

Georgetown-Scott County Planning Commission

Land Use Sub-Committee Meeting Minutes

Date: Tuesday, November 29th, 2016

In Attendance: Joe Kane, Director
Megan Chan, staff
Matt Summers, staff
Ryan Cooper, staff
Ed Bringardner
David Lusby, chair
Bret Halverson
Kyle Fannin
Christie Robinson
Jeff Jennings
Marc Craft
Polly Singer-Eardly

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

Welcome & Introductions

Joe Kane welcomed everyone to the meeting. Tonight's meeting will focus on Georgetown and urban land uses. There are not as many changes proposed for Sadieville and Stamping ground as there are for Georgetown. The plan is to discuss residential, commercial, industrial, and neighborhood centers

Residential

Past plans did not have a nuanced designation regarding urban residential uses. There was a blanket 'urban residential' land use category that applied to single family homes, duplexes, condos, apartments, etc. The average gross density in Georgetown residential is roughly 3.1 dwelling units per gross acre. The average net density is roughly 3.8 dwelling units per net acre. This can be used to determine the amount of land that will be needed for future growth if we assume this level of density will continue as the community grows. There is nearly 3,500 acres of vacant land planned for residential use (by the FLU map). There is over 1,500 acres of vacant land that is currently zoned for residential use. At the current rate of home construction, the platted lots will likely all be built upon in about a year and a half.

The text of the plan will have descriptions of low, medium, and high density residential, and policies guiding the distribution of residential densities. It will define 'Net Density' for better clarity when development is proposed.

High Density

These areas should be located in or close to neighborhood centers and be linked by sidewalks, pathways, and other pedestrian friendly linkages. High density will be defined as 8 - 16 units per net acre. There was some discussion about whether designating certain areas for high density would put pressure on the market.

Medium Density

This would graduate the intensity of uses down away from the high density residential and buffer this use away from the lower density residential.

Low Density

This category would continue to operate largely as it has in the past.

Commercial

There is a large amount of land zoned commercial in Georgetown. Joe went over a map showing the different areas that are currently zoned commercial, and briefly described how they got zoned. The Urban Land Institute states that the average household can support roughly 72 square feet of commercial space. Georgetown can support roughly 940,000 square feet of retail space, and Scott County can support roughly 1,500,000 square feet of retail space. There is currently 2,100,000 square feet of retail buildings in Scott County. There are some factors that likely allow Georgetown to support more than the average amount of retail, but it does look like there currently is more square footage of retail than the community can support. This may explain why some areas remain underused or vacant despite the rapid growth of the community.

Neighborhood Centers

These areas will act as nodes of commercial activity throughout the community. They will be designed at a pedestrian scale, and linked to high density residential, this should make the commercial areas more sustainable. There was some discussion about why the neighborhood centers are located where they are shown on the map. These areas were sized based on walkable distances. The node for downtown was larger due to the presence of the central business district and government services. There will be small area plans done for each of these areas to better guide development. The density bonus mentioned in the provided material was discussed, and Joe described how density bonus work and how they have been applied in other communities.

There will be maps that come later for: Transportation Master Plan, Community Facilities, and a Parks, Greenways, and Trails Master Plan.

Planned Unit Development

Joe described the ideas that will be put into the text of the Comp Plan for the PUD section. This will include open space requirements, trail construction, etc.

Industrial

There is an abundance of industrially zoned land available in Georgetown. The potential problem is that some of the zoned land is either difficult to develop, or does not have the necessary infrastructure to readily develop.

Logistics, Details, & Dates

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

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