

## **Georgetown-Scott County Planning Commission**

### Land Use Sub-Committee Meeting Minutes

Date: Monday, July 18<sup>th</sup>, 2016

In Attendance: Joe Kane, Director  
Ed Bringardner  
Bret Halverson  
Mike Mizell  
Christina Rush  
Dudley Jennings

Megan Chan, staff  
David Lusby, chair  
Chad Wallace  
Roy Cornett  
Christie Robinson  
William Offutt

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

#### Welcome & Introductions

Joe Kane welcomed everyone to the meeting and reviewed the USB and FLU recommendation process in general, stating that tonight's meeting would focus on Georgetown. Two special meetings have been called to review FLU and USB in Sadieville and Stamping Ground:

- 1) Wednesday, August 3<sup>rd</sup> at 6:00pm at Sadieville City Hall
- 2) Thursday, August 4<sup>th</sup> at 6:00pm at Stamping Ground City Hall

Next month, the Land Use committee will review the final draft recommendations of the USB and FLU for all three cities. Draft USB and FLU will then go to the Planning Commission as a draft on September 8<sup>th</sup>. Then the public will have opportunity to apply for changes in September, to be reviewed by the Planning Commission in October. Applications will be filed as an administrative review fee (\$75).

#### Existing Land Use Review

When updating the USB, we use a 10-year planning period to ensure we are planning for compact, contiguous growth, while also making sure we can accommodate the physical needs and economic growth in our community. The boundaries are reviewed every five years. In the FLU map, all residential zones are currently shown within an "urban residential" category - which includes both single family and multi-family.

#### USB Boundary Policy and Guidelines

Based on the comments from last meeting, we have consolidated some of the USB criteria and guidelines. They have been categorized to focus on locational requirements and areas for incremental adjustment with the rezoning process. They have not changed substantively, but have been re-grouped for ease of reading. A few criteria were added to directly address the Greenbelt area and Lanes Run Watershed, both of which guide the USB line at their boundary. Joe reviewed the amended criteria with the committee.

There was discussion on Future Land Use demands outside of the USB, for both the new northeast bypass and the mobile home park at the southern end of the county off US 25 and Lisle Road. Discussion of the review process regarding sewer and septic facilities ensued. Concerns regarding stormwater runoff (surface and ground) were also discussed, primarily in relation to Cane Run Creek and the southern portion of the county (US 25 and Paynes Depot area). Impact of new development inside our county and within Fayette County were also discussed.

### USB Modifications (Summary of proposed changes)

#### 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.

#### 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.

### Future Lane Use Modifications (summary of recommendations)

#### FLU Base Map:

- A. 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.

We are proposing supplemental maps and text policy/guidelines to help implement future land use policy. When placing too many of these different uses on one map, it can reduce legibility and ability to interpret the information shown.

#### Mixed Use Commercial/Residential Areas

##### 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.

David Lusby shared concerns regarding desire for commercial lots and difficulties that many local commercial locations have had selling lots.

#### 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 amenities, parks and connections can be provided

Logistics, Details, & Dates

The next meeting will be on August 15<sup>th</sup> from 5-7PM at the Planning Commission Office.

There was no other business to discuss and the meeting was adjourned at 7:15PM