



COMPREHENSIVE PLAN AGENDA 8-16-2016

Executive Steering Committee Meeting

Georgetown-Scott County Planning Commission, 230 East Main Street, Georgetown, KY

1. 5:00-5:05 PM WELCOME & INTRODUCTION

- Approval of Minutes (5/17/16)

2. 5:15-6:15 PM SUB-COMMITTEES & DRAFT PREPERATION

- Process Update
 1. Status of committee work
 2. Draft document creation
 3. Coordination of work with legislative body review
- See Timeline (2 options)
 1. Continue as planned (with extension)
 2. Initial review period/endorsement by the Planning Commission & Legislative Bodies

3. 6:15-6:55 PM URBAN SERVICE BOUNDARY & FUTURE LAND USE MAP

- Review proposed USB
- Review proposed FLU Maps
- Tables for changes, for Georgetown, Sadieville, and Stamping Ground:
 1. Existing Zoning within City Limits
 2. Proposed FLU within proposed USB

4. 6:55-7:00 PM LOGISTICS, DETAILS & DATES

- Next Steering Committee Meeting is Oct. 18 from 5-7pm at the Planning Office
- Next Public Meeting to review the draft document is tentatively scheduled for November

COMPREHENSIVE PLAN EXECUTIVE COMMITTEE MEETING MINUTES

Date: Tuesday, May 17th, 2016
In Attendance: Rob Jones, Chair Joe Kane, Director Claude Christensen
Megan Chan, staff Matt Summers, staff David Lusby
Dale Perry Christie Robinson Mike Hockensmith
Rick Hostetler Chad Wallace Bill Burke
Kandice Whitehouse

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 the reviewing the draft goals and objectives sent out to the sub-committees. Christie Robinson motioned to approve minutes from the previous meeting on March 15th, 2016, second by Rick Hostetler.

Scenario Planning: Matt discussed the scenario planning meeting on March 28th and how the University of Louisville put together a report from the findings from each group. Matt pointed out on page 14 of the analysis about the combinations between categories and what it would mean for the different groups. Some different feedback about the report, was the first cluster of categories, was the solutions were high in a certain category to be adaptable and flexible and being able to work things into the plan. The act of participating is a good thing because it starts working on the social side of things. There is text of all of the comments collected from each of the three groups available to review if any of the committee members were interested in that.

Sub-Committee Updates: Megan Chan noted that the sub-committee's numbers are dwindling and how the staff would like to encourage people to come to the sub-committee meetings. The Steering Committee was asked to give comments to raise attendance. Having Committee say something during their own various meetings, and staff posting the meeting on various social media networks was recommended. Advertising public meeting in different avenues, like pamphlets, social media, word of mouth, and the monthly meeting dates was also suggested. Someone suggested to reach out to those that aren't attending and note how important it is to have the feedback from the community. Reaching out to the Chamber for mass mailing lists of various community groups to invite to the meetings. Megan noted some questions from committee members about how involvement will help transition into implementation because community members are worried that the work will go to waste. The implementation part of the Comprehensive Plan and how to achieve the goals in small projects or ordinance changes will be difficult but it is important to do so. Reaching out to church leaders and other departments to attend meeting about what they're missing out on.

Process Update: Megan Chan noted that the committees finished up their goals and objectives and staff is now working on an outline of where certain text is going to go. The goals were noted in the committee packet and Megan described how some committee's goals were similar and were combined. Housing was a big issue and is discussion between builders and managing growth and each of the chapters talk about certain forms of managing growth since the projections are such dramatic growth.

Draft Outline: Megan described how the outline is basic and will get more in depth as time goes on and the text gets added to the document. Strong goals that are simple and easy to read will be first to help the reader understand the text that will be after.

Land Use: Joe read and discussed the goals from Land Use and Form. The Committee was asked to look through the goals and offer any feedback. Developing the USB and FLU in June have the Land Use committee look at the USB in Scott County and come up with guidelines and recommendations to expand it in regards to access to roads, geographic limits, etc.; rather than look at specific parcels and decide for boundaries and expansions. In July a FLU map will be made. One meeting will be for each city to discuss the FLU and USB and come up with a draft FLU map from three areas. This will be ready to present to public in August and give the public the opportunity the choice to apply and go through the planning commission to amend to the draft map. A committee member brought up that the individual should go in front of the committee instead of P&Z about the USB, and Megan stated that the Land Use committee would be making a recommendation to the Planning Commission so it would be good for the committee to generally look at the USB before bringing it to the Planning Commission. A committee member brought up an instance where once the USB began to be looked at no new person could be added to the committee and they served as a "recommendation" committee whether a parcel could be changed within the USB and their recommendation was brought to the planning commission. It was suggested to make a mailing list to property owners who are contiguous to the USB about the future. A small fee would be added and Joe stated that he would need to do more research about past inclusions.

Infrastructure: Transportation was broken out because the sub-committee is so vast. Some comments were that a call for data was given out about their capital improvements and needs in the next five years to hopefully look at the public facilities that are needed to serve anticipated development. There was a baseline for all local services to establish where we are now and the impact on future growth. A big transportation master plan is something that is needed and the maintenance impacts on the future that need to be improved to stay up to date with current growth. It was discussed whether it is needed to hire an outside consultant to assist the staff in transportation planning. A member asked if it would include the storm water problem and it was stated that it was in subsection seven about the long term maintenance for storm water infrastructure. High speed access was a big concern in quite a few sub-committees and the steering committee discussed the different government/provider initiatives to bring those kinds of services to the county.

Outline: Megan Chan and Matt Summers went through the rest of the goals with the Steering Committee and talked about some general objectives under some of the goals. They discussed the education and workforce training, economic growth and diversifying opportunities for employment. Environmental aspects of the future of Scott County were slightly summarized.

Public Meeting Outline: Megan discussed the primary goal for the public meeting which is to discuss the goals and objectives from each sub-committee with the community. General information, the steering committee and each sub-committee will have a table where the public can visit each table to see how the Comprehensive plan work has been the past few months and what the committees will be at going forward. A committee member feels that Stamping Ground and Sadieville need to get addressed more within the text of the Comprehensive Plan. The committee agreed that it will be addressed as "all cities" or be addressed individually. The breakout will be the public can choose where they want to be in the public meeting to what interests them.

There were no other business and the meeting was adjourned at 6:50PM.

PROPOSED TIMELINE ADJUSTMENTS

	OPTION 1: As Planned, with slight extension	OPTION 2: Initial Review by Legislative Bodies
AUGUST '16	Steering Committee Sub-Committees	Steering Committee Sub-Committees
SEPTEMBER '16	No Committee Meetings Work on Draft	No Committee Meetings Bring to Goals & Objectives to Legislative Bodies
OCTOBER '16	Return to Sub-Committees for final review	Bring to Goals & Objectives to Legislative Bodies
NOVEMBER '16	Rough Draft Complete Public Meeting	Prepare Draft Report Last Sub-Committee meetings
DECEMBER '16	Final Draft Complete Steering Committee Endorsement	Prepare Draft Report
JANUARY '17	Planning Commission Endorsement Bring to Legislative Bodies	Public Meeting
FEBRUARY '17	Bring to Legislative Bodies Project Complete	Final Draft Complete
MARCH '17		Steering Committee Endorsement Planning Commission Endorsement
APRIL '17		Bring to Legislative Bodies
MARCH '17		Bring to Legislative Bodies Project Complete

FUTURE LAND USE MAPS – DRAFT CHANGES TO LAND AREA

GEORGETOWN (DRAFT)

Admin Units:

UNIT	ACRES
CITY LIMITS	724.78
USB	3,598.25
PROPOSED USB	3608.89

Existing City Limits & Zoning:

Zoning	Total Acreage
A-1	981.1727131
A-1S	6.455316535
B-1	24.30163253
B-2	745.8546287
B-3	72.03450658
B-4	67.4921414
B-5	412.0042041
BP-1	244.3692083
C-1	163.9802028
GB	5.068601691
I-1	627.1046752
I-1 (ESLI)	83.9398456
I-1*	154.1438138
I-2	1401.838965
P-1	76.60802246
P-1B	89.33568385
R-1	25.43678863
R-1A	339.8645852
R-1B	656.1472601
R-1C	1441.147658
R-2	2728.101837
R-3	682.1629482

Proposed Future Land Use:

Land Use	Total Acreage
Agricultural	94.88898468
Commerce/BIT	610.503733
Commercial	1122.422933
Greenbelt	457.4820862
Industrial	2835.876423
Mixed-Use	553.3852782
Office	301.0258279
Quasi-Public	1196.704927
Residential	7135.065928
Right of Way	14.55307156

SADIEVILLE (DRAFT)

Admin Units:

UNIT	ACRES
CITY LIMITS	724.78
USB	3,598.25
PROPOSED USB	3608.89

Proposed Future Land Use:

Future Land Use	Total Acreage
Highway Commercial	396.45
Industrial	161.36
Low-Density Residential	2123.14
Mixed-Use	35.36
Quasi-Public	396.45
Recreation Commercial	283.60
Residential	439.26

Existing City Limits & Zoning:

ZONE	ACRES
A-1	419.88
B-2	2.91
B-3	5.72
I-1	1.70
R-1A	6.37
R-1B	68.21
R-1C	22.53
R-2	197.45
Total	724.79

STAMPING GROUND (DRAFT)

Admin Units:

UNIT	ACRES
CITY LIMITS	377.72
USB	1,431.54
PROPOSED USB	1431.09

Existing City Limits & Zoning:

ZONE	ACRES
A-1	88.07
B-1	20.53
B-2	7.39
I-1	23.48
R-1	0.11
R-1A	123.20
R-1B	44.60
R-1C	41.49
R-2	28.85
Total	377.72

Proposed Future Land Use:

Land Use	Total Acreage
AGRICULTURAL	105.6064101
COMMERCIAL	8.412317848
INDUSTRIAL	116.6840386
MIXED-USE	12.97558203
PUBLIC	35.56096359
PUBLIC TRAIL/PARK	40.96390207
RESIDENTIAL	1084.317976