

Georgetown-Scott County Planning Commission

Land Use Sub-Committee Meeting Minutes

Date: Monday, August 15th, 2016

In Attendance:	Joe Kane, Director	Megan Chan, Staff
	David Lusby, Chair	Ryan Cooper, Staff
	Ed Bringardner	Christie Robinson
	Bret Halverson	Chad Wallace
	Mike Mizell	Christina Rush
	Jeff Jennings	Leslee Bertram
	Roy Cornett	

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. Tonight's meeting will focus on Georgetown and the updates from separate Sadieville and Stamping Ground Future Land Use meetings that were held within the last two weeks (Sadieville on Wednesday, August 3rd and Stamping Ground on Thursday, August 4th). Additionally, tonight's meeting will focus on the Future Land Use policy recommendations.

Timeline

Joe Kane presented a summary of timeline for the committee, with next month to review the final draft recommendation (extended one more month). Draft USB and FLU will go to the Planning Commission as a draft in September/October. Then the public will have opportunity to apply for changes, to be reviewed by the Planning Commission. This will be filed as an administrative review fee (\$50-\$75).

Recap of Previous Meeting and Maps

Joe Kane began the meeting with a summary of the proposed changes for the Georgetown USB and FLU. Members asked specific parcel-related questions regarding several properties around the City Limits. Concerns were raised regarding properties along major planned road expansions and industrial areas served on private sewer. The group discussed policy measures to require annexation for properties.

Ed Bringardner raised some concerns about projecting uses for mixed use areas. It is difficult to provide sewer usage needs without knowing the end user.

Susan Byers raised concerns about showing on the Future Land Use Map what the land can actually handle in terms of density and utilities, rather than broad brush desired uses. Chad Wallace described how the properties are ever-changing. Is it smart to let developers drive this, versus the planning department?

Joe discussed the capacity that we have in terms of LOS, sewer and water capacity. The FLU map process looks to the community to ask what type of development is desired throughout the community. Specific planning requirements and assessment of capacity is pushed to the owner/developer to demonstrate that they can provide adequate services with their application. Up to this point, our Future Land Use Map has shown all residential growth as Urban Residential within the USB. With this plan, we would like to provide more policy guidance for the density and type of development that would be most appropriate in various areas throughout the community.

Review of Recommended Land Use Policy

Joe presented the draft Land Use policy, which has some recommended changes. The three sections of material include: 1) land use category definitions, 2) general land use policies, and 3) location or area-specific policies. The land use categories describe the uses and type of development patterns allowed within each designated area of the Future Land Use Map. The policies reflect comments received from public meetings, Planning Commission hearings and discussions, and staff recommendations. The following sections of the Land Use Policy recommendations were discussed:

Commercial Corridor Land Use and Design: A commercial corridor is recommended for U.S. 25 and Cherry Blossom. Entryways and character projects set the tone for a community. The committee members expressed support for this type of project. Examples were provided (South Carolina, Florida, etc.) where communities have conducted very successful landscaping off interstates as a way to bring people into the community, and increase community pride. The committees included conversation about I-64 as well, since there is not much visual communication about Georgetown. Sidewalk connectivity along major corridors (such as Broadway and West Main Street) were also discussed. Bicycle accessibility was also discussed for major corridors.

High Density Residential Areas: Using identified mixed use areas as prime locations for high density residential use. These areas should provide additional community facilities to support residents. Existing areas should be retrofitted as practical.

Infill Development Feeds: may be waived in identified areas. Committee asked for clarification, which seems to be to allow for incentives for desired development. Megan Chan asked the committee members for any suggested locations for infill or adaptive reuse projects. Committee members brought up several locations: the existing jail building (which may be merged with the sheriff's office facilities), county clerk's office may relocate and/or the courts may expand.

Infrastructure Improvements – Northern Expansion Area: located north of existing City Limits but within the proposed future northwestern bypass.

New Development: requirements to provide off-site but adjoining public facilities. This policy describes the way that impact fees could be utilized.

Planned Unit Developments (PUDs): This is a new section that provides recommendations for general PUD policy. Joe described the flexibility that is allowed within flexibility and importance of providing more clear guidelines for required trade-offs that are acceptable.

Residential Development: provides suggestions for addressing lot size, width, and connectivity.

Urban Development: confine to areas within the USB or previously designated areas. Limit further urban uses within the county.

Mixed Use Areas:

Downtown Georgetown + North Broadway Corridor: existing/previous studies for both the downtown Georgetown area and North Broadway corridor. Streetscape improvements and scale of development will be further examined.

West Georgetown: this area would be from Stamping Ground Road and near the schools and existing road widening. The future small area study for this area should include the entire area within the creek boundaries and west of the bypass.

Champion Way/Interchange 127: under construction. Will be a highly used area, and will have great connectivity and connections to surrounding neighborhoods. Multi-use trail included in the design of the interchange. This site, with its proximity to the interstate, could be utilized by larger stores and may be slightly more auto-oriented. Keep the mixed use area to the north, and provide connection to the multi-use trail located to the south. Staff recommends limiting the interstate signage in the area for aesthetic impact.

The committee also discussed the TIF project area and probability that it would develop.

There was some discussion about the total amount of commercial property within our community. There are 4 million square feet of buildings on commercially zoned land and uses.

Connector Road/Old Oxford: think that connectivity would be greatly improved with an overall master plan in this vicinity. Rocky Rocky Creek has expressed preliminary

interest in concept. One of the sites is under contract, but willing to provide road connection. Could have a community center.

Amerson Lemons Mill: approved mixed use development already in this vicinity. Legacy Trail to be developed on site. Recommend adding the whole Lemons Mill area into the small area study, probably the last of the mixed use area studies.

Northwestern Bypass Discussion

The committee raised some questions about the northwestern bypass that is being planned by the state. Joe Kane described the history of the project, and planning perspective on growth in the area, stating that it may be a very long term plan. Short term, it may be better to connect to the south, but this may be appropriate in the future. Committee expressed interest in repair of existing infrastructure over development of new infrastructure.

Rural Area Planning

Will be continued to be discussed with the Agriculture and Environment, but will bring back to this committee next month.

Sadieville and Stamping Ground

The planning staff met with the City Commissions of both Sadieville and Stamping Ground at the beginning of the month. We have begun to adjust the draft maps based on the content based on their comments.

Sadieville

Committee members expressed interest in keeping small residential lot development along KY-32. Speeds, and sight distance were discussed, as well as the requirement to rezone to an A-5 zone district if four or more lots between 5-10 acres are to be subdivided from a parent tract.

Stamping Ground

Discussed mixed use area for the downtown, new commercial improvements on the block with City Hall and police building. Residents supported the concept of a linear trail system connecting the east and west sides of the community, providing additional park space to the east. Road connectivity was also discussed, especially if more industrial is to develop.

Logistics, Details, & Dates

The next meeting will be on September 19th from 5-7PM at the Planning Commission Office.

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