

**Georgetown Scott County Comprehensive Plan Steering Committee
January 24, 2023, Minutes**

The meeting was called to order at 4:00 p.m. Present Committee members were Chase Azevedo, Jack Conner, Joe Pat Covington, Dwayne Ellison, Greg Hampton, Les Jarvis, Kim Menke, Robert Conway (for Debbie Osborne), Kim Rice, and Mary Singer. Todd Johnson with the BIA was present for observation. Commission Engineer Ben Krebs, and Planners Elise Ketz and Matt Summers were present. Director Joe Kane was absent.

Introduction

Motion by Jack Conner, seconded by Kim Menke to approve the November 22, 2022 meeting minutes. Motion passed unanimously.

Big Picture Update

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 were in the process of being reviewed and adopted by the Fiscal Court and the Cities of Georgetown, Stamping Ground, and Sadieville. The applications for inclusion or exclusion were heard at the January 12, 2023, Planning Commission meeting. The upcoming Executive Steering Committee (ESC) discussions will focus on finalizing the Future Land Use (FLU) maps and transportation within the next three months, and that a public meeting would be hosted April/May 2023 to present the FLU maps, transportation components, and collect feedback on potential action items.

Future Land Use Map Proposals

Summers presented the FLU map for Georgetown. The map includes both developed and undeveloped acreage of each FLU category. Menke asked for clarification on what parts of an undeveloped parcel are considered undevelopable. Staff clarified that the floodplain areas and steep slope areas were excluded from the “developable” acreage of a property.

Summers continued, noting past discussions have pointed out that FLU-Commerce/BIT designated land is in least supply. He stated that some areas designated as Commerce/BIT are not intended to be for new business parks and may be Light Industrial use areas with Business Park design considerations. There are a variety of ways to interpret and plan for how much industrial land is needed and available for future development. Conner asked that instead of designating an area as “FLU Commerce/BIT” more specific language be used, such as BP-1 and I-1*.

Covington asked about the inclusion of the Paynes Depot – I-64 interchange in the FLU mapping process. He stated that he understands that the area may not be developed in the next 5 or 10 years, but that it may be in the next 15 or 20 years. Staff clarified that the intent is not to encourage leapfrog development into areas where infrastructure is insufficient and that conversations with providers suggest

that expansion into those areas is not expected any time soon. Menke asked if a mega site could be considered at the Paynes Depot – I-64 interchange. If the area had the potential to be a mega site, he stated, plans for an infrastructure expansion to that area should be included now so that when a developer comes the site is ready. Conner asked how connections could be made presently for the interchange's inevitable development.

Summers presented that, at the current trends of 2.42 people per household, the undeveloped land planned for residential would be able to accommodate 37,640 people. Staff projection for growth between 2020 and 2040 will remain at a 2% annualized growth rate, or an additional 18,000 people. He went into greater detail into the delineations between each FLU residential subtype and what the home type in each area would look like. Low Density Residential areas are those which allow for a density up to 4.4 dwelling units per net acre and are typically understood to be primarily single-family residences and some duplexes. Medium Density Residential areas are those which allow for a density up to 12 dwelling units per net acre, and are typically understood to be townhome, condominium, or apartment developments, but may include single-family residences on smaller lots or duplexes. High Density Residential areas are those which allow for a density up to 16 dwelling units per net acre and are typically understood to be apartment and townhome developments, but may include single-family, duplex, or condominium residences.

Conner asked for clarification on the market trends and demands for homes in the region. Todd Johnson stated that the trends support that individuals are still interested in single-family residences, but that the preference appears to be for small lot detached dwellings or townhome-style attached dwellings. He emphasized that the demand for rental property is the greatest, especially for new residents, young professionals, and senior citizens. He stated that there is a relationship between higher density and higher rental properties in an area, and that if the region increases density of a housing development, there needs to be sufficient rental properties to satisfy the demand. Menke stated that there needs to be greater focus on the needs of different age ranges, especially the senior population who have a greater demand for single story dwellings or walk-out apartments. Johnson cautioned against having high density residential areas in solely FLU Mixed Use categorized properties. He stated that there should be greater integration of mixed-use and high density residential areas with existing residential communities. People prefer that they are within close proximity to everyday needs or services. He stated that a blend of housing types and owner-occupied/rental properties offers unique character and opportunity to a neighborhood.

Mixed-Use Areas

Summers presented the proposed FLU Mixed Use areas within the Georgetown USB. He stated that the Mixed Use areas show expected collector roads to, within, and from the area, but that the specific route is up for discussion at the time of development. In addition, he stated that the FLU draft maps include significant tree lines that are expected to be preserved and general use trails.

He stated that the Amerson Development is an in-progress, horizontal mixed use area that offers diverse housing types. He stated that the current proposal is to include the Bringardner Property to the south as FLU-Mixed Use as well. By categorizing the Bringardner Property FLU-Mixed Use, it can serve as a flexible connection between the high commercial activity approaching US-25, the expected lower activity approaching the Greenbelt, and the in-progress work on the Amerson Development.

He stated that the Cherry Blossom area at Blossom Park and Ikebana is proposed as a FLU Mixed Use area. While the area is mostly built out, its location is well-suited for mixed-use development and some residential component. He stated that there are known transportation issues related to the area which are under review by KYTC and that hopefully the site can be developed into a transitional area between the residences and heavy commercial use on Connector Road and Cherry Blossom Way.

He stated that the Downtown Georgetown is proposed to be designated as FLU-Mixed Use, as well as other pockets in close proximity to the downtown core. The areas within the North Broadway and North Water Street studies have been designated as FLU-Mixed Use and are expected to be improved to become a more engaging space for residents. The North Broadway area, he believes, is well suited for a mixed-use area with spaces for local businesses or entertainment options that would ultimately increase the engagement with downtown areas. In addition, he stated that the area where the former hospital was located is also being designated as FLU-Mixed Use. Given its proximity to the historic downtown core, Staff would require development within these areas to compliment the character of downtown Georgetown. Staff's vision for development and redevelopment in this area includes trails to allow the community to engage the creeks in a sustainable manner. This area is well suited for a secondary pocket of small business development, transitioning to low density residential along the creek.

He stated that the southeast and southwest side of the Lexus Way – Champion Way intersection are proposed as FLU-Mixed Use. Both areas, he stated, have existing communities which would benefit from a transitional small-scale commercial and higher density residential area as the community develops north towards the interstate. Furthermore, he expects that the confluence of the proposed FLU-Mixed-Use area and FLU-Commerce/BIT area (located north of the intersection of Lexus Way – Champion Way) would allow potential community control of design features and choices in the area. Collector roads are expected to be made from road stubs in existing residential subdivisions and existing stubs of off Champion Way and Lexus Way. A proposed trail is shown along Champion Way to the

Anne Mason Elementary and Royal Springs Middle School site west of the railroad, and along Lexus Way to the Pavilion Recreational Center would go through the area.

He stated that the southwest side of the Paynes Depot – McClelland Circle intersection is proposed to be FLU-Mixed Use. This area is largely undeveloped due to limited availability of infrastructure but is expected to be developed as demand reacts to the completion of the Bypass loop. The intent is to develop collector roads from existing road stubs and to connect the area to the existing residential subdivisions on the northside of the intersection. In addition, Staff has identified significant treelines which are expected to be preserved whenever the site is developed. Furthermore, Staff proposes trail connections following the creek, to the proposed school site to the south, along significant tree lines, and along Paynes Depot Road to the residential subdivisions to the north.

He presented how the 2023 FLU map differs from the 2017 FLU map. He pointed out specific areas where differences are most noted:

- Overall, areas within the floodplain were removed from the available acreage for development.
- In the area of the Lane’s Run Business Park, areas which were FLU-Office are proposed to be FLU- Low Density Residential given that the FLU-Office designation has been absorbed into the FLU-Commercial designation and that FLU-Commercial is not suited for the area.
- In the area surrounding Historic Downtown Georgetown, much of the core that was designated as FLU-Commercial are now proposed to be FLU-Mixed Use and government buildings in that area as FLU-Quasi Public. Formerly FLU-Industrial areas (Southern States property) and FLU-Urban Residential areas (Maddox Street Corridor) are now proposed to be FLU-Commercial to better reflect the current activities in the area.
- In the area surrounding I-75 Exit 129, the FLU-Rural Residential category was eliminated and areas formerly within the category are now proposed to be FLU-Agricultural. The entirety of the Triport Industrial Park is now proposed to be FLU-Industrial. Areas northwest of the exit and north of the Triport Industrial Park formerly identified as FLU-Office are now proposed to be designated as FLU-Commerce/BIT.
- In the Champion Way – Lexus Way intersection area, areas to the south of the intersection which were formerly designated as FLU-Urban Residential are now proposed to be FLU-Mixed Use or FLU-Low Density Residential. Possible park locations are now proposed to be FLU-Quasi Public.
- In the areas west of US-25 off of McClelland Circle, formerly FLU-Urban Residential areas are now proposed to be designated as FLU-Low Density Residential, with areas having frontage off of McClelland Circle being proposed as FLU-Medium Density. An area identified formerly as FLU-Office is proposed to be FLU-Commercial. Two FLU-Quasi Public areas are proposed in this area, which may be used for government buildings, parks, or schools. The FLU-Mixed Use area at the corner of McClelland Circle and Paynes Depot discussed previously is also proposed

in this area. Two FLU-Commercial areas are proposed in this area, specifically at the McClelland Circle and Frankfort Road intersection south of the Great Crossing High School site and the other at the intersection of McClelland Circle and Paynes Depot across southeast of the aforementioned FLU-Mixed Use area.

- In the area along McClelland Circle north of the Great Crossing High School site, there is a new FLU proposal. An area between two existing road stubs off of McClelland Circle is proposed to be FLU-Medium Density Residential, and the surrounding area is designated as FLU-Low Density Residential. A strip of FLU-Quasi Public is proposed along the floodplain the of McCracken Creek Watershed, north of which is an area with a FLU-Commerce/BIT proposed designation. Between Long Lick Pike and McClelland Circle on the northwest and the area of the new Scott County High School is proposed to be designated as FLU-Quasi Public. Properties to the east of the Scott County High School are also proposed to be designated as FLU-Quasi Public so as to connect to existing parks in the area.

Summers presented the proposed FLU-Mixed Use areas for Sadieville and Stamping Ground. He then presented the next steps for the FLU maps.

Covington asked about the development of the area within the northern bypass loop. He stated that in past comprehensive plans the area was discussed as a possible site for economic development. He requested that a small area study be performed into how the area might or should be developed.

Rural Growth Management

Summers introduced the concept of Rural Growth Management. The intent is to establish a policy on how and where rural residential developments should be considered. The end goal is to include the policy as part of the 2022 Comprehensive Plan which will in turn guide the Planning Commission when reviewing rural residential developments. He stated that there are several mechanisms which can be used to evaluate the feasibility of a rural residential development, such as:

- Proximity to Fire Station.
- Proximity and/or relationship to protected lands, such as those within an Agricultural District, PDR program, PACE program, or Preserved Cluster Lot Subdivision, or those near to the Reservoir Property or Wildlife Management Area.
- Proximity to waterline of adequate diameter for water provisions and/or fire protection.
- Width of accessing existing road.
- Location within an “Environmentally Sensitive Area”, or property which has a significant slope, floodplain, or sinkhole noted on the property.

He opened the floor for discussion and requests for consideration of other factors. Covington stated that the conversation is important to have as with the broadband project, individuals are more able to consider living in the unincorporated areas of Scott County. He suggested considering proximity to fire hydrant or to a two-lane road. Other discussions or metrics include the following:

- Proximity to parks.
- Walkability of an area.
- Condition of bridge or low level crossings to and from a site.
- Likelihood of road flooding.
- Ability to widen an insufficiently wide road to a two-lane width.

Additional & Concluding Comments

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

There being no further business, the Meeting was adjourned by Summers at 5:15pm.