

**Georgetown Scott County Comprehensive Plan Steering Committee  
April 25, 2023, Minutes**

The meeting was called to order at 4:00 p.m. All committee members were present, except for Dwayne Ellison, Rob Jones, Kim Menke, Charlie Mifflin, Mary Singer, Dann Smith, Todd Stone, and Kandice Whitehouse. Director Joe Kane, Commission Engineer Ben Krebs, and Planners Elise Ketz and Matt Summers were present.

**Introduction**

**Motion by Mark Sulski, seconded by Robert Conway** to approve the February 28, 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 have been adopted by the Fiscal Court and the Cities of Georgetown and Stamping Ground. The draft Future Land Use (FLU) Map and action items, as well as the proposed mobility projects, are going to the May 24, 2023 open house for public feedback.

**Implementation Proposals**

Summers began by presenting the implementation strategy and actionable items section of the Comprehensive Plan. There are four action items which have been part of previous ESC discussion:

1. Improving the appearance and appeal of our communities
  - a. Action Item: Beautification projects at gateways and along major corridors.
  - b. Discussion:

Summers asked for input on areas where additional beautification should be installed. Joe Pat Covington stated that there should be signage along interstates and better screening of uses to improve the appearance of the community along major roadways. Burney Jenkins agreed and added that a subcommittee for beautification should be established to address these issues. Alonzo Allen stated that there are areas along collector roads owned by the city that are in poor shape, and that they should not be forgotten just because mostly community members see them. He highlighted areas where fencing and landscaping of a city property needs to be repaired and upkeep.

2. Improve residents' quality of life.

- a. Action Item: Plan for additional community garden(s) in locations that service all cities and communities.

Summers stated that, with Phase 3 of the Lanes Run Business Park eliminating the largest of the community gardens in Georgetown, an alternative location for community agriculture should be established. Kim Rice stated that, while public park land could be used, there have been concerns that people will not maintain their plot or take from a neighboring plot. She mentioned that there are some areas outside of city limits which would be well-suited for community agriculture. Covington stated the Great Crossing Park or school campus may be a good area for community gardens.

3. Address concerns with utility capacity and availability.

- a. Action Item: Establish incentives for green building practices, i.e. tax incentives or abatements for projects achieving LEED silver or better certification.

Summers explained the LEED certification. He stated that some projects have green building practices, but do not have a LEED certification. Mark Sulski proposed that a Tax Increment Financing (TIF) district be established to address these issues. He stated that in his experience they are very beneficial to fund public works programs. Jack Conner said that to do a TIF district a study would be needed first.

4. Prevent downtowns from disrepair.

- a. Action Item: Amend the downtown historic district regulations to better support long-term maintenance and preservation efforts.

Summers stated that the historic downtowns tell the story of the community. He mentioned past efforts to establish a historic district ordinance with design standards and architectural review board. Elise Ketz stated that cities like Newport and Covington had form-based codes for their downtowns. She stated that many towns elsewhere established the standards based on community interests and historic context of the community. Allen proposed that, if a historic district, design standard, or form-based code be established for downtowns, a Downtown Merchant Taskforce be formed to collect input from small business owners.

After conversation on the four action items, Summers presented the Staff proposal for an implementation committee. Agencies and groups represented were one member of each municipal legislative body and one member of each joint agency (Chamber of Commerce, Planning Commission, Scott County United, and Tourism Commission). He explained that the committee meets biannually and at each meeting, department leaders with active action items give progress updates. Furthermore, he said that the committee meetings would be an area of discussion for project coordination and collaboration between agencies. He stated that a report of the updates would be produced for stakeholders and members of the public.

**Additional & Concluding Comments**

Kane addressed next steps. He stated that the open house is scheduled for May 24, 2023 at the Scott County Public Library from 3pm to 7pm. He also stated that the next meeting will be on Tuesday June 27, 2023.

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