

**Georgetown Scott County Comprehensive Plan Steering Committee
February 28, 2023, Minutes**

The meeting was called to order at 4:00 p.m. Present Committee members were Alonzo Allen, Jack Conner, Robert Conway (for Debbie Osborne), Joe Pat Covington, Dwayne Ellison, Rick Hostetler, Burney Jenkins, Charlie Mifflin, Kim Rice, Todd Stone, and Mary Singer. Director Joe Kane, Commission Engineer Ben Krebs, and Planners Elise Ketz and Matt Summers were present.

Introduction

Motion by Todd Stone, seconded by Charlie Mifflin to approve the January 24, 2023, meeting minutes. Motion passed unanimously.

Big Picture Update

Matt Summers presented an update to where the Executive Steering Committee (ESC) and Planning Commission Staff are at in the 2022 Comprehensive Plan Process. The Goals and Objectives are in the process of being reviewed and adopted by the Cities of Stamping Ground and Sadieville. The upcoming ESC discussions will focus on reviewing potential mobility projects and draft action items, and that a public meeting would be hosted April/May 2023 to present the FLU maps, transportation components, and collect feedback on action items.

Future Land Use Map Proposals

Summers presented the FLU map for Sadieville. He stated that the historic downtown area in Sadieville is designated as FLU-Mixed Use. The areas around the I-75 exit and around the proposed realignment of KY-32 (Porter Road/Sadieville Road) are designated as FLU-Commercial. The realignment project is included in the KYTC 2022-2028 Enacted Highway Plan.

Alonzo Allen asked for clarification about the potential development of properties around the interstate exit. Elise Ketz stated that she discussed the zone change and development review process with an engineer interested in the area but has not heard more since initial conversations. Joe Pat Covington also expressed concerns related to the realignment of KY-32 given the topographical variation of the area. Rick Hostetler stated that there is a hydrological study of the whole county in progress and hopes that the study includes recommendations on how to facilitate development.

Summers presented the FLU map for Stamping Ground. He stated that the downtown area is designated as FLU-Mixed Use. The former Commonwealth Tool site is designated as FLU-Industrial. School, park, cemetery, and government properties are designated as FLU-Quasi Public.

Allen asked about the growth potential of Stamping Ground. Summers stated that there are many partially finished residential developments in the community that could satisfy the demands for residential development. Covington expressed an interest in developing a trail along the old railroad bed

traveling from Georgetown, through Stamping Ground to Frankfort. He stated that there is ongoing research into funding options for Legacy Trail. He emphasized the importance of the Legacy Trail to the communities of Scott County and other neighboring communities.

Summers presented the FLU map for unincorporated Scott County. A majority of the land in Scott County is designated as FLU-Agricultural. The reservoir property, WMA, school and governmental properties have been designated as FLU-Quasi Public. In addition, he stated that there exists a pocket of FLU-Commercial designated land at the Scott County-Fayette County line.

Rural Growth Management

Summers reintroduced the concept of Rural Growth Management. The intent of discussion amongst the ESC members is to establish a policy on how and where rural residential developments should be considered when applications are submitted to the Planning Commission. He stated that overall, the Planning Commission has some possible recommendations for rural residential development:

- Make cluster style development the default style for large residential lot projects.
- Adopt a time-based restriction on subdivisions of A-1 zoned land.

Discussion focused on including additional language outlining minimum infrastructure requirements for developments of 10 lots or greater. In addition, discussion also focused on additional language which would limit the frequency a landowner could subdivide their property within a set timeframe. Robert Conway expressed concerns on restricting the frequency of farm subdivision. He also stated that neighboring counties have highly restrictive rules on subdivision frequency and that he recommends caution when considering such regulations.

Action Items Review

Summers introduced the implementation stage of the Comprehensive Plan and presented a proposal from Allen depicting a ten (10) person interagency working team. Allen explained his proposal, stating that he believes that it will serve as a meaningful way to ensure that everyone is on the same page. The working team would meet bi-weekly to discuss progress, update the Judge and Mayor monthly, and update the collective team quarterly.

Joe Kane stated that the 2017 Comprehensive Plan had 58 action items. The first step of the review by staff was the removal of completed items, items believed to be no longer needed, and those which were too vague to be acted upon. Each ESC member has a document containing the remaining action items and actionable items from the Scott County Economic Competitiveness Strategic Plan (ECSP), Economic Leadership's Comprehensive Plan review, and previous ESC discussions, resulting in 46 actionable items organized into three categories (policy, plan, or project). He emphasized that the items on the list were not finalized, and that ESC discussions and public feedback would inform any additions or removals from the list.

After introducing the list, Kane requested that ESC members review the list and rank them by giving each item a “high”, “medium”, or “low” rating. He asked that the rankings be completed prior to the March 28, 2023, meeting of the ESC so that staff could prepare a document with all comments.

Additional & Concluding Comments

Kane addressed next steps. He stated that the next meeting will be on Tuesday March 28, 2023.

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