

**Georgetown Scott County Comprehensive Plan Steering Committee
August 22, 2023, Minutes**

The meeting was called to order at 4:00 p.m. All members were present, except for Rick Hostetler, Les Jarvis, Rob Jones, Kim Rice, Dann Smith, Todd Stone, Mark Sulski, and Kandice Whitehouse. Members of the public were present for observation Director Joe Kane, Commission Engineer Ben Krebs, and Planner Elise Ketz were present.

Introduction

Motion by Jack Conner, seconded by Alonzo Allen to approve the April 25, 2023 meeting minutes. Motion passed unanimously.

Timeline Update

Joe Kane presented a timeline of what tasks have been completed to the Executive Steering Committee (ESC). The Goals and Objectives have been adopted by the Fiscal Court and the Cities of Georgetown and Stamping Ground, City of Georgetown Urban Service Boundary (USB) has been expanded, and draft Future Land Use (FLU) maps, mobility projects, and action items taken to the May 24, 2023, Open House for public comment. The Goals and Objectives have been sent to the City of Sadieville who opted to wait until the whole plan was completed before adoption.

Kane presented the timeline going forward. He stated that the draft FLU map has been amended to reflect recent changes. He stated that Staff has been working on the text for each chapter, and presented when each chapter would be completed. Elise Ketz provided a chart of completed and to be completed tasks. She stated that the plan is over halfway to its final draft form and that Staff is confident that the final draft will be ready by the end of December 2023.

USB & FLU

Kane presented the 2022 USB map for Georgetown. He stated that there was a net increase of 1,100 acres of land added to the city, mostly in the west of town. He explained areas where the USB was expanded have mostly been designated on the FLU map Commerce/BIT use (70%) or residential (25%). He showed that there are two areas of notable change in FLU designations:

1. Lloyd Road (Wiles and Dunraven Properties), wherein the area south of the floodplain was changed from FLU Low and Medium Density Residential to FLU Commerce/BIT.

Kim Menke mentioned the future of Commerce/BIT and Industrial Uses along the west side of town. He stated that this type of land use is in high demand and that it is likely to fill up quickly, so an understanding of what would happen after built-out should be established now. He mentioned concerns that an island of intense development would be formed. Kane stated that

there is an expectation that any development in the Lloyd Road area would be similar to Triport Industrial Park.

Menke recommended that an industrial core be established in the Lloyd Road area surrounded by lighter, and therefore posing less of a threat to residential, commercial, or agricultural operations, industrial or business park uses adjoining. Kane added, saying that there are residential uses near Lanes Run, and with design controls there is less risk of conflict. He stated that there are residential uses around the Lloyd Road area and that McClelland Circle would be a good buffer.

Dwayne Ellison stated that with the new school along Long Lick under construction, residential uses would be likely to go north rather than west. He asked if Staff had considered the pressure to develop agricultural properties outside of the USB for residential use. He asked if utility providers were ready for the pressure to increase once the school was done. Chase Azevedo stated that the FLU map aligns with the expected level of demand projected by the GMWSS facilities plan. As long as the USB and FLU maps are within the boundaries of the GMWSS service area plan, there would be no cause for alarm regarding if an area could be served.

Joe Pat Covington and Robert Conway asked why farms were bisected, rather than have the USB and FLU map boundary be Llyod Road. Conway added, saying half a farm would be sold for non-agricultural purposes would create an odd line and conflicts between uses. Covington recommended that a buffer or something similar to the Greenbelt be established along Lloyd Road so that properties west of the USB would understand that development ends there. Kane said that if that change was recommended Georgetown would need to adopt an amended USB map.

2. Downtown Georgetown, wherein the FLU Mixed Use was extended along the west side of North Broadway to the Elkhorn Creek and the second downtown mixed-use area west of Quail Run Drive changed from FLU Mixed Use to FLU Medium Density Residential.

Kane opened the floor for discussion on the FLU map. Allen asked why there were no new larger FLU Commercial areas to serve the properties west of the interstate, and especially west of the McClelland Circle. He stated that with that much residential activity, there needs to be an area where people can get things like groceries, gas, or doctors' appointments.

Charlie Mifflin asked about the future development of the I-64 corridor. He stated that there should be a plan for when that area develops, not if. Azevedo stated that his intent is to have research done on the cost-benefit analysis of development in that area.

Mobility Projects

Kane presented a proposed mobility projects map. He asked for feedback on areas which should be added to the list of projects. After discussion, the ESC made the following additions:

1. Alignment plan for Paris Pike / US-460 East.
2. Improvements to Connector Road.
3. Rails to Trails connection from Georgetown to Stamping Ground.
4. Sidewalk connections along Lexus Way.
5. Connection between Lexus Way to Paris Pike / US-460 (in replacement of or addition to connection to Newtown Pike / KY-922)
6. Sidewalk connections from East Main Street to Paris Pike to Cherry Blossom to Walmart/Larson Drive.

Open House Summary

Kane discussed the results of the Open House. He stated that at least 80 individuals attended and many provided comments or voted on which action items are the most important to them. He said that there are five themes/takeaways from the open house:

1. Maintain and encourage beautification and small-town aesthetic of Sadieville and Stamping Ground.
2. Encourage gardens, parks, and usable open spaces.
3. Increase diversity of stores and entertainment options.
4. Improved walkways between schools, parks, and neighborhoods.
5. Interested in design standards along the interstate.

Kane provided the data on the top 3 most important actionable items.

Municipality	Votes Cast	Top 3
Scott County	131	<ol style="list-style-type: none"> 1. Complete Broadband expansion. 2. Create a plan/strategy to address homelessness. 3. Create a vacant property task force to advise on adaptive reuse of vacant or underutilized properties.
Georgetown	178	<ol style="list-style-type: none"> 1. Create an entertainment district in downtown Georgetown. 2. Develop a plan/address homelessness. 3. Establish LOS for local governmental agencies and services and conduct a study to determine how to address and maintain adequate local governmental services.
Sadieville	29	<ol style="list-style-type: none"> 1. Develop beautification projects at the I-75/Porter Road interchange. 2. Develop design standards for commercial development at gateways and along major corridors. 3. Establish incentives for green building practices.
Stamping Ground	39	<ol style="list-style-type: none"> 1. Explore the possibility for a community garden. 2. Develop beautification projects along Main Street. 3. Develop a local business incubator/accelerator program/project.

Implementation Committee

Kane continued and presented the proposal for an implementation committee. He stated that the committee would meet regularly, and departments would provide updates on their progress. He stated that Staff is considering how to structure the group.

Additional & Concluding Comments

Kane addressed next steps. He stated that the next meeting will be on Tuesday September 26, 2023.

There being no further business, the Meeting was adjourned at 5:30pm.