



# COMPREHENSIVE PLAN AGENDA 9-20-2016

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## **Executive Steering Committee Meeting**

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

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

- Approval of Minutes (8/16/16)

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### **2. 5:15-6:15 PM GOALS AND OBJECTIVES SUMMARY AND REVIEW**

- 1. Review of Contents
  2. Discussion of any content changes and recommendation
  3. Discussion of presentation format to Planning Commission and legislative bodies

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### **3. 6:55-7:00 PM LOGISTICS, DETAILS & DATES**

- Next Steering Committee Meeting is Nov. 15 from 5-7pm at the Planning Office
- Next Public Meeting to review the draft document is tentatively scheduled for November

## Steering Committee Meeting Minutes

Date: Monday, August 16<sup>th</sup>, 2016

In Attendance:        Joe Kane, Director                                Megan Chan, Staff  
                                 Rob Jones, Chair                                        Matt Summers, Staff  
                                 Mike Hockensmith                                      Christie Robinson  
                                 Bill Burke     Steve Smith  
                                 Claude Christenson

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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 gave a brief overview of the topics to be covered for the evening. These topics include: Process update, timeline options going forward, reviewing the proposed USB, and reviewing the proposed FLU maps.

### Process Update

Joe updated the committee on where the update process stands as of August 2016. Planning Commission projects have substantially picked up in the last several months, slowing down the available staff time for working on the Comprehensive Plan update.

Joe proposed two different timeline options for moving forward. These are laid out in the meeting packet. The first option is to move along the previously established path, and try to get the entire document approved at once, with a target date of having a final draft complete in December 2016. The second option is to bring the Goals and Objectives to the legislative bodies for approval independent of the text of the plan. This would allow for compliance with KRS 100, and give staff time to put better effort into the text of the Comprehensive Plan, without a December deadline.

Claude felt the second option would be a better idea. Taking time to produce a quality document is more important than meeting the December deadline. There seemed to be consensus with the entire group in attendance that approving the Goals and Objectives separately from the rest of the document would produce a superior final document.

Megan asked the group how often the sub-committees will need to meet under Option 2. The group felt that the sub-committees would not need to meet monthly going forward. Staff will get the goals and objectives to the Planning Commission at the September meeting. From there it will be taken to legislative bodies at their workshops.

### Future Land Use Map

Joe showed the tables of land use information located in the packets. There are two areas of minor expansion and two small areas proposed to be removed from the USB. Staff is recommending removing any areas of the greenbelt from the USB. Staff recommends including a small area on the west side of Georgetown near US 460 and the bypass. There are some areas outside of the bypass shown as inside the USB, and staff is recommending

it be removed and adding areas inside the bypass to the USB. Joe outlined the rest of the proposed changes to the USB. Most of the proposed changes follow parcel lines, existing roadways, and waterways/watersheds. Staff will check the exact numbers, but the proposed changes are believed to be an increase of roughly 500 acres.

Joe gave a summary of the proposed USB changes for Sadieville and Stamping Ground. The majority of the changes were to align the USB to follow existing parcel lines. Sadieville's USB is proposed to increase by roughly 10 acres. Stamping Ground's USB is proposed to be reduced by roughly 0.5 acres.

After meetings in both Sadieville and Stamping Ground, there seems to be a good amount of support in these cities for the proposed changes.

Mike Hockensmith asked whether property owners had yet had the opportunity to request their property either be included or excluded from the Urban Service Boundary. Joe outlined the timeline for accepting applications for changes to the proposed USB and FLU map. Mike thought it would be important to emphasize that the current maps are drafts and that final decisions have not yet been made. He felt the majority of the requests to be included in the USB would come from property owners in the area to be impacted by the future leg of the bypass.

The committee felt it would be better to push the USB and Future Land Use map discussions back to avoid conflicts with getting the Goals and Objectives approved by the legislative bodies. It would also give property owners greater time to digest the information contained in the maps.

#### Wrap Up

Staff will send out a final version of the Goals and Objectives to the Steering Committee members electronically for approval prior to the goals and objectives being taken to the Planning Commission. Steering Committee members will respond electronically with comments and endorsements.

#### Logistics, Details, & Dates

The next meeting will be on October 18<sup>th</sup> from 5-7PM at the Planning Commission Office.

There was no other business to discuss and the meeting was adjourned at 6:15PM

# Great Scott!

## The 2016 Comprehensive Plan for Scott County, Kentucky

### Draft Goals & Objectives

Updated: 9/14/16

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#### Community Form

##### **CF 1. Design for an efficient network of streets and land uses.**

- CF 1.1. Manage the location of the Urban Service Boundary (USB) and City Annexation to maximize efficiency of city networks and services.
- CF 1.2. Plan for higher-intensity uses in areas with multiple transportation options.
- CF 1.3. Focus revitalization efforts in existing centers of activity.
- CF 1.4. Preserve prime farmland for agricultural uses.
- CF 1.5. Provide access between and among rural areas, connections to regional transportation systems, and safe, economical mobility and accessibility for citizens and goods.
- CF 1.6. Maintain or improve the capacity of the transportation road network for collector and arterials at LOS "C" or higher.

##### **CF 2. Create places that enrich our built environment's form and character.**

- CF 2.1. Allow for flexibility in land use and design pattern within zone districts.
- CF 2.2. Promote multi-use, multi-purpose, and flex spaces, especially in downtown areas and public spaces.
- CF 2.3. Invest in downtown Georgetown, Sadieville, and Stamping Ground as the heart of each city.
- CF 2.4. Preserve and strengthen the fabric of existing neighborhoods by investing in maintenance and improvements to infrastructure.

- CF 2.5. Provide civic and government facilities in centralized and accessible locations as highly visible focal points and symbols of community identity.
- CF 2.6. Become more walkable and bikeable.
- CF 2.7. Provide an interconnected system of local and regional public open space and recreational opportunities.
- CF 2.8. Require infill and redevelopment projects to be human-scaled and compatible with the existing character and long term goals for the surrounding area.

**CF 3. Encourage sustainable development practices at site and community-wide levels.**

- CF 3.1. Incentivize development that utilizes green building and sustainable development best practices,
- CF 3.2. Explore design standards to retain adequate, usable open space, create green linkages, and increase stream corridor/floodplain protection in new urban and suburban development.
- CF 3.3. Protect the quality and integrity of existing structures and support preservation efforts.

## Infrastructure and Public Facilities

**IF 1. Ensure adequate public facilities and services are available to meet the needs of businesses and residents.**

- IF 1.1. Maintain access to adequately staffed and equipped police, fire, emergency services, libraries, schools, and community centers. The Planning Commission should consider access to public facilities and service levels when reviewing new development.
- IF 1.2. Develop parks and recreational opportunities to meet the needs of our growing population.
- IF 1.3. Strive for the availability of high-speed affordable internet access for all citizens.

**IF 2. Build, maintain, and improve public infrastructure.**

- IF 2.1. Ensure clean drinking water is available for all residents.
- IF 2.2. Encourage cluster development when new major rural residential subdivisions are proposed.
- IF 2.3. Increase construction standards for new roads to reduce the length of roads and future maintenance costs for county roads dedicated for public maintenance.
- IF 2.4. Design stormwater infrastructure to be environmentally friendly and multi-functional.
- IF 2.5. No new private package sewer treatment plants should be approved in the county.
- IF 2.6. Anticipate future needs and plan for public transportation nodes.
- IF 2.7. Provide safe, clean, and convenient air transportation services for passenger and freight in Scott County.
- IF 2.8. Maintain rail facilities to service Scott County's future needs.
- IF 2.9. Develop policy to prioritize siting of wireless communication facilities and other utilities to protect cultural, historic, and environmental resources, and residential areas.

**IF 3. Develop and implement county-wide Capital Improvement Plans.**

- IF 3.1. Ensure that capital improvements plans are effective, cost efficient, cooperative, and complementary.

## Heritage

### **HE 1. Preserve our built history.**

- HE 1.1. Highlight and enhance the historic quality of downtown Georgetown, Sadieville, and Stamping Ground and their surrounding neighborhoods to attract businesses and support economically viable commercial districts.
- HE 1.2. Implement policy measures to protect historic resources, incentivize preservation, and enhance the form of surrounding areas, such as downtowns, historic sites, districts and landmarks.
- HE 1.3. Monitor local property of historic importance for possible designation in the National Trust for Historic Preservation.
- HE 1.4. Conduct educational efforts to increase awareness of the importance of preservation efforts, processes, and available financial, design, and additional educational resources.

### **HE 2. Protect and enhance the natural, historic, and cultural landscapes that give Scott County its unique identity and image.**

- HE 2.1. Highlight the special environmental qualities of Scott County in developed and undeveloped areas.
- HE 2.2. Promote enhanced use of the Elkhorn Creek as a resource for recreation and tourism, and a unique attraction for environmentally sensitive development within the Urban Service Boundary (USB).
- HE 2.3. Protect the natural environmental qualities of the creeks as special habitats for plants and animals, and make them accessible for educational purposes.
- HE 2.4. Encourage the “greening” of Scott County by preserving trees, increasing tree canopy coverage, and installing new landscaping at community gateways.

### **HE 3. Promote, support, and encourage public art.**

- HE 3.1. Improve access to arts and cultural enrichment opportunities for all Scott County residents and visitors.
- HE 3.2. Include public art programs and installations throughout the community, and especially at nodes of high activity.
- HE 3.3. Capitalize on our historic character and cultural heritage in public art and enrichment activities.

## Housing

### **HO 1. Provide a full-spectrum of quality housing options for all residents.**

- HO 1.1. Encourage the expansion of affordable and middle-income housing opportunities, and distribute new units throughout the community.
- HO 1.2. Increase availability and flexibility of housing options for elderly residents.
- HO 1.3. Increase availability of assisted living facilities and shelters.
- HO 1.4. Provide greater flexibility through the Zoning Ordinance and the Future Land Use Map to meet the shifting housing demand due to demographic changes for different housing types and densities within development.

### **HO 2. Preserve and maintain housing stock in established neighborhoods.**

- HO 2.1. Eliminate sub-standard housing.
- HO 2.2. Conduct regular inspection of rental housing.

HO 2.3. Explore opportunities to combine development efforts and infill with historic preservation and natural habitats, and place priority on preserving existing residential structures of historic value and retaining neighborhood character.

**HO 3. Decrease financial barriers to affordable housing.**

HO 3.1. Municipalities should collect, maintain, and disseminate information and vital statistics on housing affordability such as cost, demand, and supply of housing stock.

HO 3.2. Establish an information clearinghouse for financial and technical assistance for stabilization and renovation of urban and rural housing.

HO 3.3. Consider use of various tools to evaluate project proposals and to incentivize creation of affordable and middle-income housing based on project scale and type.

## Human Services

**HS 1. Offer superior educational and training opportunities for all Scott Countians throughout their lifetime.**

HS 1.1. Increase access to physical and online locations of learning.

HS 1.2. Increase collaboration between the Planning Office and educational institutions to teach planning policies and skills.

HS 1.3. Encourage local, regional, and global perspectives in educational systems.

**HS 2. Build our social capital and increase civic involvement.**

HS 2.1. Nurture a culture of wanting to get involved and give back.

HS 2.2. Foster partnerships and collaboration between human service organizations and a broad range of stakeholders.

HS 2.3. Increase citizen engagement and regional coordination in the planning process.

**HS 3. Improve access to health and wellness services.**

HS 3.1. Provide responsive and dependable health and human services delivery systems throughout Scott County.

HS 3.2. Scott County and its municipalities proactively assess, measure, evaluate, address, and act upon identified health and human services needs through an on-going collaboration among community partners.

HS 3.3. Increase access to local healthy foods and nutritional educational programs.

HS 3.4. Increase availability of second shift child care.

HS 3.5. Improve multi-modal accessibility of public amenities, work places, and residential areas.

## Environment

**EN 1. Protect water quality.**

EN 1.1. Protect creek conservation corridors.

EN 1.2. Ensure the pristine water quality of the reservoir once it is constructed.

EN 1.3. Protect the aquifer recharge area and county karst topography areas.

EN 1.4. Minimize the amount of impervious coverage in rural areas.

**EN 2. Minimize the impact of waste produced in Scott County.**

EN 2.1. Reduce amount of waste disposed in the landfill and illegal dumping.

EN 2.2. Encourage recycling and composting and reduce barriers to these activities.

EN 2.3. Require the proper use, location, and disposal of hazardous materials to protect human health, water quality, air quality, and environmentally sensitive resources.

**EN 3. Promote clean air practices.**

EN 3.1. Encourage educational opportunities to learn about and implement clean air practices.

EN 3.2. Create a multi-modal transportation network to reduce reliance on greenhouse gases.

EN 3.3. Increase the tree canopy coverage for Scott County to reduce the heat island effect and to capture and sequester carbon.

**EN 4. Protect environmentally sensitive areas.**

EN 4.1. Discourage development of areas with a concentration of sensitive resources or areas prone to health and safety hazards.

EN 4.2. Require rezoning to conservation for any creek conservation corridors in any area proposed for development

EN 4.3. Monitor the Environmentally Sensitive Areas ordinance for potential updates to sensitive areas and best management practices.

**EN 5. Support green spaces, parks & walkways.**

EN 5.1. Encourage walkways, ribbon parks, and green spaces along creeks.

EN 5.2. Require open space planning for large scale developments.

EN 5.3. Support non-motorized trail projects for the protection of, and to provide exposure to, the natural environment.

## Economic Growth

**EG 1. Create a community that attracts a diverse array of people and businesses.**

EG 1.1. Encourage a variety of cultures and income levels, resulting in a vibrant and diverse community.

EG 1.2. Improve access to employment opportunities for all Scott County residents.

EG 1.3. Invest in quality of life measures that residents and business owners seek, including parks, open space, historic resources, and public services.

**EG 2. Create more local business and job opportunities.**

EG 2.1. Encourage long-term incremental local business development to benefit the community.

EG 2.2. Encourage small-scale commercial and temporary businesses to increase entrepreneurship and provide access to a wider range of local goods and services.

EG 2.3. Support downtowns to be economically viable and protect investments in cultural and historic resources.

EG 2.4. Diversify the economic base of Scott County.

**EG 3. Encourage agricultural economic growth in Scott County.**

EG 3.1. Work with agricultural advocacy groups to maintain and enhance the agricultural base.

EG 3.2. Multiply markets for local agricultural products, and create market-driven agricultural diversification strategies.

**EG 4. Promote Scott County's image as a good location for industrial development.**

EG 4.1. Support and assist local educational efforts to produce an available and skilled labor pool.

EG 4.2. Retain adequate acreage and locations for industrial development.