

Georgetown-Scott County Comprehensive Plan

Executive Steering Committee, Meeting #2

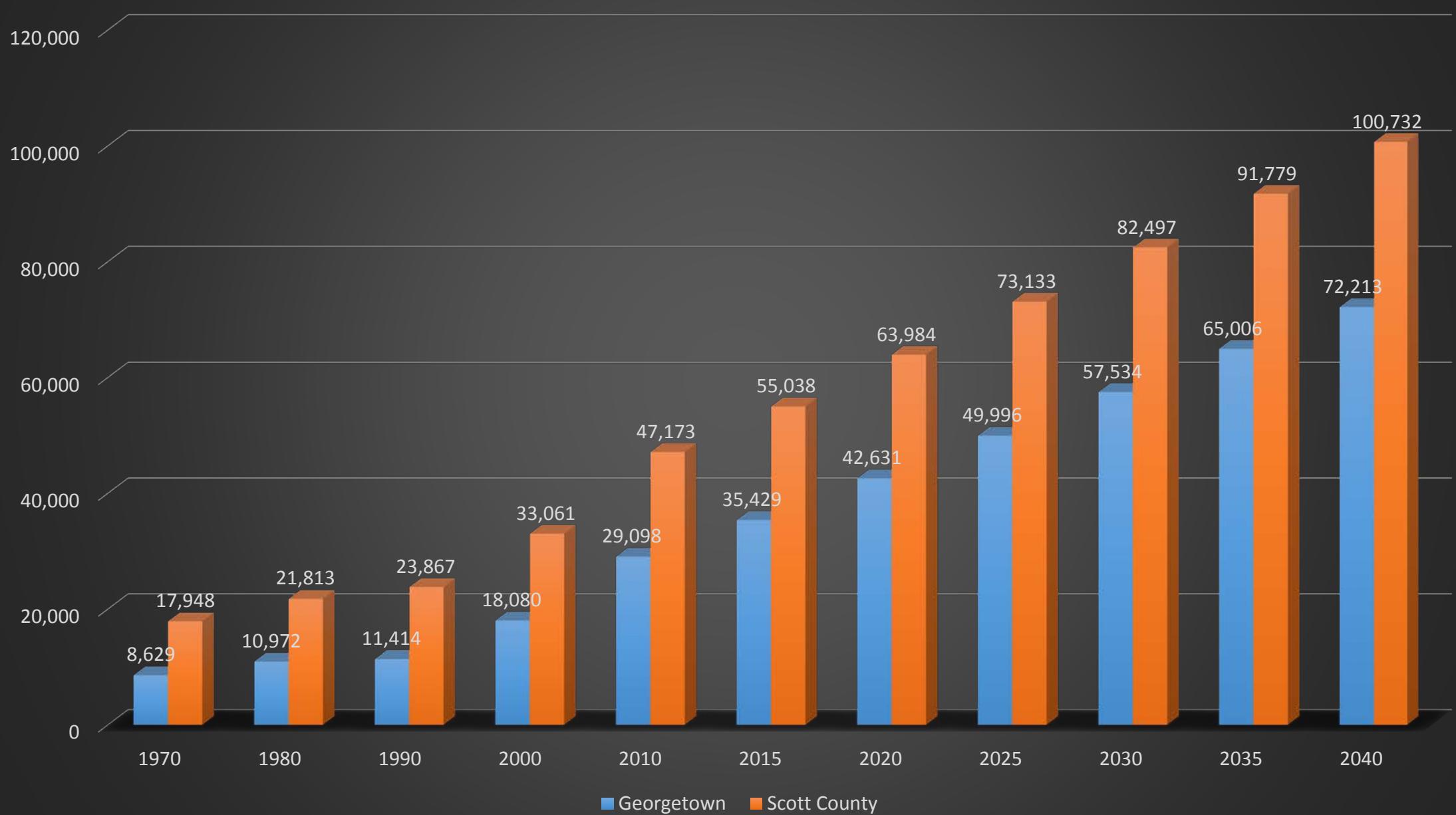
October 27, 2015



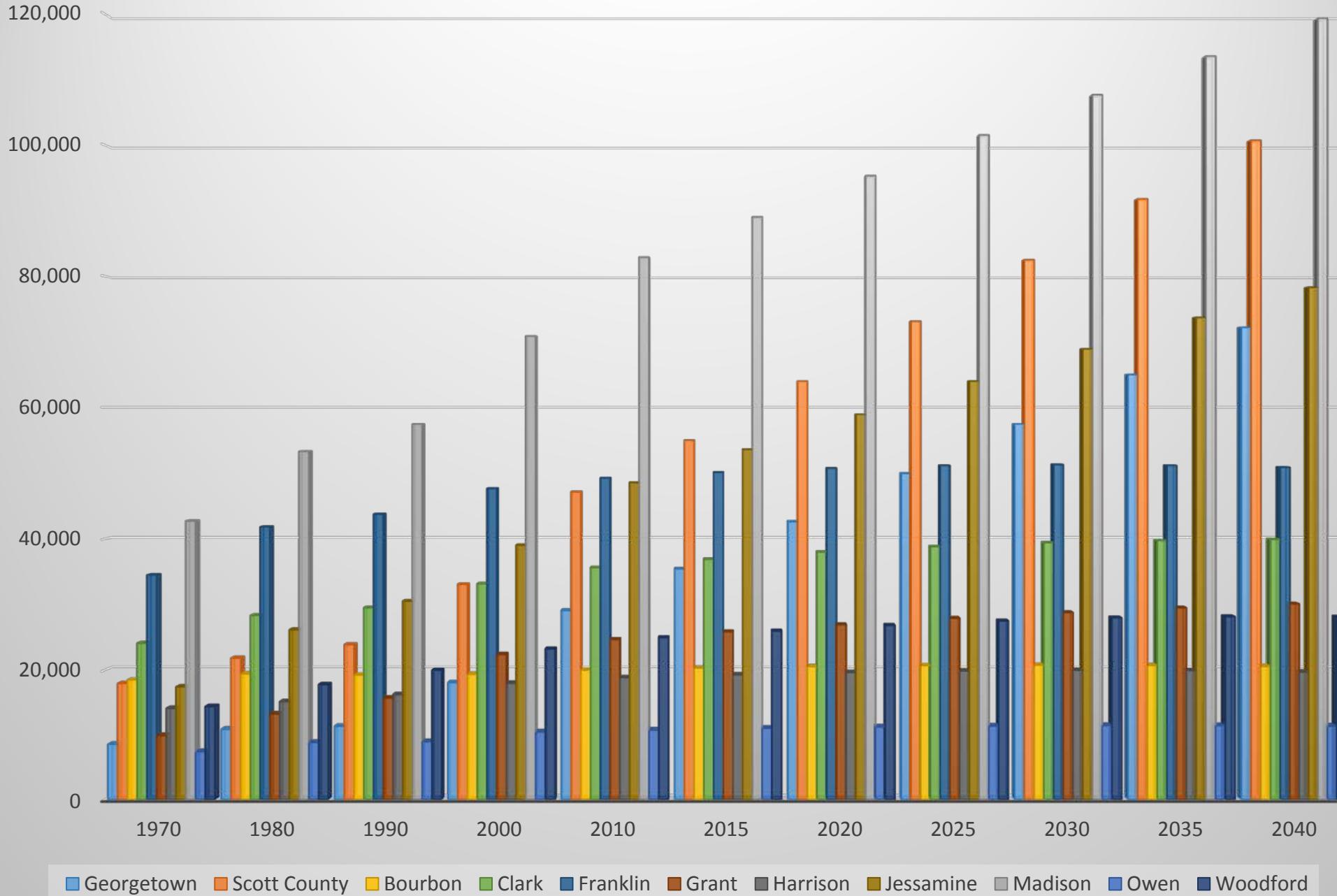
Welcome & Introduction

- Approval of Steering Committee Meeting Minutes
10/13/2015
- Distribution of Materials
- Today's topics
 - Surveys & Data
 - Education: Sustainability, Land Use, and Environment
 - Focus Groups

Total Population

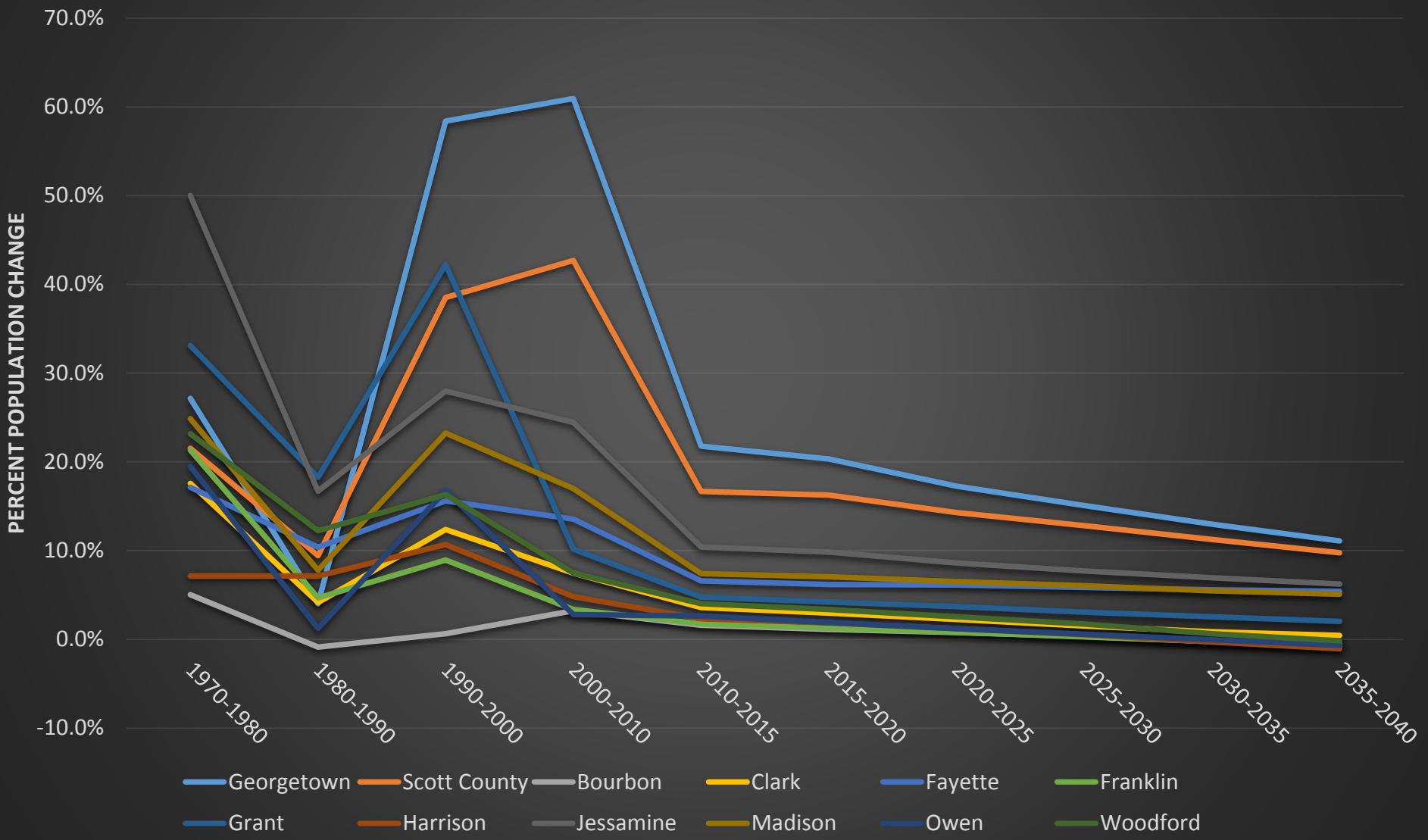


Total Population in Surrounding Counties*

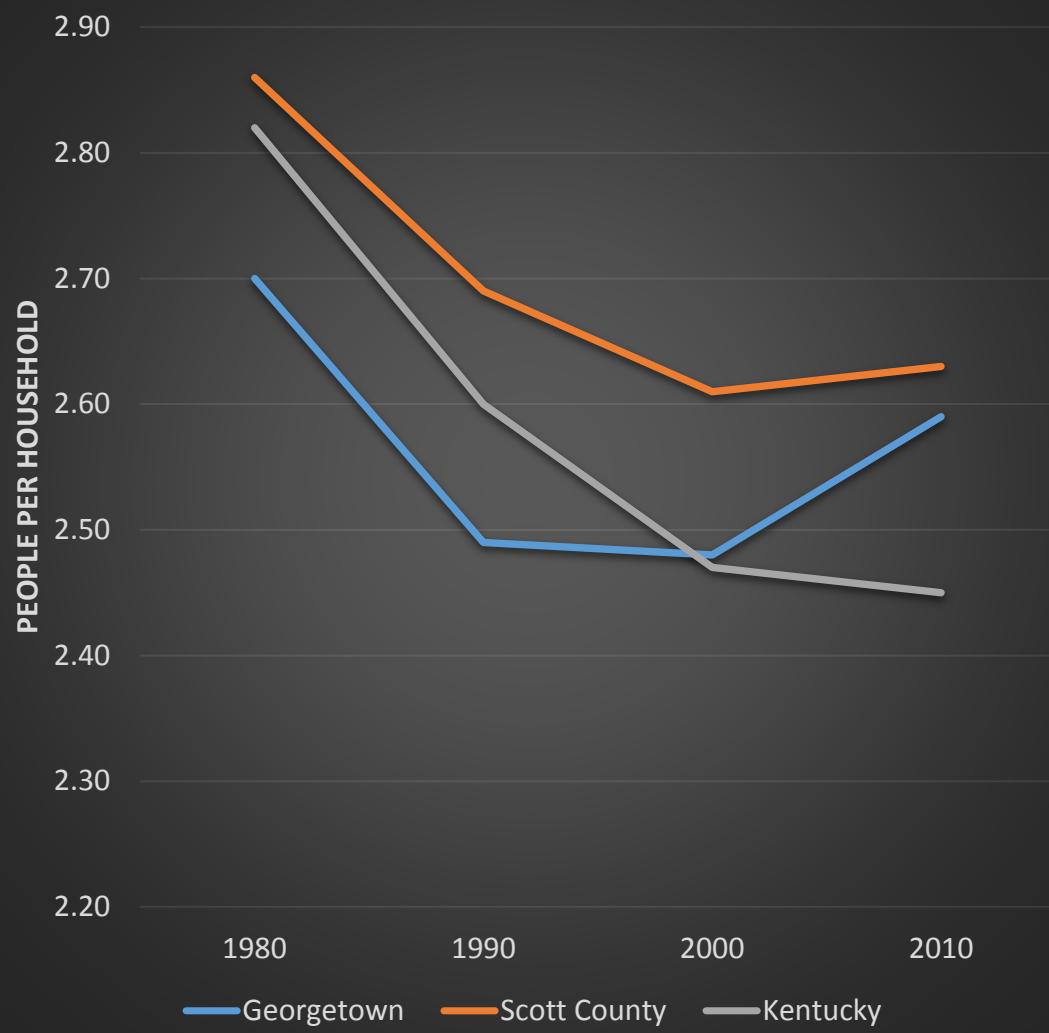


* Excludes
Fayette
County

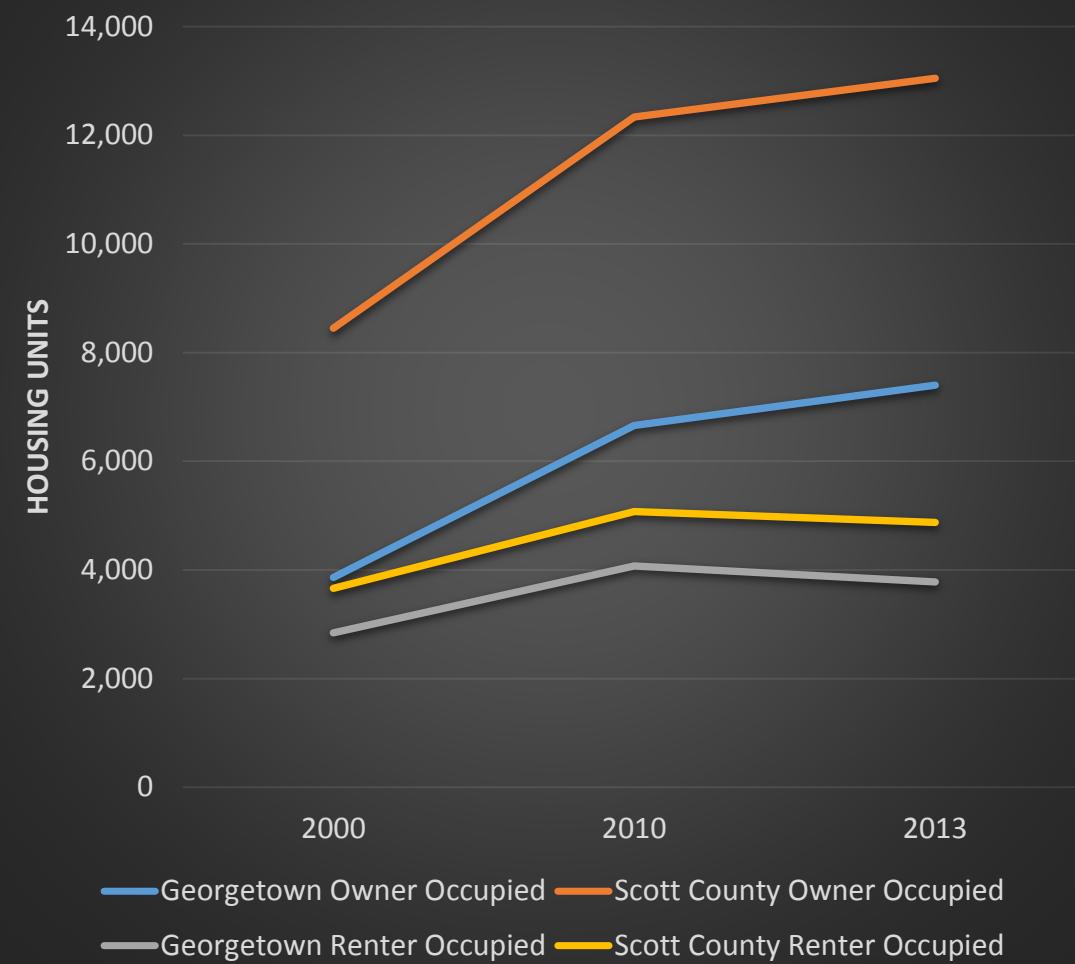
Total Population Growth Historic and Projected



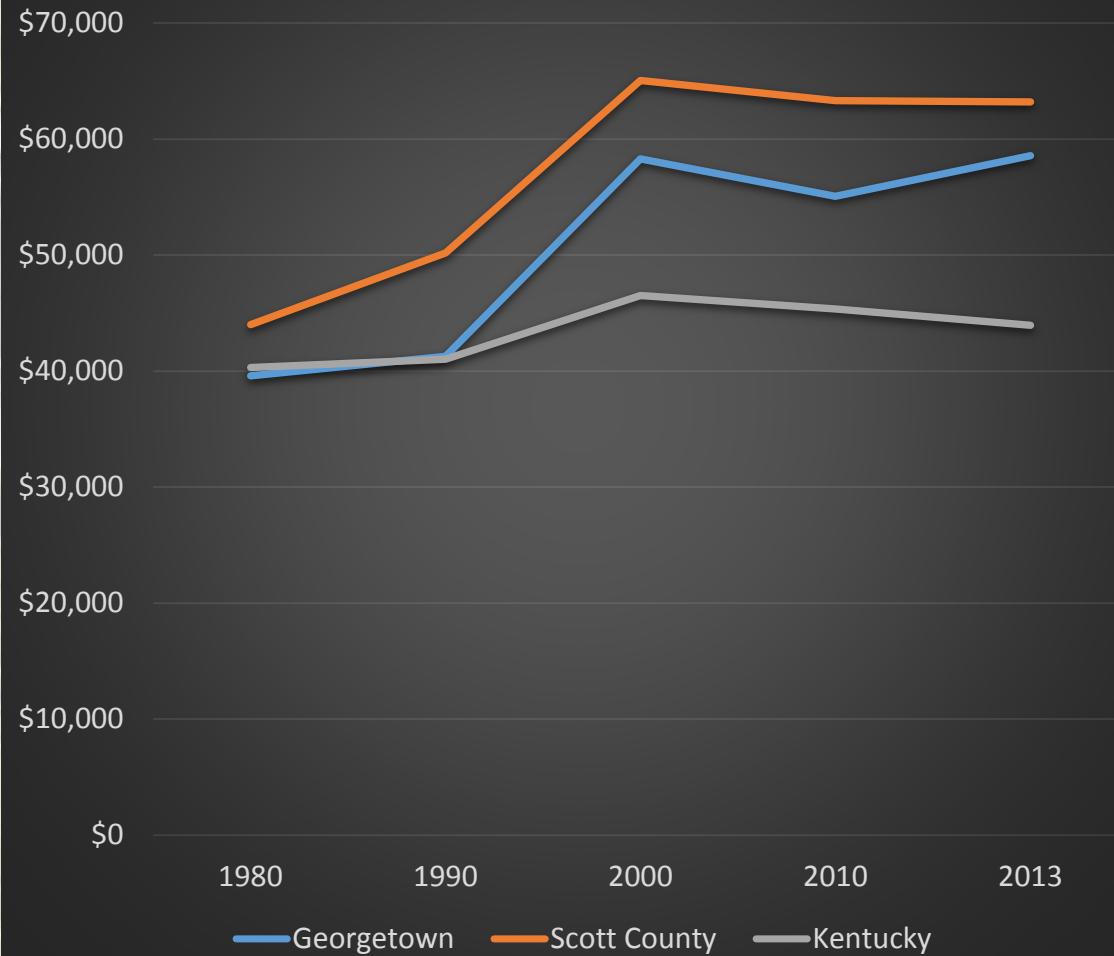
Average Household Size



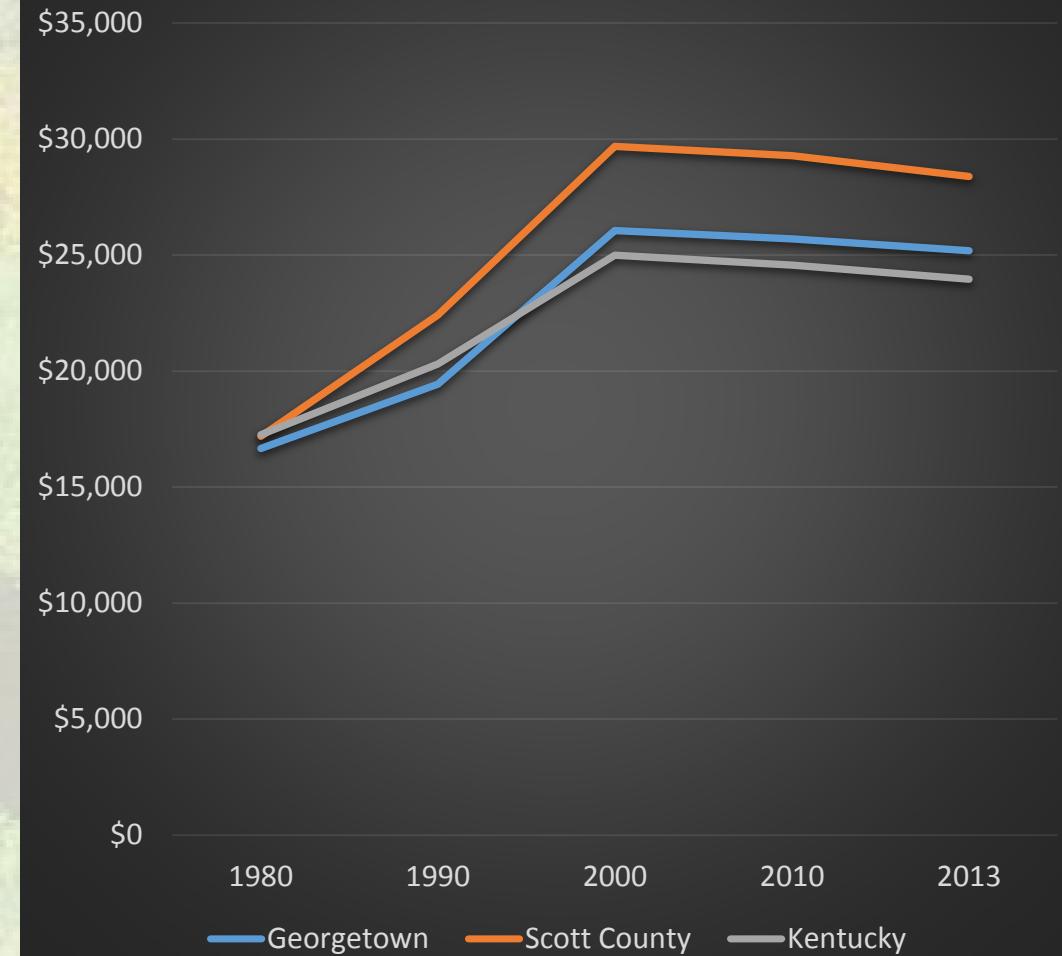
Owner and Renter Occupied Housing Units



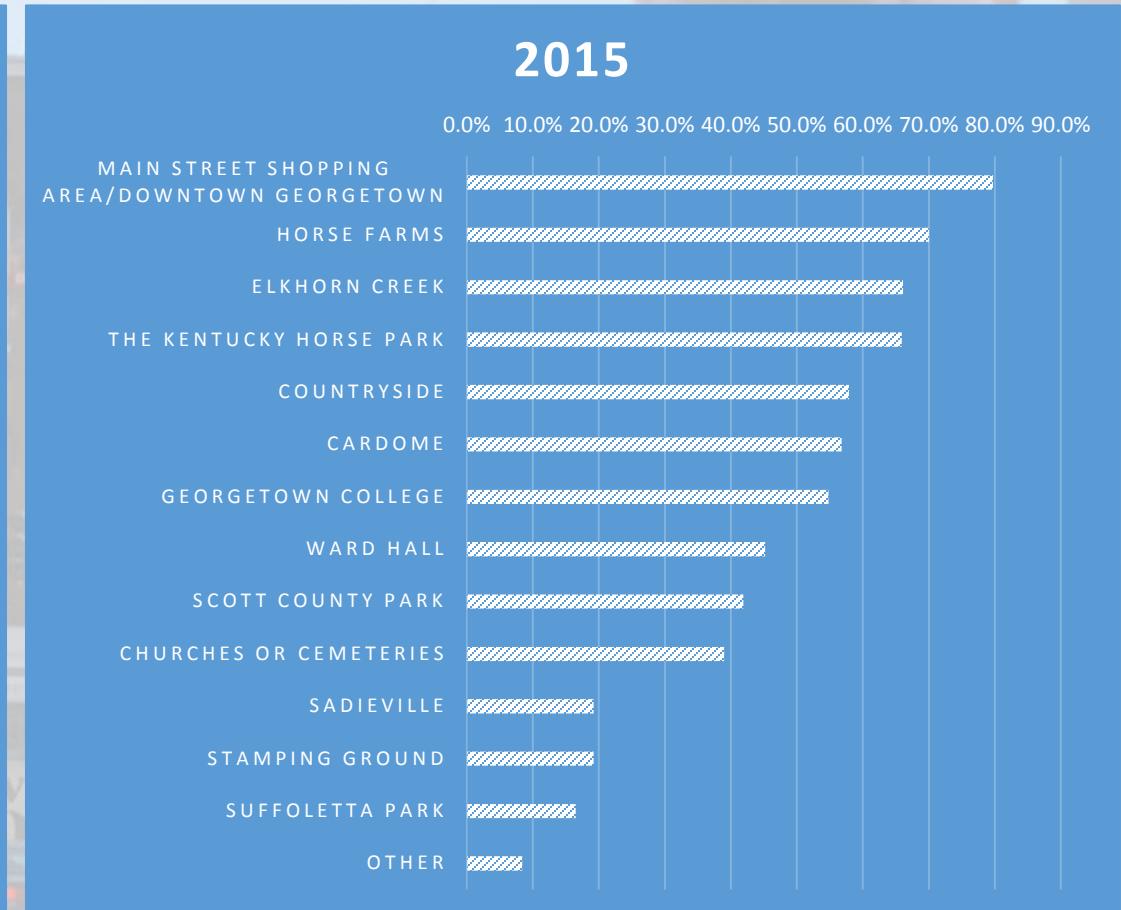
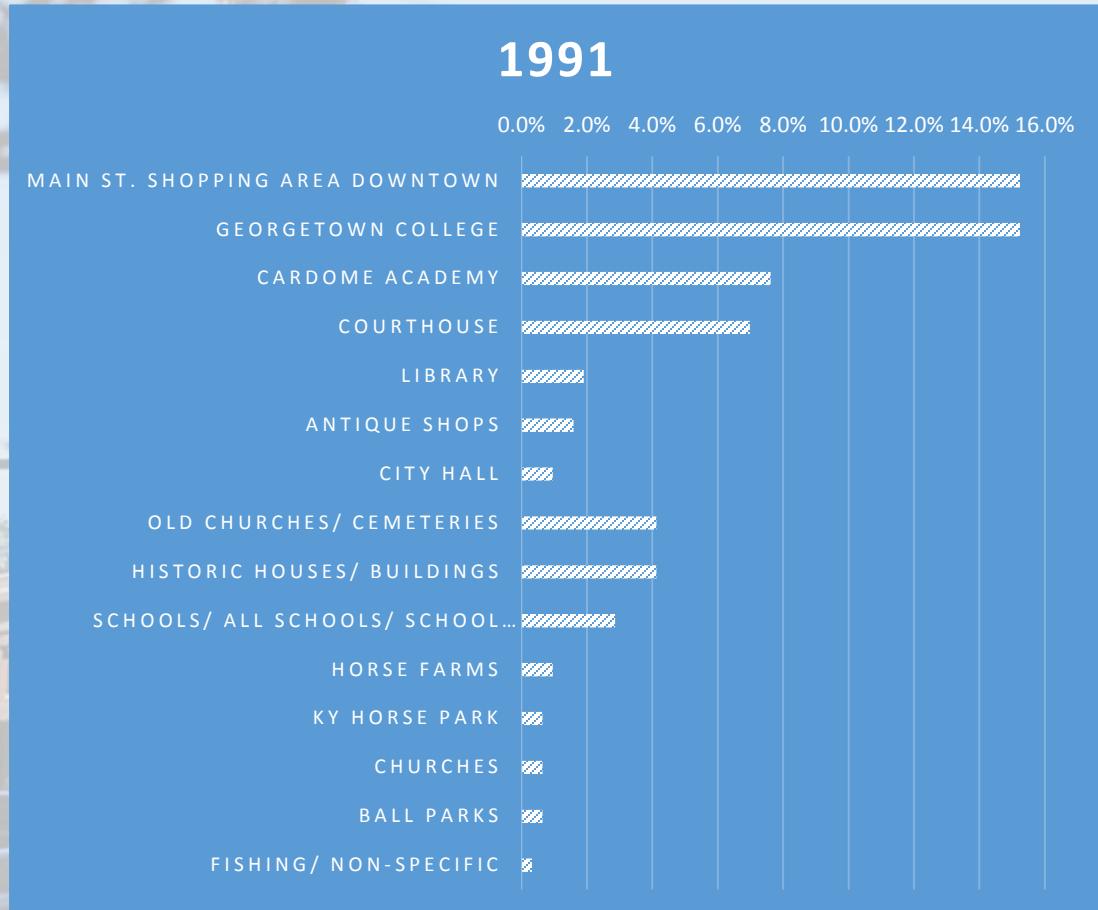
Median Household Income Adjusted to 2015 Dollars



Per Capita Income Adjusted to 2015 Dollars



What places contribute to the Community's character



The 2015 Comp Plan Survey

News & Communication:

- 60% Local newspaper
- 36% T.V. News
- 40% "Other" (Online & Social Media likely)

Community Image:

- "How important or unimportant are the following to you as far as what you personally value in a community?"
- Community rating

94% + of respondents identified the following as either "Moderate Importance", "Very Important" or "Extremely Important":

Performance ranked as "Good", "Very Good", or "Excellent"

	2015	1991
A quiet and peaceful place to live	91.6%	91.1%
An area that is stable	88.0%	72.3%
A place with friendly people	90.2%	95.3%
A respect for the privacy of others	77.0%	92.2%
A clean place without junk or roadside dumps	75.0%	85.5%
A high quality educational system in place	64.2%	73.1%
Lots of job opportunities for both younger and older job seekers	62.5%	67.7%
A strong sense of community pride among people	77.9%	92.4%
A concern for protecting the environment shared by citizens, business, and government	56.4%	82.6

The 2015 Comp Plan Survey

Community Issues & Priorities:

Participants were asked to rank the importance in terms of overall community priorities.

Less agreement than before, but the higher ranking priorities are listed in the table on the right.

80% + of respondents identified the following as either "Moderate Importance", "Very Important" or "Extremely Important":

More publicly funded programs to encourage recycling of items that are potentially damaging to the environment

More repairs and better maintenance of local streets and roads

Improve the quality of local drinking water

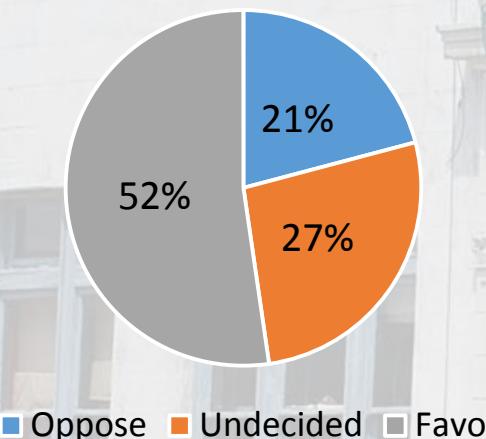
More cooperation in all areas of government between the various city and county governments in Scott Co.

Design standards for new community development

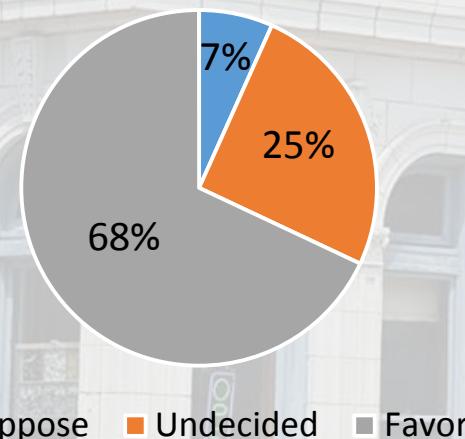
The 2015 Comp Plan Survey

Would you favor or oppose architectural/building design standards for new commercial development for...?

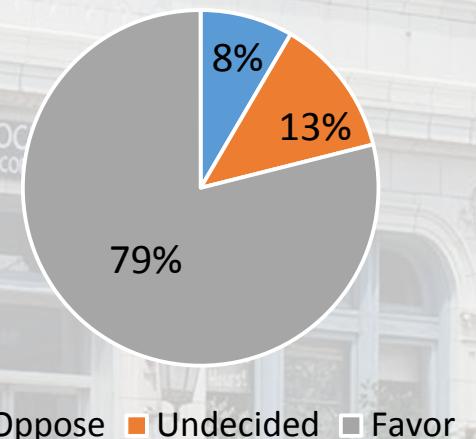
...the entire county?



...specific "gateway corridors"?



...the downtown?

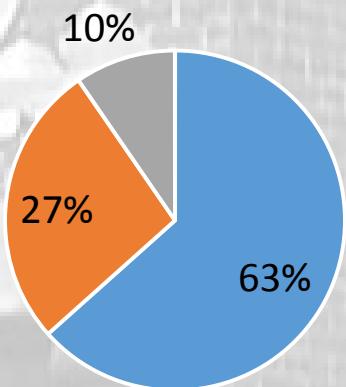


53.3% of respondents indicated that they oppose having no architectural/building design standards at all.

The 2015 Comp Plan Survey

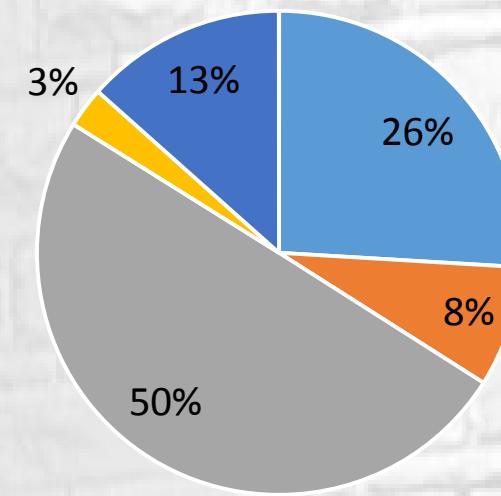
Attitudes about Growth:

What is your opinion about how the zoning on Scott County's prime farm land should be handled in the future?



- More protection should be given to these prime farm lands to restrict their development
- The existing regulations are about right.
- Less protection should be given to these prime farmlands to encourage development.

At present, the minimum rural lot size is five (5) acres. In your opinion, what should the minimum lot size for rural residential lots be?



- 2 acres
- 4 acres
- 5 acres
- 8 acres
- 10+ acres

The 2015 Comp Plan Survey

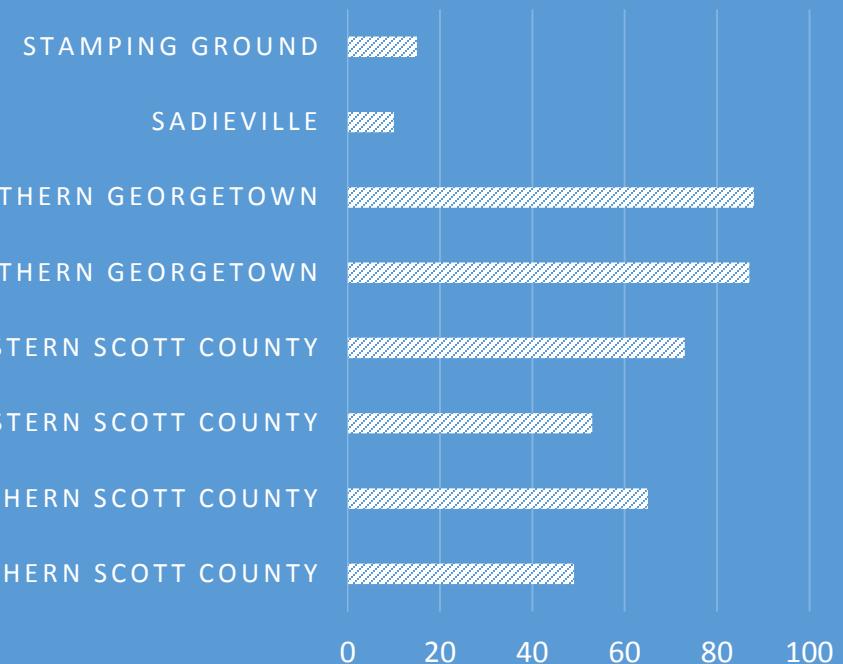
Attitudes about Growth:

- The attitudes towards growth are similar between the 1991 and 2015 surveys.
- Since 1991, the surveys show residents desire slightly more protection for prime farm lands.
- In 1991, only 32.7% of respondents wanted the rural lot size to be 5-acres. This has risen to 50% in the 2015 study.

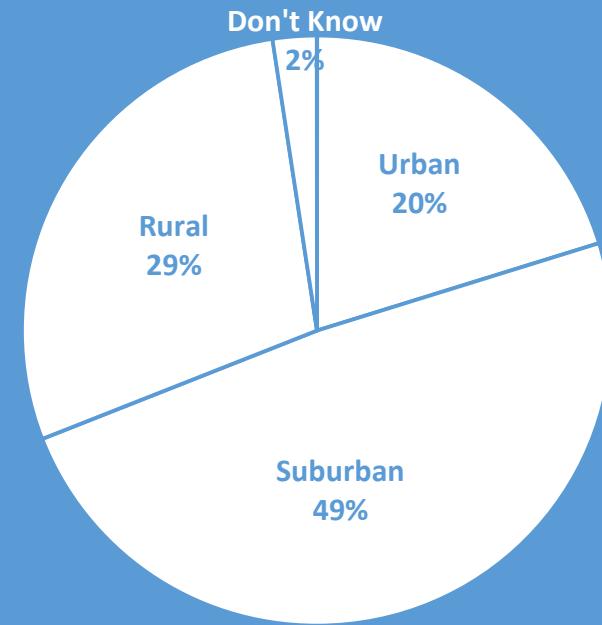
The 2015 Comp Plan Survey

Respondent Information:

WHAT PART OF THE COUNTY DO YOU LIVE IN?

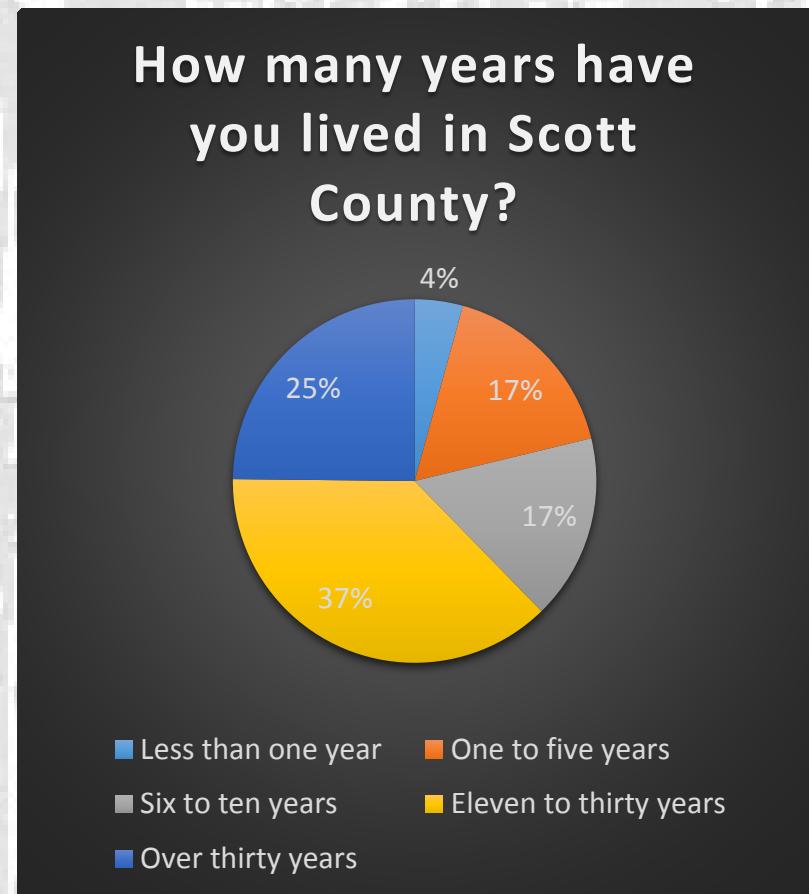
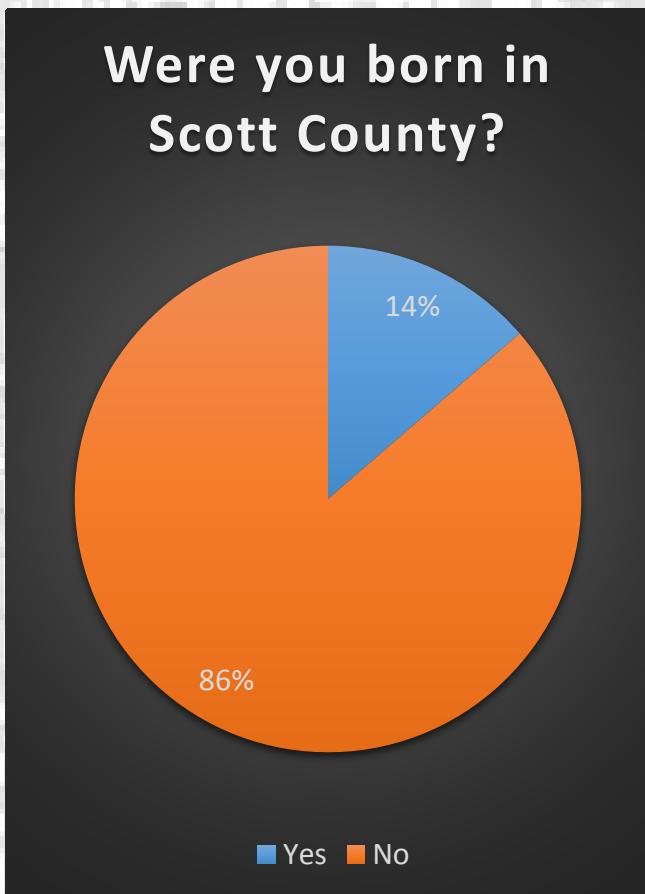
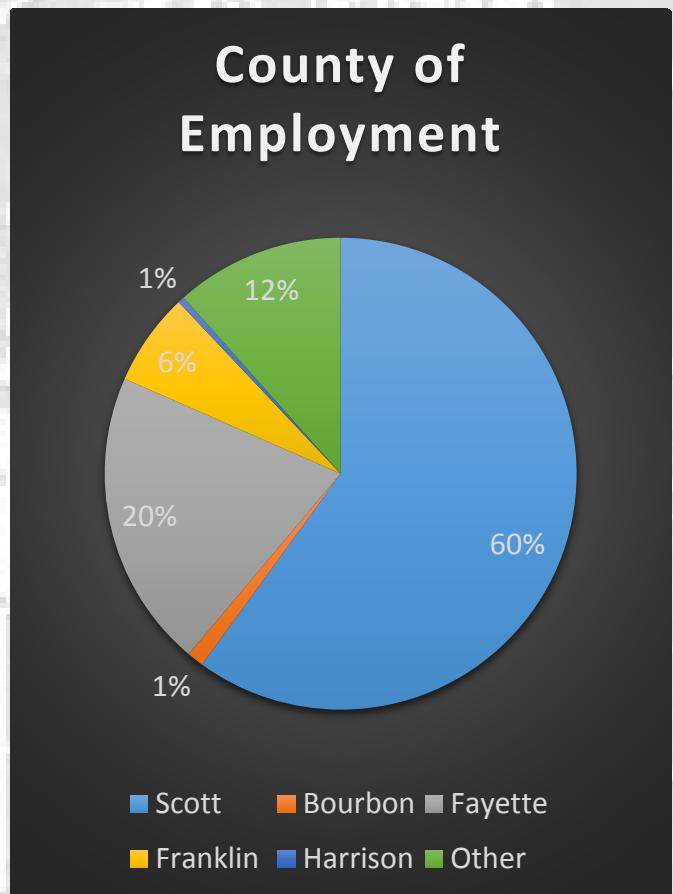


DO YOU CURRENTLY RESIDE IN AN URBAN AREA, THE SUBURBS CLOSE TO A CITY OR TOWN, OR IN A RURAL AREA



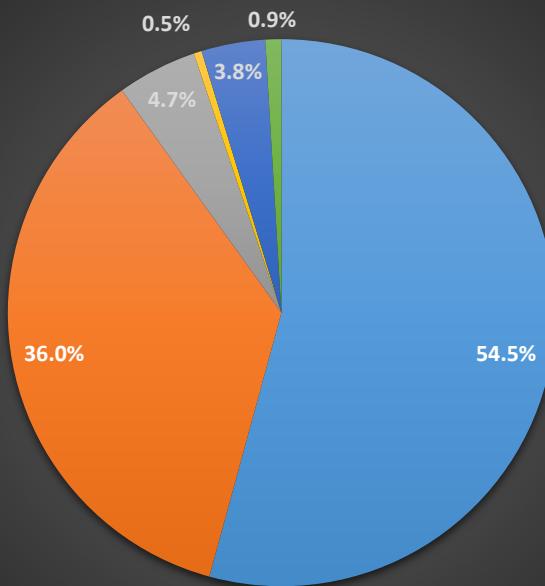
The 2015 Comp Plan Survey

Respondent Information:



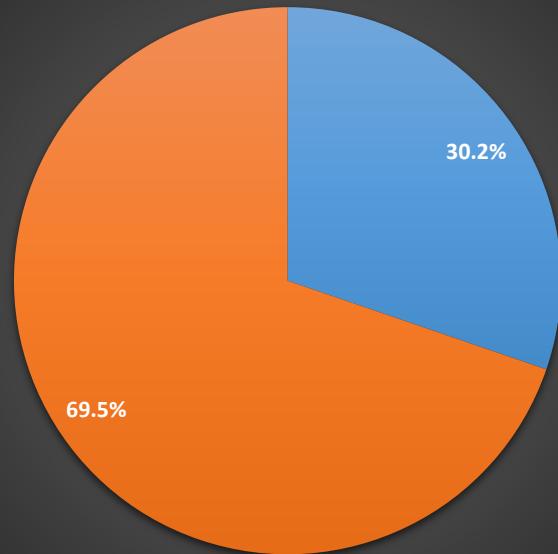
The 1991 Comp Plan Survey

In what county do you work?



■ Scott ■ Fayette ■ Franklin ■ Harrison ■ Misc. ■ Refused

Were you born in Scott Co?



■ Yes ■ No

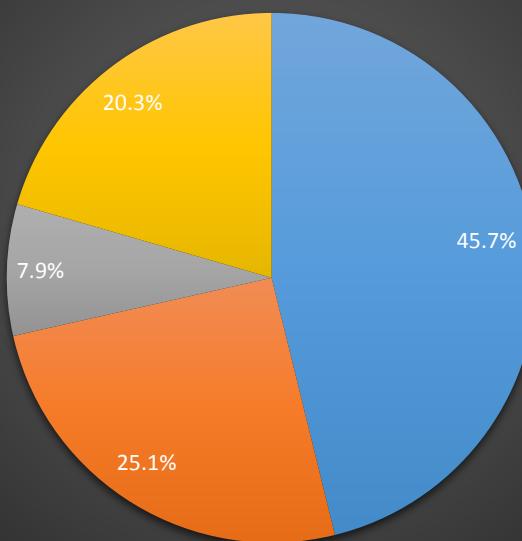
The 2015 Comp Plan Survey Highlights

Growth Rate:

- **71.2%** of respondents desire slow to moderate growth in their part of the county
- **87.8%** desire slow to moderate growth in the whole county

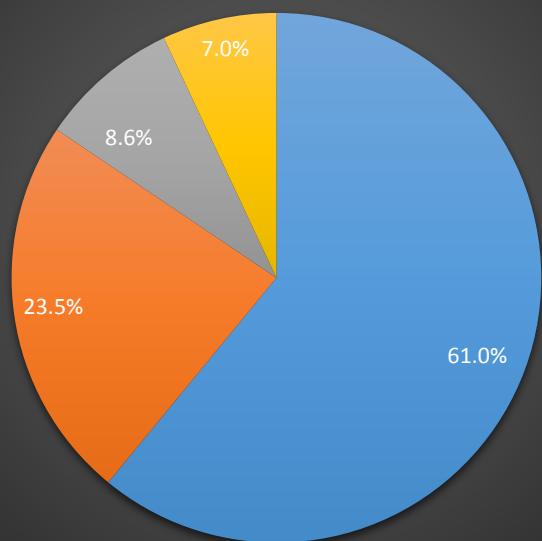
The 1991 Comp Plan Survey

Should local officials take actions to encourage growth in your part of the county and if so at what pace?



■ Moderate Rate ■ Slow Rate ■ Rapid Rate ■ Should discourage growth all together

Should local officials take actions to encourage growth in the whole county and if so at what pace?



■ Moderate Rate ■ Slow Rate ■ Rapid Rate ■ Should discourage growth all together

The 2015 Comp Plan Survey

Respondents FAVORED incentives for the following:

- Green Design (71.1%)
- Reuse of Vacant Structures (92.4%)
- Burying Power Lines (82.8%)
- Protection of Rural Prime Farmland (80.5%)
- Farm business educational training programs (81.9%)
- Vocational training programs (83.6%)
- Tax/financial incentives to local businesses or farms to encourage expansion of local operations (60%)
- Spending local motel tax funds to promote community & attract tourists, visitors, & shoppers (75.7%)
- Providing low interest rate loans for local businesses or farms wishing to expand (75.2%)
- Expanding and improving local emergency and ambulance services to all parts of the county (69.2%)
- Improving parking, sidewalks, and landscaping in downtown Georgetown (60.4%)
- Road improvements in developing areas (60.7%)

The 2015 Comp Plan Survey

Respondents OPPOSED incentives for the following:

- Spending local tax funds to attract home buyers to the area (53.3% oppose, 28.6% undecided)

UNDECIDED:

- Wider availability of municipal sewer service
- Tax breaks for new businesses to relocate from other areas
- Providing improvements to roads, water, and sewer systems along with other needed improvements at taxpayers' expense to attract new businesses

The 2015 Comp Plan Survey

Indicated “moderate,” “very,” or “extremely” important to preserve:

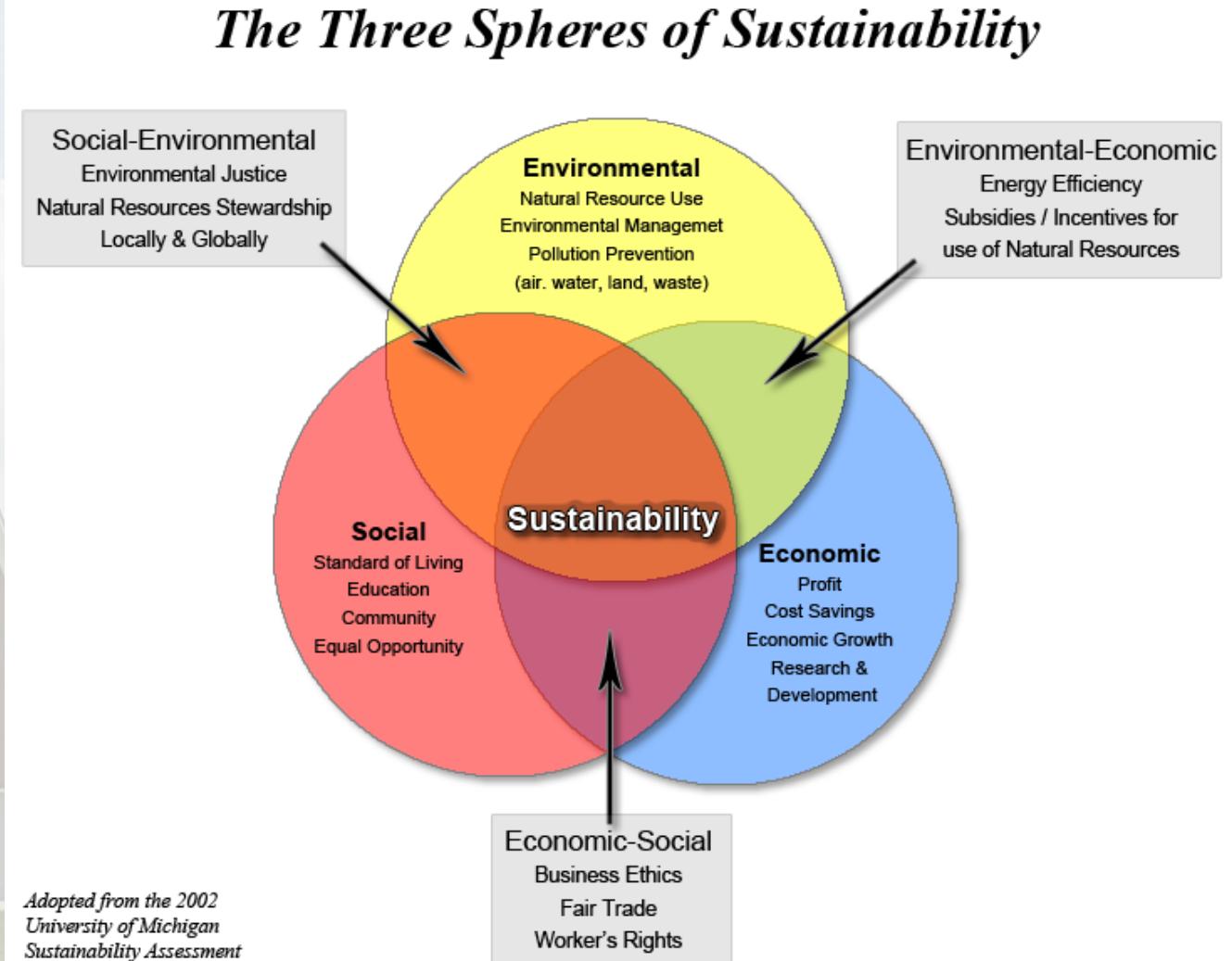
- Historic Buildings Downtown (95.1%)
- Stone Fences (92.7%)
- Historic Homes (90.2%)
- Historic Farms, Farmhouse, & Outbuildings (87.3%)

Identifying Themes

- Sustainability
- Adaptive Planning / Resilience



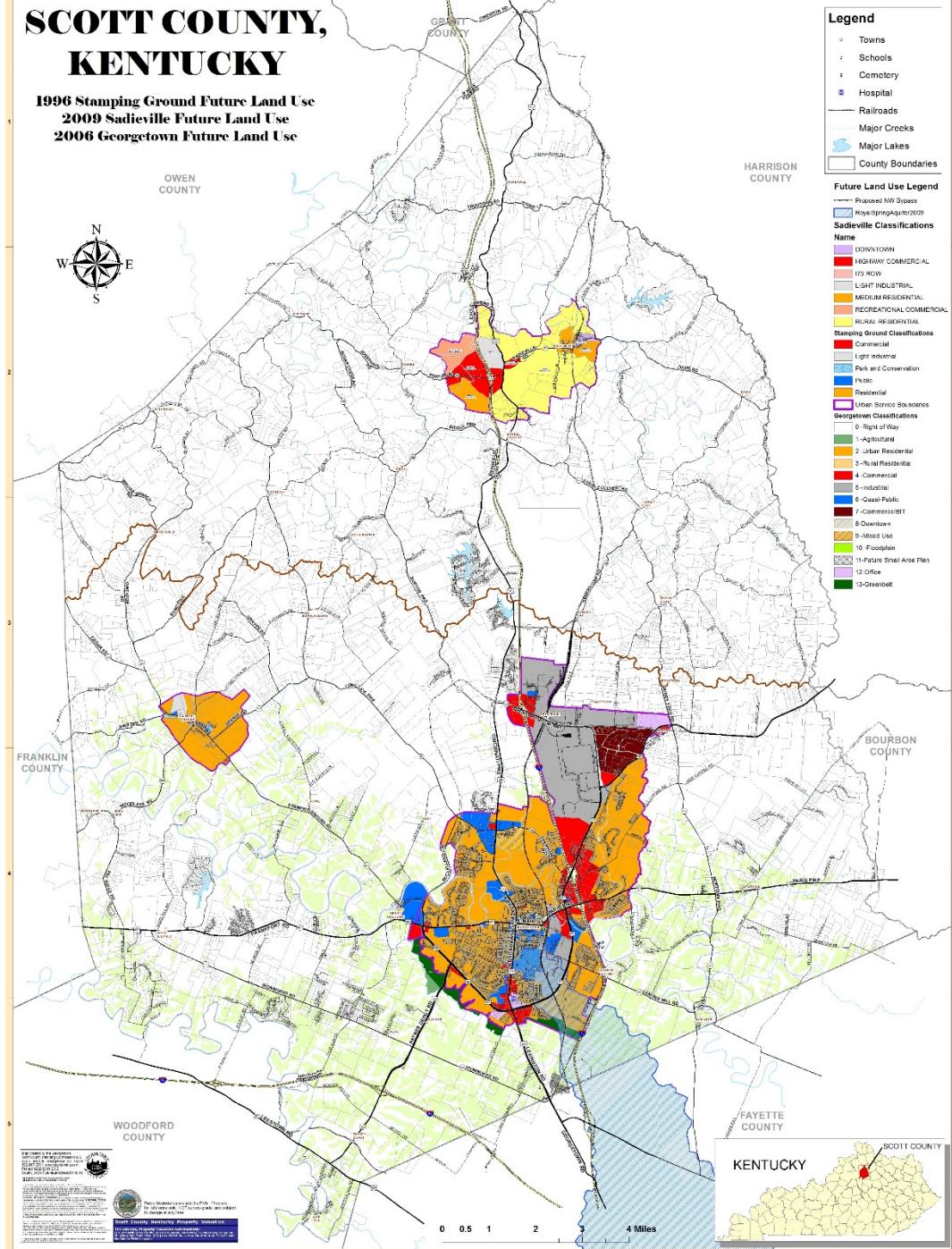
The Three Spheres of Sustainability



Land Use

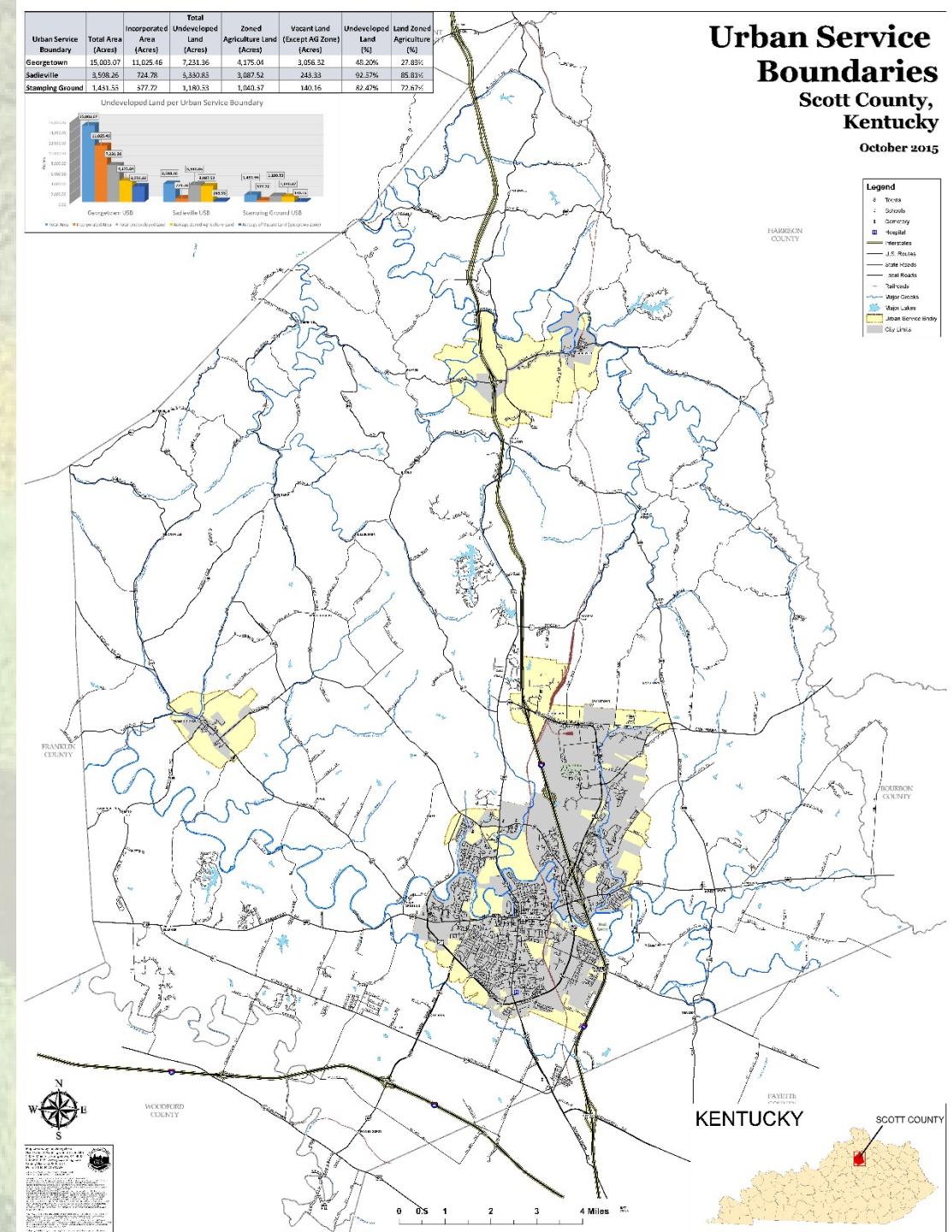
Urban Service Boundary is the framework for managing growth.

Urban Services need sanitary sewer service. Require good access to serve. Are traffic generators and generate light and noise, truck and other traffic and have an attracting effect. Urban uses should be compact and contiguous in order to serve efficiently with sewer, police, fire protection, solid waste services, etc. No urban uses outside urban service area except those that serve the needs of the rural population.



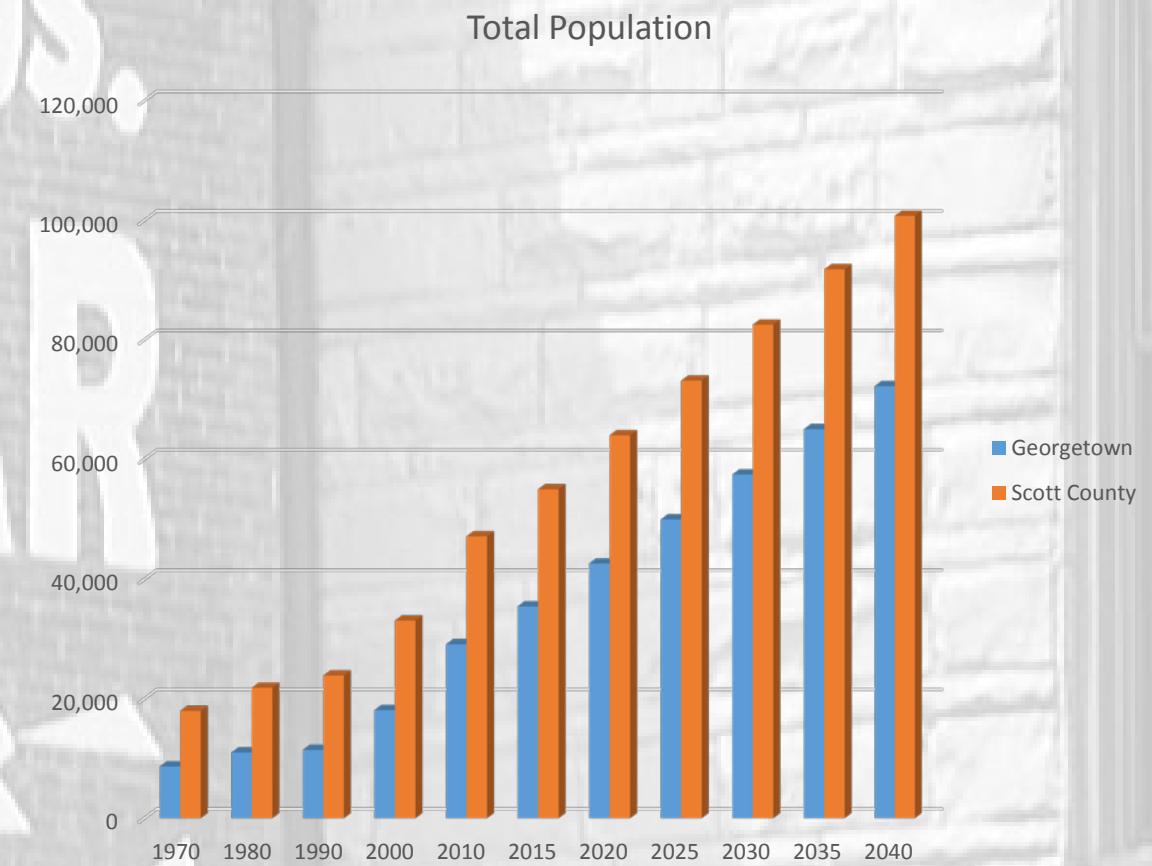
Land Use

Sadieville	USB:	3330 acres
	City Limits:	724 acres
	Undeveloped:	92%
Stamping Ground	USB:	1431 acres
	City:	377 acres
	Undeveloped:	82%
Georgetown	USB:	15,000 acres
	City:	11,025 acres
	Undeveloped:	48%



Population Projections

	<u>2010</u>	<u>2020</u>	<u>2040</u>
Georgetown:	29,119	40,887	66,611
Sadieville:	302	352	452
Stamping Ground:	640	740	940
Unincorp Area:	17,112	22,005	32,729
Tot.Scott County:	47,173	63,984	100,732



Housing Demand- Georgetown

Year	2015	2020	2025	2030	2035	2040
Population not in Group Quarters	33,862	40,745	47,784	54,989	62,130	69,019
Estimated # dwelling units required based on 2010 Average Household Size (2.59)	13,074	15,732	18,450	21,231	23,989	26,648
Number of Additional households		2658	2718	2781	2758	2659
Additional Acreage needed to meet household demand based 1 du/ per 5 acres		604	618	632	627	604

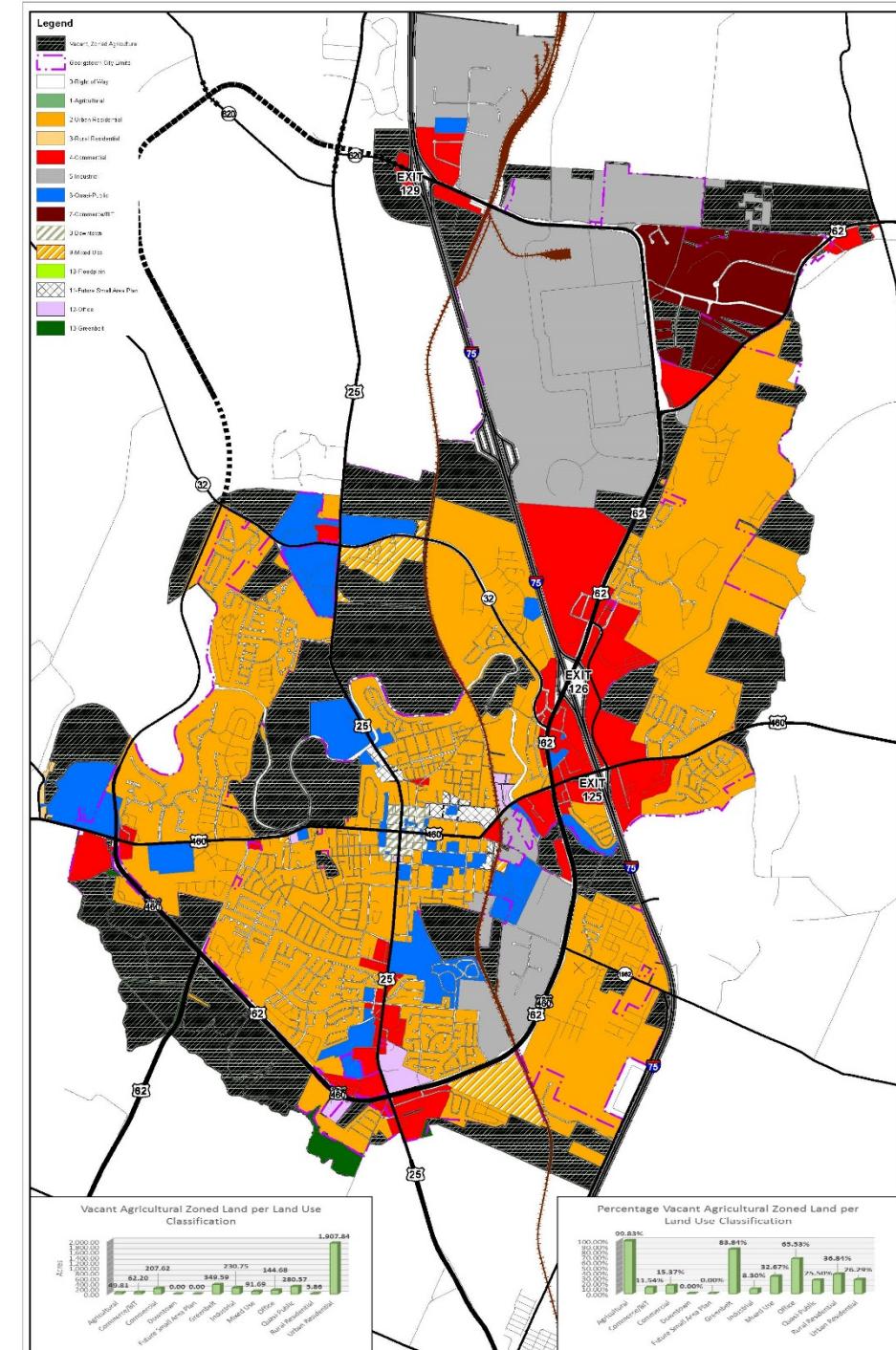
Urban Land Use

Georgetown (January 2015)

2396 Preliminarily Approved Undeveloped Lots in Georgetown

1026 Platted and Vacant Lots

1907.84 acres of land zoned agricultural and being used for agricultural purposes, but planned for Urban Residential Uses on the future land use map.



Housing Demand- Rural Areas

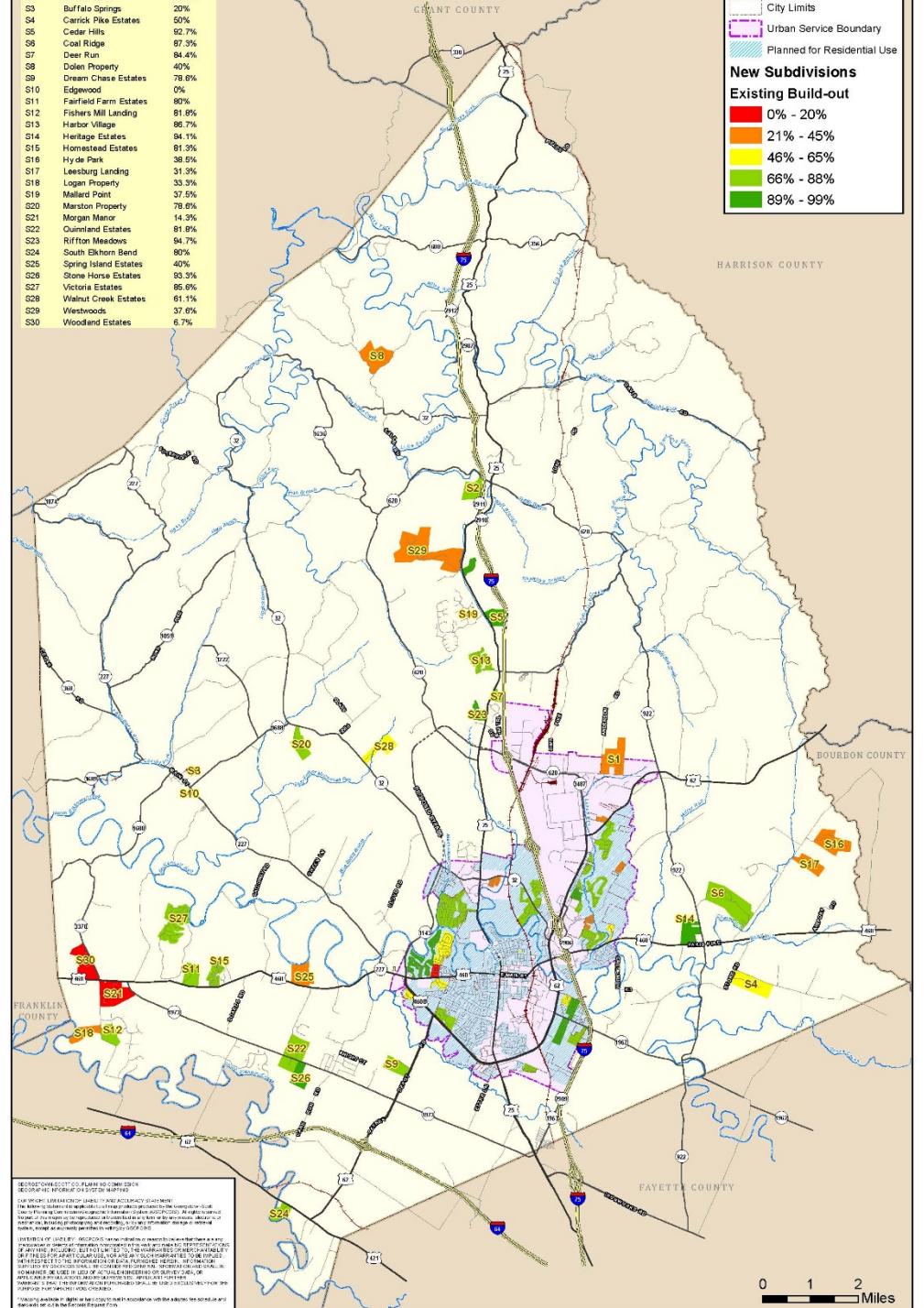
Year	2015	2020	2040
Population not in Group Quarters	20328	22,147	30,321
Estimated # dwelling units required based on 2010 Average Household Size (2.59)	7,490	8,551	11,707
Number of Additional households		1061	3156
Additional Acreage needed to meet household demand based 1 du/ per 5 acres		5305 acres	15,780 acres

Rural Land Use

Scott County (January 2015)

1636 Preliminarily Approved
Undeveloped Lots in
Georgetown

469 Platted and Vacant Lots



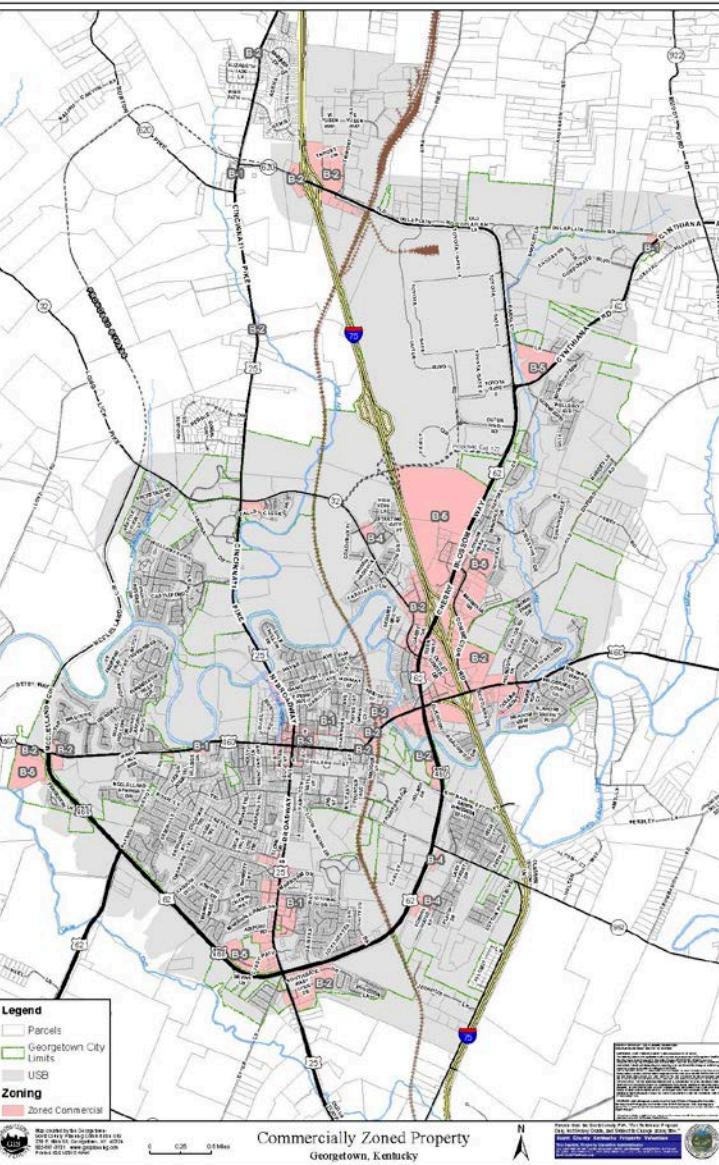
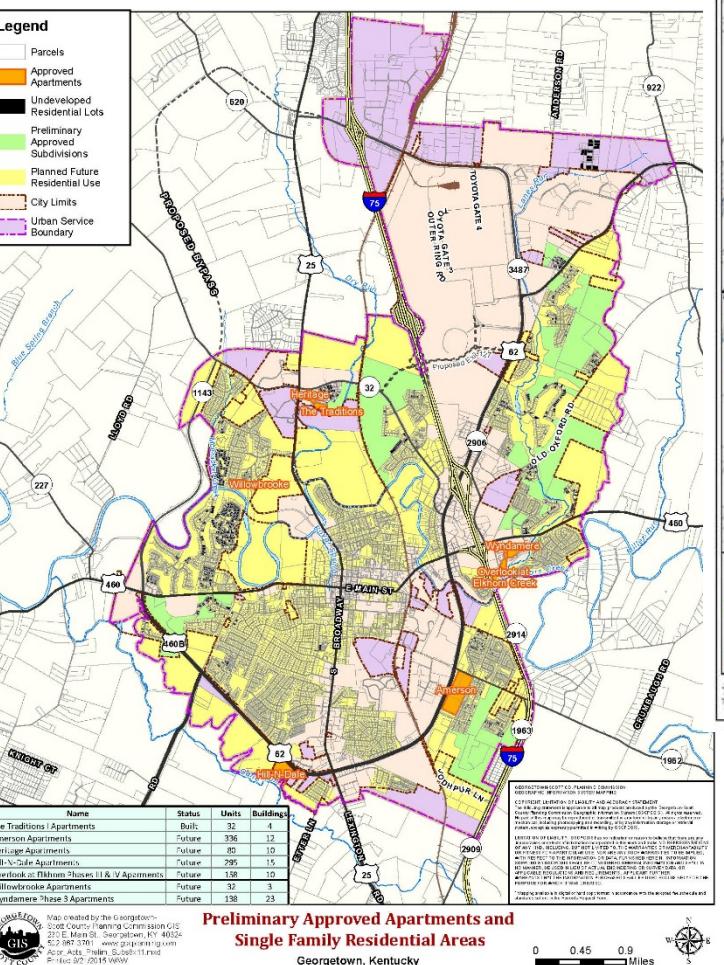
Commercial Land Use and Multi- Family Needs

Abundance of Commercially Zoned and Underutilized Land. 286 ac and over 2 million square feet of potential capacity

Demand For Multi-Family Development.
1000 units approved and planned for
construction in next couple of years.

Can we introduce Multi-family into planned and underutilized Commercial areas to help foster walkable places.

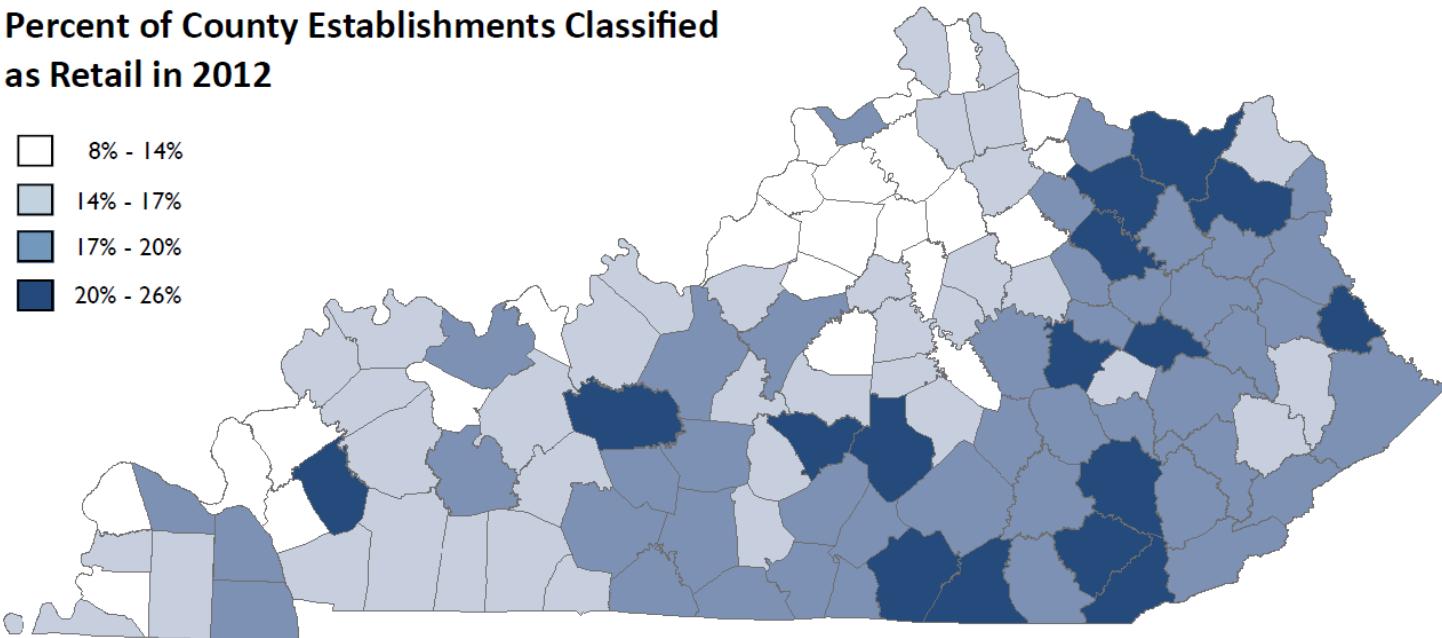
Promote density of that improves its surroundings?



Land Use

Percent of County Establishments Classified as Retail in 2012

- 8% - 14%
- 14% - 17%
- 17% - 20%
- 20% - 26%



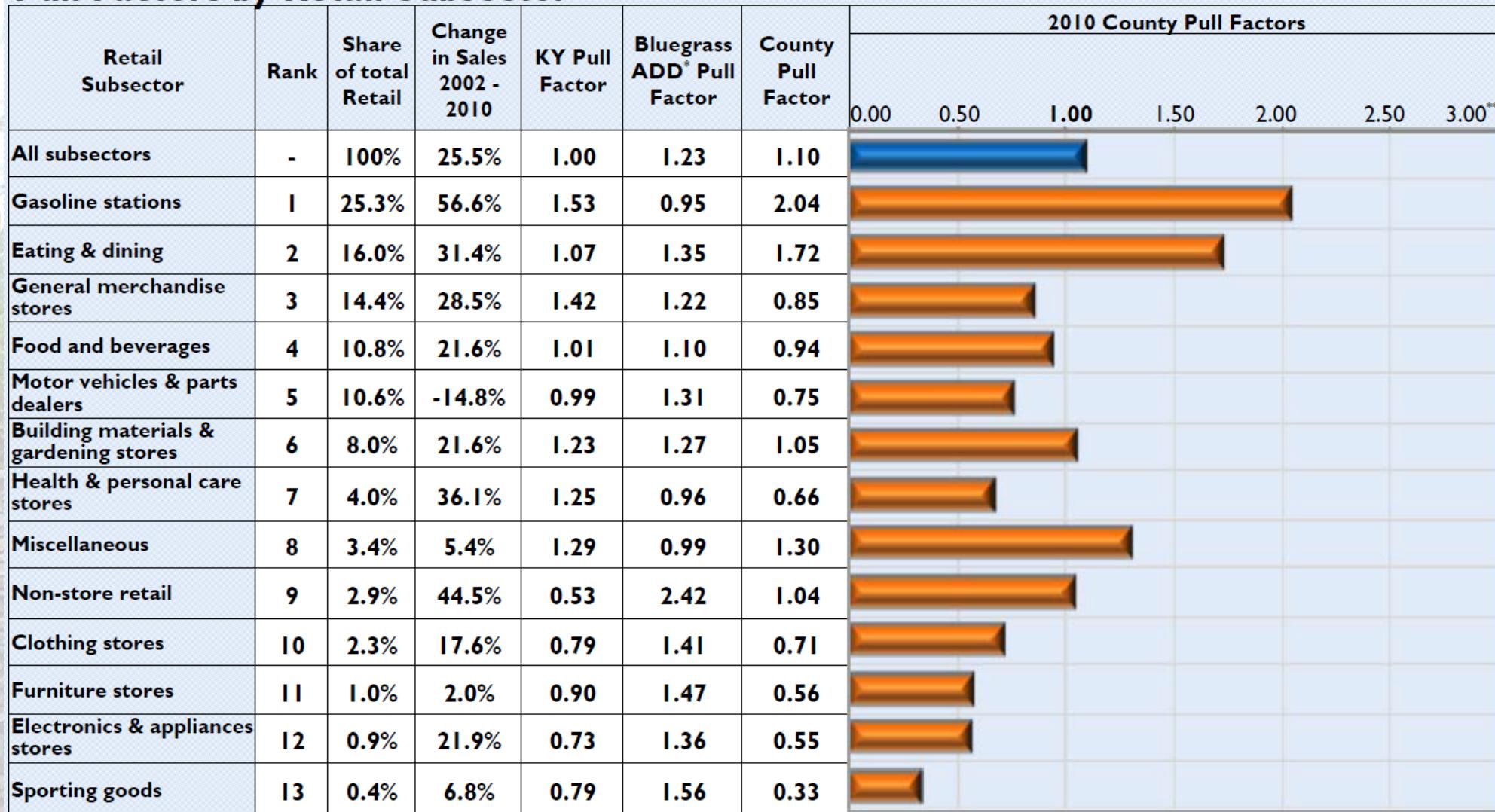
Source: ESRI/Community Analyst, 2012

	Scott County	State Average
Retail sector establishments	180	208
Retail sector establishments per 1,000 people	3.8	5.6
Percent of establishments classified as retail	13.1%	16.8%

Source: ESRI/Community Analyst, 2012; US Census, 2010

Pull Factor Analysis: By dividing a county's trade area capture by its population, a pull factor measures a county's ability to attract shoppers in the retail sector. If the pull factor is less than 1, its own residents are shopping in other counties. If greater than 1, the county is pulling in retail shoppers from other counties.

Pull Factors by Retail Subsector



** The highest 2010 PF for a Retail Subsector in KY was estimated at 7.19

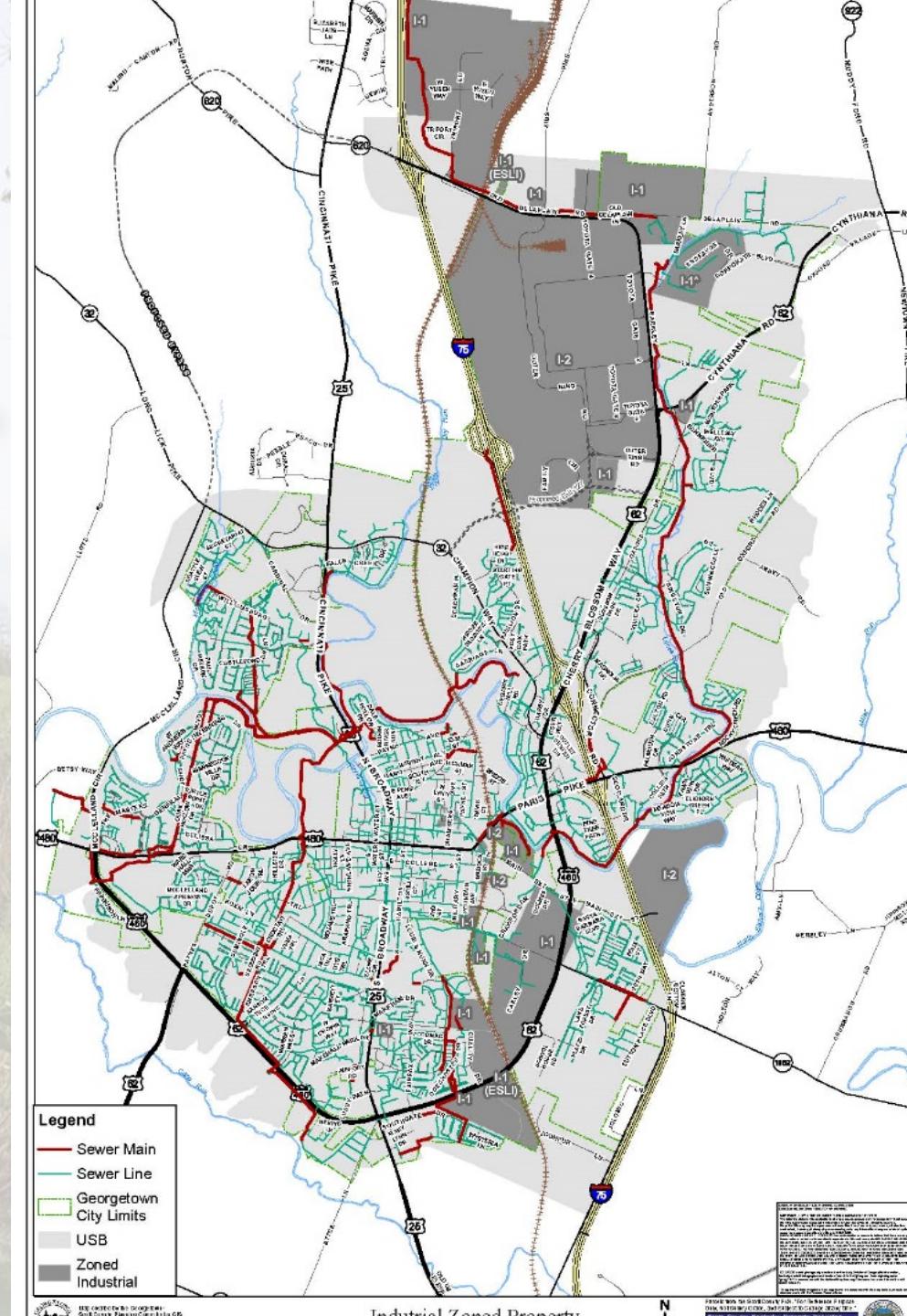
* ADD = Area Development District

Source: Woods & Poole, 2010

Industrial Land Use

Adequate Supply of Land Planned for Industrial Uses.

Infrastructure upgrades needed to northern Industrial areas and Lanes Run Business Park.



Environment

Environmental Quality Management Element Completed in 1991

States WATER QUALITY is the key environmental issue of the 1990's and the top environmental concern of Scott Countians.

"water resources are interconnected with all other aspects of the environment, such as geology, soils and air quality, and are especially sensitive in Kentucky due to karst topography. Water quality is potentially affected by all land use and development activities. Because of this, the quality of water resources is the best indicator of the overall health of the environment and the success of our community's environmental protection policies."

Environment

- The Environmental Management Plan is organized around the theme of Scott County's water resources, the threats to water quality, and the strategies to protect water quality and interrelated environmental resources.
- 1991 Community Attitudes Survey found the number 1 priority was "improve the quality of the local drinking water."

Environment

1991 Environmental Management Element

Led to adoption of Environmentally Sensitive Lands Ordinance.

Extension of Public Water through all of the County.

Prioritization of the Reservoir Project

Identification of Private Package Treatment Plants as an issue.

Environment

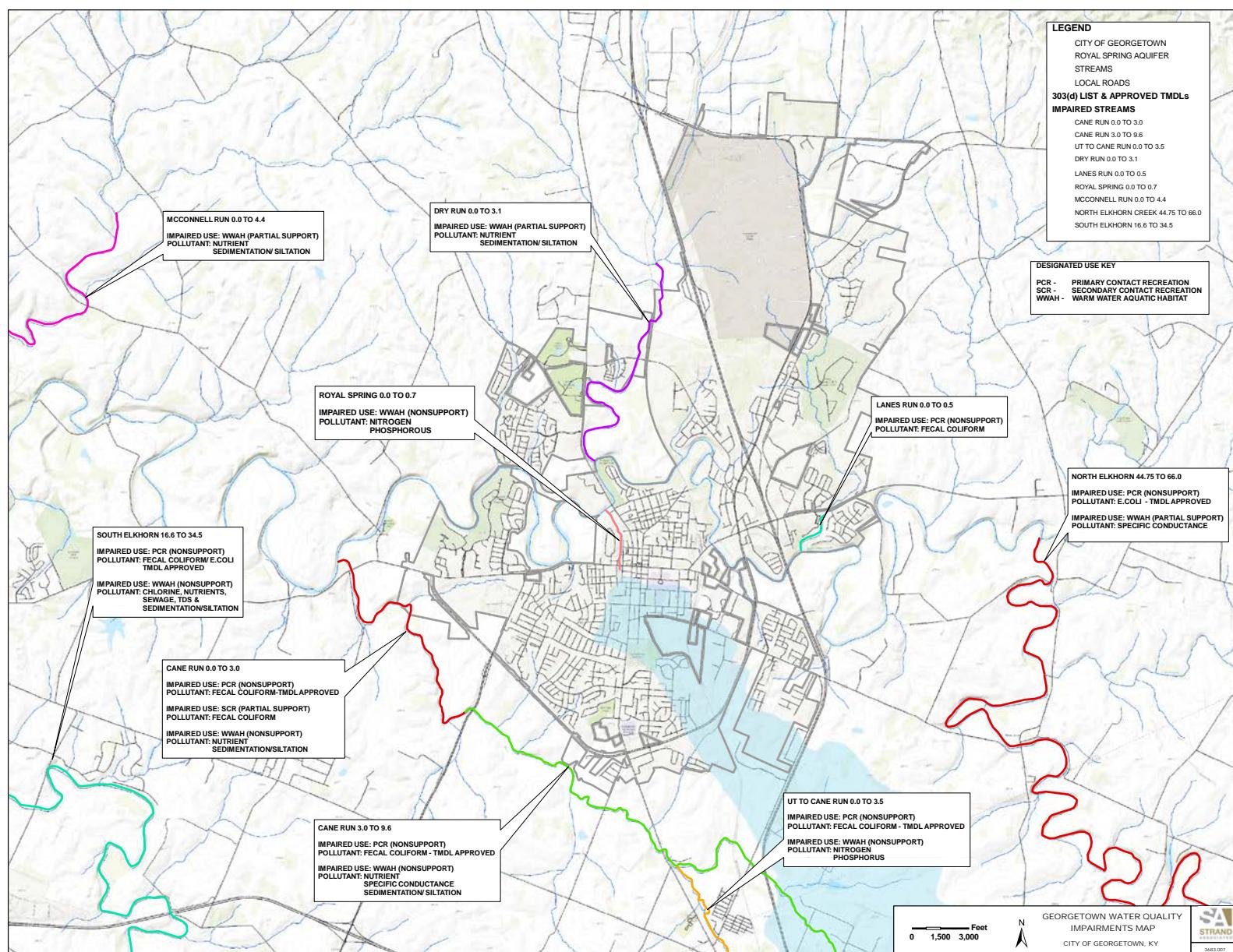
Bestplaces.net

Scott County Health Index

Air Quality 98/100 based on number of ozone alert days and number of pollutants in air

Superfund 100/100 based on # and impact of superfund sites and spending on cleanup

Water Quality 40/100 measured by EPA based on 15 indicators



Environment

What issues are still unresolved or new?

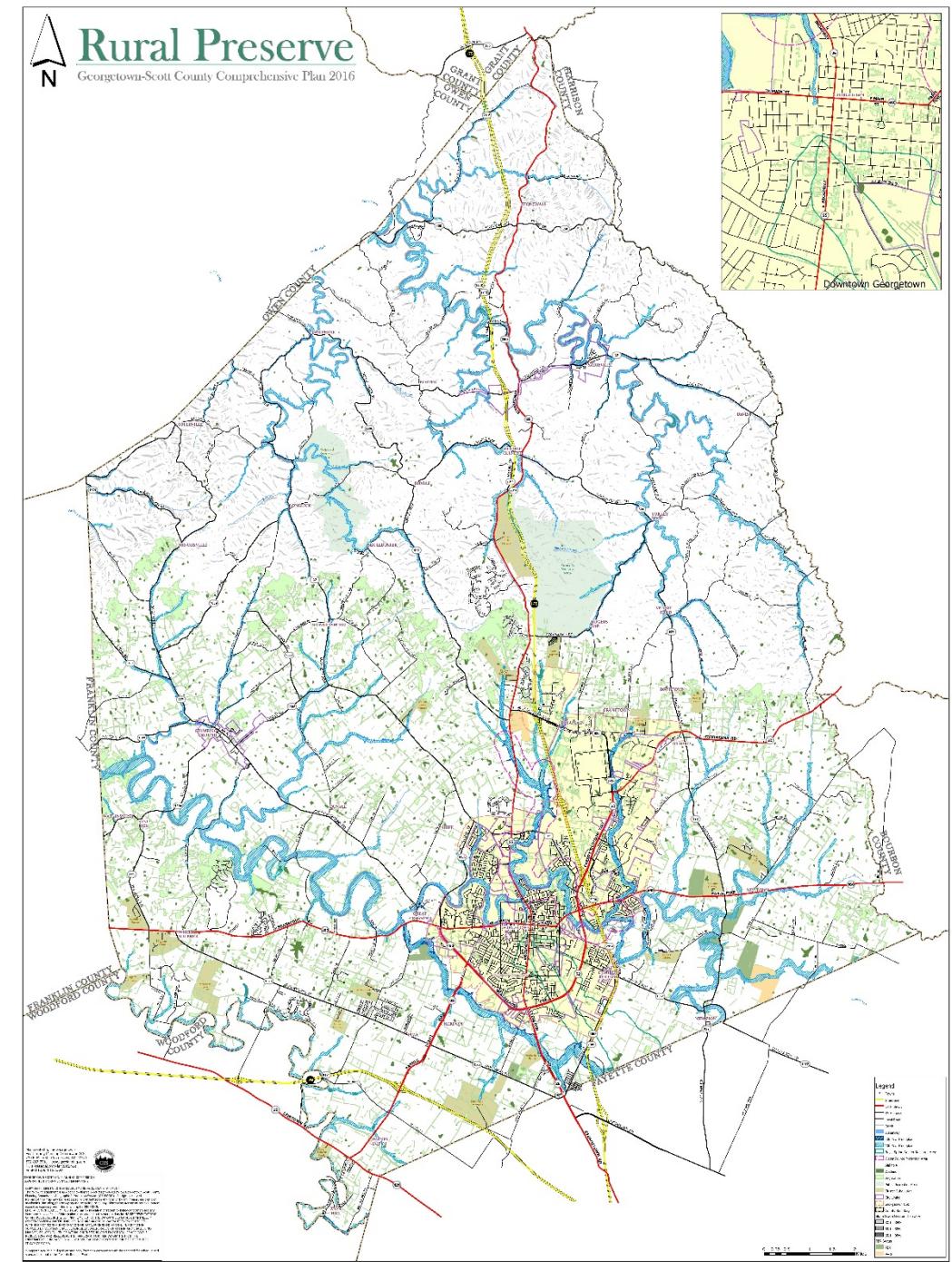
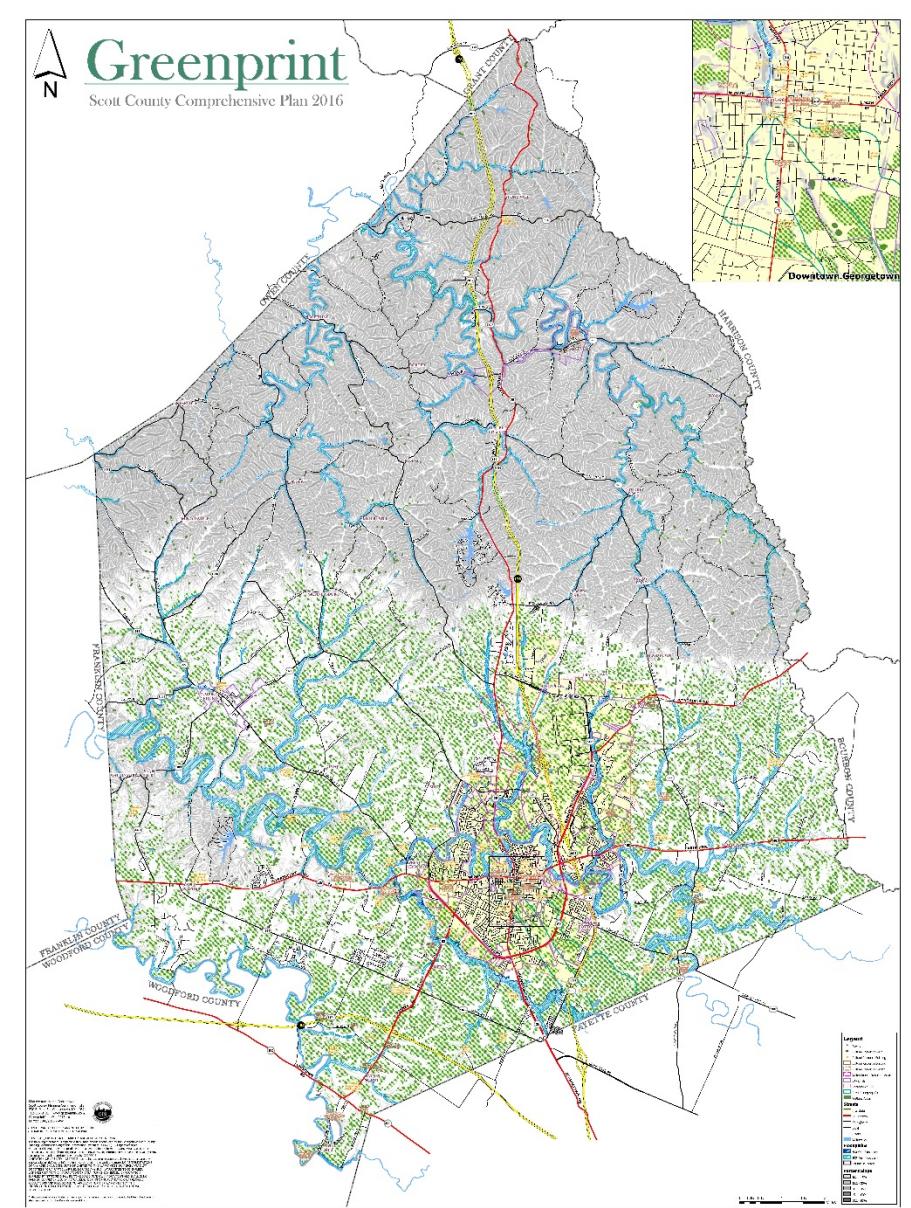
Reservoir

Royal Springs Aquifer Protection from Heavy Industrial Uses and Transportation Accidents.

Surface Water Quality- Extension of Sewer to Mobile Home Park.

Stormwater infiltration of Sewer Treatment Plant

Environment



Focus Groups

- **Purpose:** preliminary research, identify problems, wishes, successes
- **Participants:** Max. of 10 participants
- **Environment:** comfortable, permissive, roundtable discussion
- **Outcomes:**
 1. Responses to common questions from all groups
 2. Initial direction for sub-committee work
 3. Identification of additional individuals for involvement on sub-committees
 4. Systematic analysis and reporting of the comments from each meeting
- **Main Question:** “With the context of our local growth, what are the issues you face that you would like to see addressed with this Comp Plan?”

Focus Groups

Focus Groups Proposed

- Bike-Ped Groups
- Neighborhoods
- City/County Government
- Low-Income/Affordable Housing/Homelessness
- Building Industry
- Agriculture & Environment
- Growth & Economic Development

Sub-Committees Proposed

- Transportation
- Community Facilities
- Historic District / Community Heritage & Urban Form
- Housing
- Land Use
- Additional committees TBD

Focus Groups

BICYCLE & PEDESTRIAN USERS

Groups:

- Advisory Committee, Bluegrass Cycling Club, Bluegrass Trails Alliance, Traffic Committee, WEDCO Health Department

Individuals:

- Christie Robinson, Steve Roggenkamp, Kyle Goodwin, JR Ham, Rob Rumpke, Troy Hearn, Randy Thomas, Connie Tackett, Brent Combs, April Thomas

Focus Groups

NEIGHBORHOODS

Groups:

- 10 identified areas, 1-2 reps from each, churches, county neighborhoods?, Stamping Ground, Sadieville

Individuals:

- TBD:

Focus Groups

CITY/COUNTY GOVERNMENT

Groups:

- Scott Co. United, Department Directors

Individuals:

- Arlene Wilson, Jared Hollon, Joe Kane, Jim Burgess, Jeff Revenue Commission, Michael Bosse, John Ward, Kyle Goodwin, Linda Wise, JR Brandenburg, Don Hawkins, Robert Wilhite, Sherri Nicholas, Volunteer Fire dept. rep from Stamping Ground

Focus Groups

LOW-INCOME/AFFORDABLE HOUSING/HOMELESSNESS (“HUMAN SERVICES”)

Groups:

- Housing Authority, Hospitality House, Amen House, Habitat for Humanity, BCTC, Gathering Place, Bluegrass Community Action, Vocational Rehab

Individuals:

- Kandice Whitehouse, Tom Wilson,

Focus Groups

BUILDING INDUSTRY

Groups:

- Developers, Realtors, Architects, Surveyors, sub-contractors, Home Builders Association

Individuals:

- Dennis Anderson, Mark Hammel, Rory Kahly, Fred Eastridge, Joel Day, Brian Hayes, Doug/Joey Smith, Roy Cornett

Focus Groups

AGRICULTURE & ENVIRONMENT

Groups:

- 4H, Farm Bureau, TDR/PDR, Conservation District, Ag. Extension, Soil Conservation, Equine Community, Waste Management

Individuals:

- Steve Smith, John Lacy, Cindy King, Roy Cornett, Gene Thomas

Focus Groups

GROWTH & ECONOMIC DEVELOPMENT

Groups:

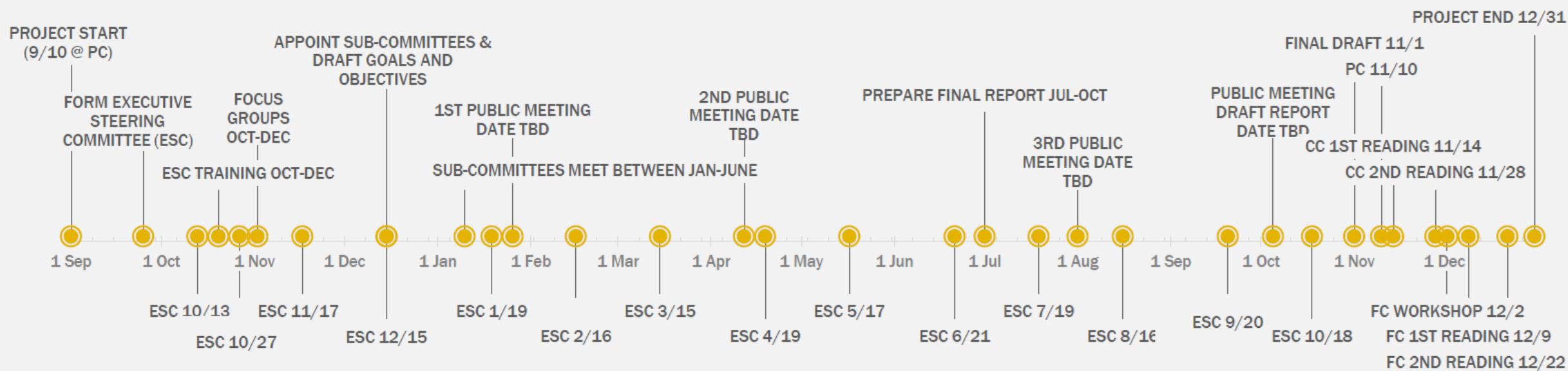
- Kentucky Horse Park, Old Friends, Cardome, Ward Hall, Yuko-En, Museum, Hotels, Regional Trails Alliance, Waterways, Tourism office, ATV-MLS Power Sports, Reservoir property, restaurants, retail, Chamber of Commerce, BIT Park, Toyota

Individuals:

- Lori Saunders, John Nicholson, Jack Conner, Michael Blownen (Old Friends), David Stuart, Sherri Nicholas, Christie Robinson/Rob Rumpke, Rick Hostetler, Kim Menke

Proposed Timeline

COMPREHENSIVE PLAN 2016 PROPOSED PROJECT TIMELINE (10/13/15)



Logistics

- Third Tuesdays
- New location is TBD, until notified otherwise, we will meet at the Planning Office.
- Next meeting is Tuesday, November 17, from 5-7pm at the Planning Office