdivision and maintain line at I-75 in area.



# USB Modifications

North: Promote Industrial Consolidation.

- A. Extend USB to parcel boundaries behind Industry Road.
- B. Recommend road and sewer improvements and area-wide annexation of Triport Industrial area. Simms and Industry Roads could be looped and improved. Delaplain area needs to be redeveloped for additional trucking/warehousing Industrial land not appropriate for Lanes Run Industrial Park.
- C. Modify boundary to remove PACE Conservation Farm and follow parcel boundaries west of exit 129.

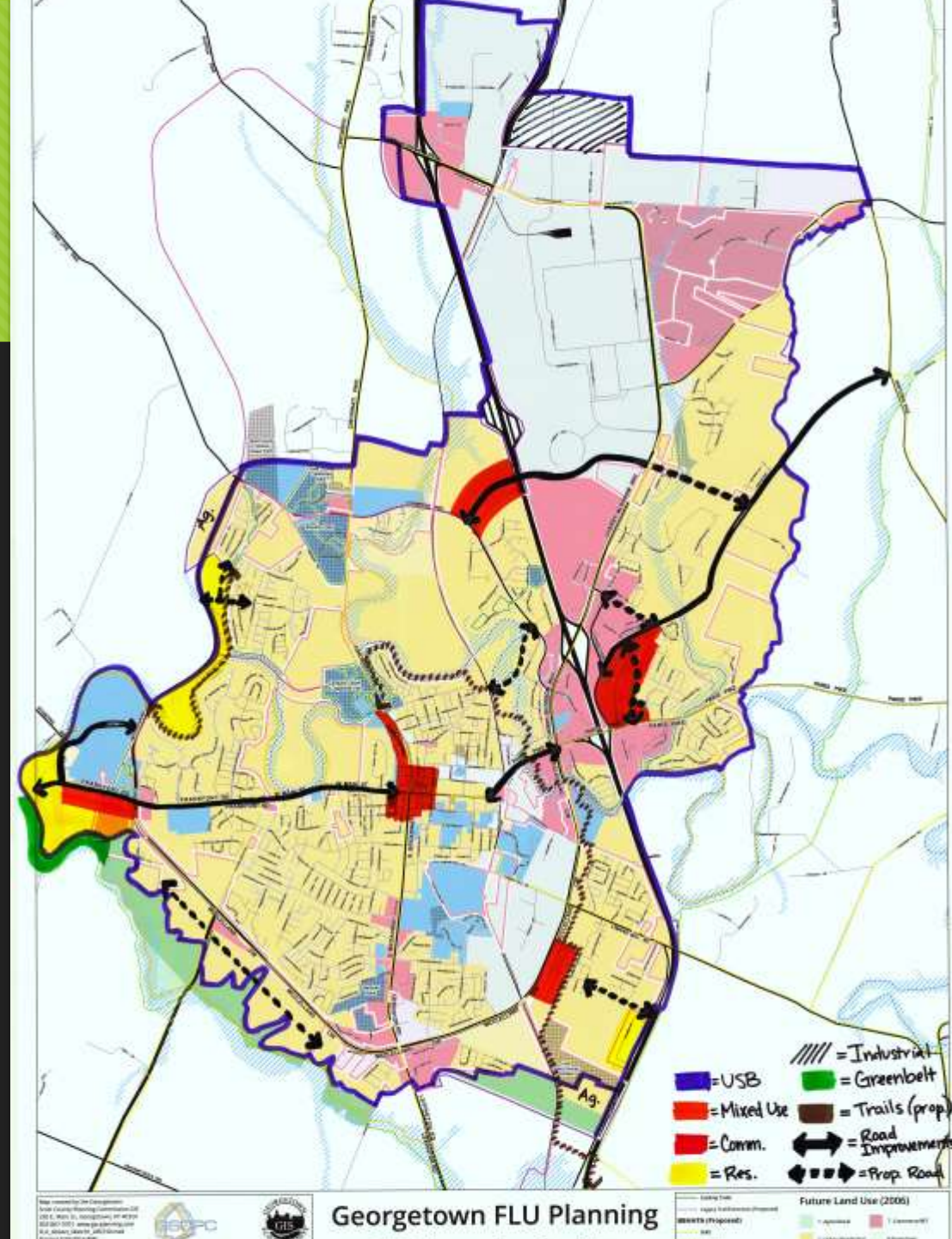


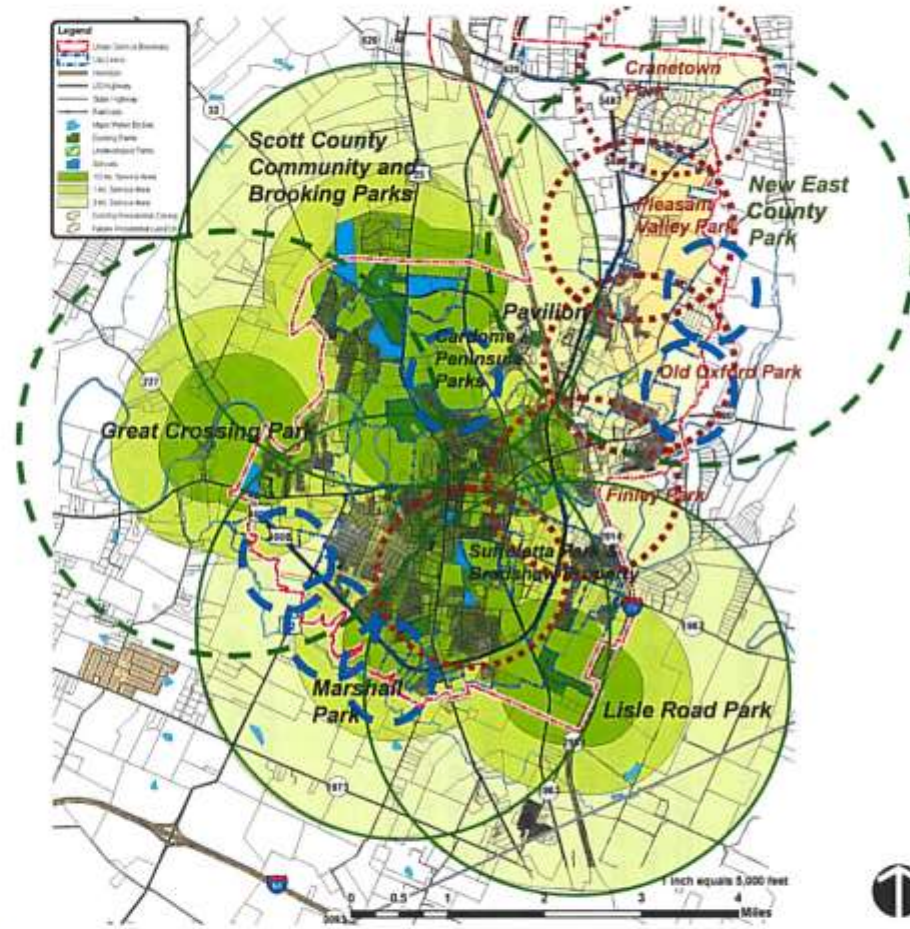
## FLU Base Map:

Base Map along with Policy Guidance and/or future small area studies will provide recommendations on future development.

## Supplemental Maps:

- A. More detailed Transportation Master Plan
- B. Community Facilities Master Plan
- C. Parks, Greenways and Trails Master Plan.






- Existing Park
- Proposed County Park
- Proposed Community Park
- Proposed Neighborhood Park

 **Brandstetter Carroll Inc.**  
 Architects Engineers Planners  
 Lexington Louisville Cincinnati Cleveland

**Proposed Park Service Areas**  
 Georgetown-Scott County Parks and Recreation  
 Georgetown - Scott County, Kentucky



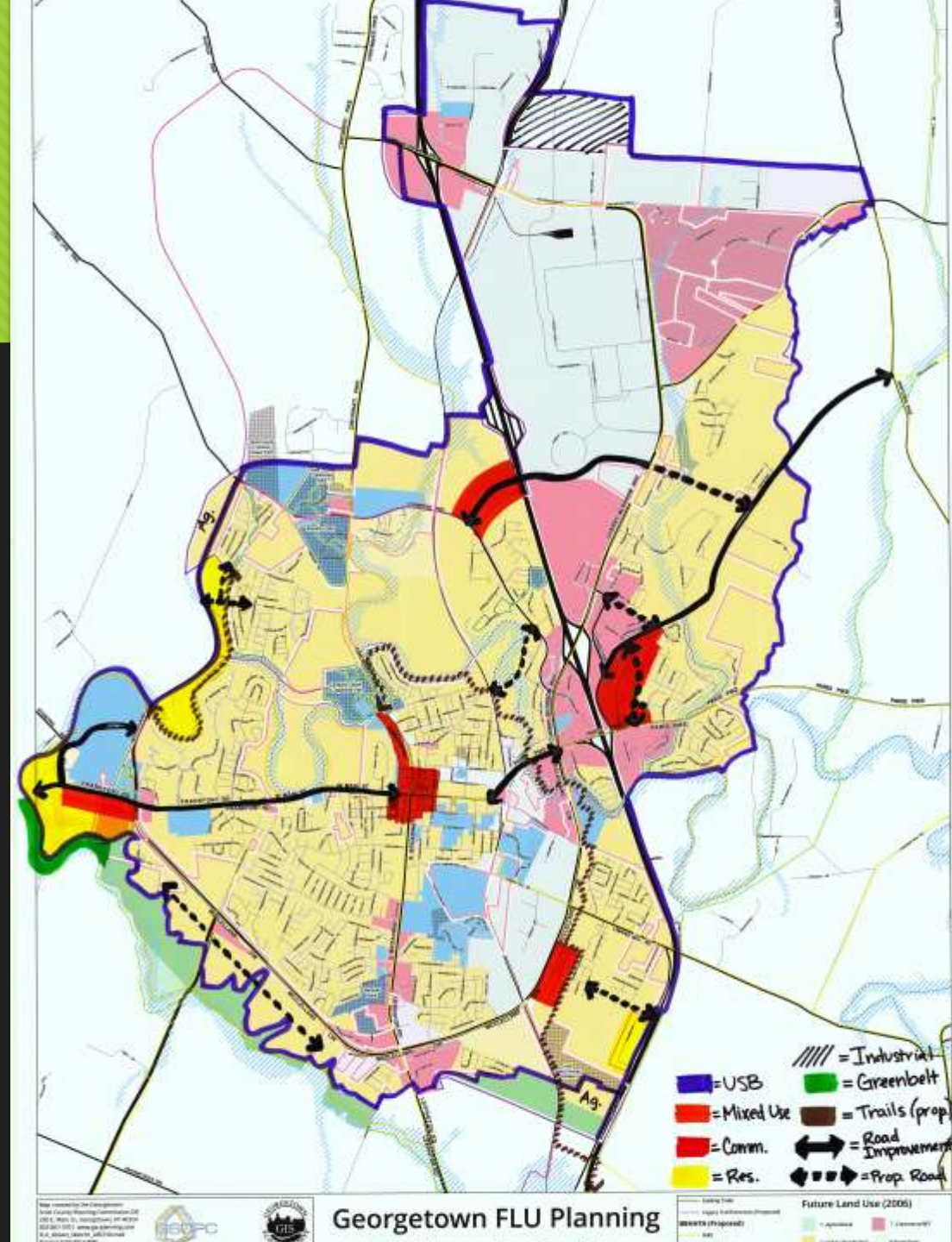


# Mixed-Use Com/Res

FLU Base Map:

**ORANGE:** Mixed Use Community Center Areas.  
Commercial Retail/Office/Residential Areas.

These areas are more appropriate for higher density.  
Allow density Bonuses with pedestrian-oriented  
development, parks, civic uses, trail and sidewalk  
linkages.



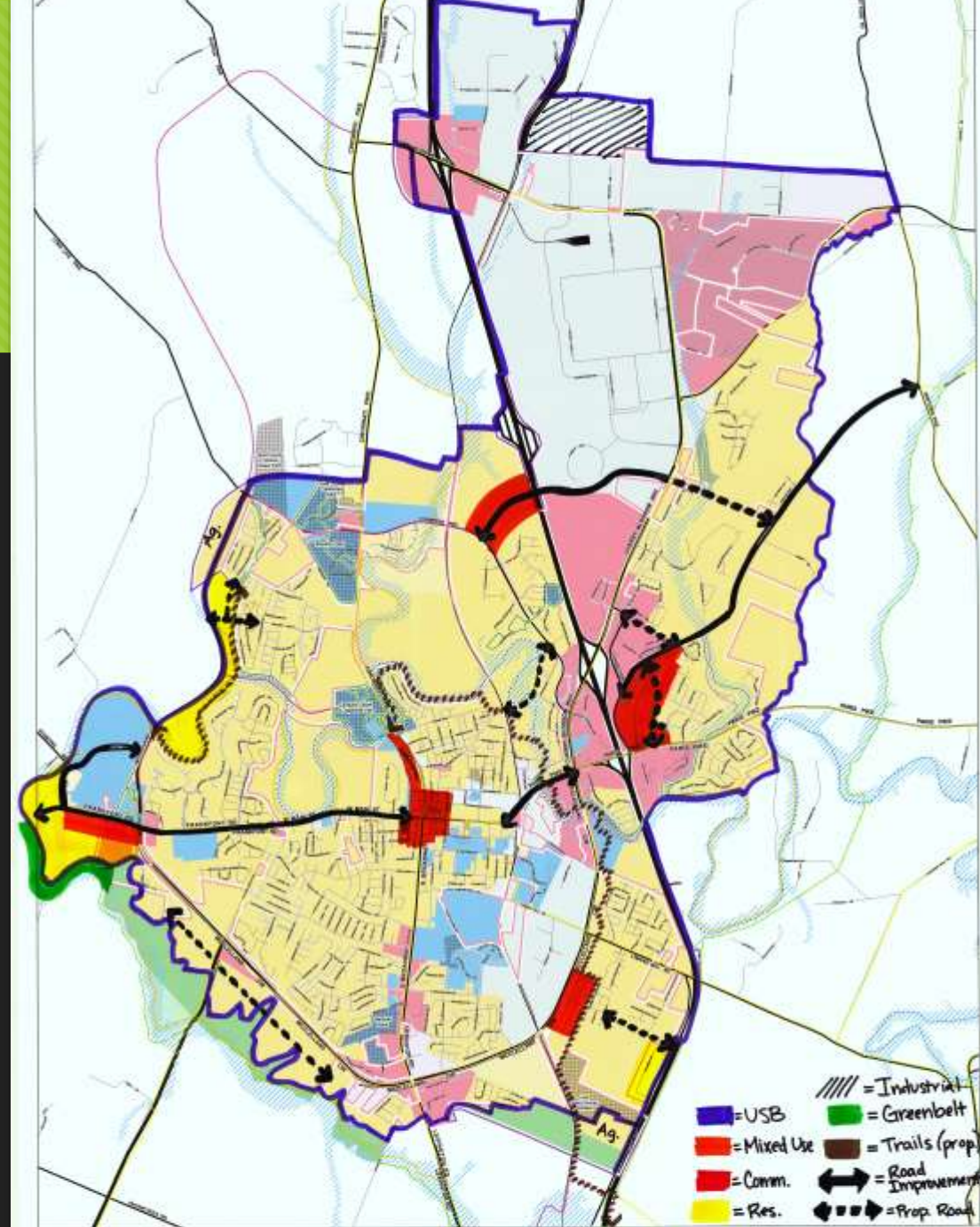
# Residential Density

## FLU Base Map:

### YELLOW:

Text of plan will guide where higher densities should be permitted.

- A. Existing low-density areas should be protected from major higher-density infill.
- B. Residential Densities should decrease as a transition to the Greenbelt and rural edge, where expansion of the USB is not intended or desired. (Southern Greenbelt, Eastern Boundary, Crumbaugh Road, Lanes Run)
- C. Low-density should be maintained in areas with constrained access or adjacent to environmentally sensitive areas, Elkhorn Creek, steep slopes, floodplain. Biwater Farm and area between US 25 North and the railroad.
- D. Higher Densities most appropriate in community center areas with good access and should decrease as they transition away from these areas.
- E. Higher-density may be appropriate in other areas, with good access if open space and other ammenties, parks and connections can be provided



# What happens next?

## Next Sub-Committee Meeting

- **Monday, September 19<sup>th</sup>** from 5:00-7:00pm
- Planning Commission Office,  
230 East Main Street