

Georgetown-Scott County Planning Commission

Comprehensive Plan Executive Committee Meeting Minutes

Date: Tuesday, October 27, 2015

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|----------------|---------------------|-------------------------|
| In Attendance: | Rob Jones, Chairman | Steve Smith, Vice-Chair |
| | Joe Kane, Director | Megan Chan |
| | Bill Burke | Matt Summers |
| | Rick Hostetler | Mike Hockensmith |
| | Frank Wiseman | Chad Wallace |
| | Scott Southall | Kandice Whitehouse |
| | David Lusby | Christie Robinson |
| | Connie Tackett | Polly Singer Eardley |
| | Jillian Lewis | Claude Christensen |

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

Welcome and Introduction

The Committee approved the minutes from the previous meeting on October 13, 2015.

Survey Results and Initial Data

Joe Kane introduced Scott Southall, the featured speaker for the evening who talked about sustainability and the environment and how Georgetown can implement these ideas into the Comprehensive Plan. Megan Chan talked about the population change – 100,000 people by 2040. Megan compared the population growth to surrounding counties and gave statistics on average household size, owner v. renter occupied housing units and median household income and per capita income. Megan then went into explaining the most recent survey data and compared it against the 1991 data. She identified what citizens thought was most important in the community and what their satisfaction level was with those items. Megan talked about the community issues and priorities. She discussed what citizens find moderately, very or extremely

important. She spoke about whether citizens would favor or oppose design standards for new commercial development and the majority of respondents said they'd favor it. Some questions were asked. Additionally, she provided some demographic data for the respondents and talked about attitudes on growth compared to the 1991 survey. Ultimately, moderate to slow growth is still preferred by most respondents.

Education/ Training

Scott Southall introduced himself and talked about the importance of sustainability for a community. He talked about providing for today without compromising for tomorrow. He opened the floor and asked what the Committee's thoughts on sustainability were. He also educated the Committee on the LEED rating system and first costs v. life cycle costs.

Joe Kane discussed the Urban Service Boundary and the different land uses in Georgetown, Sadieville and Stamping Ground. Additionally, housing demands were discussed. Joe spoke about the approved subdivisions that have yet to get the infrastructure needed. He concluded that housing demand is met until the year 2020. Joe talked about commercial land use and multi-family needs. He concluded that there is a lot of underutilized commercial space and there was a discussion about implementing a tax penalty for vacated buildings such as Kroger and WalMart. In addition, there is a large demand for multi-family properties and it was discussed that the city may want to consider giving incentives for underperforming commercial centers to turn into apartments, etc. Joe also talked about residents' shopping habits within and outside the county and how the retail sector is extremely low. Lastly, Joe spoke about environmental factors such as drinking water quality and air quality.

Focus Groups

Megan Chan spoke about designating focus groups and how the initial 11 groups had been condensed into 7 groups. Megan also asked committee members to identify additional members for focus groups. Members were going to think about this at home and come up with additional focus group members.

Logistics, Details, Dates

It was discussed that it would be helpful to put everyone in a group email to discuss meeting times, locations, etc. Additionally, it was confirmed that the next meeting will be held on November 17, 2015. Some new meeting locations were discussed, including: the Pavilion, the Health Department and the Fire Station.

There was no further business, the meeting adjourned.

Rob Jones, Chair