

Heritage & Urban Form Sub-Committee

February 18, 2016

5:00-7:00pm

Planning Commission Office
230 East Main Street

What's our
vision for the
future?



Georgetown-Scott County
Comprehensive Plan Update



What's our role? What will we do tonight?

1. Comp Plan Process & Committee Role

- History of the Comprehensive Plan
- Where are we and where are we going?
- January 26th Public Kick-Off Meeting feedback
- What's our role?
- Process and Timeline
- Distribution of Existing Goals & Objectives

2. Vision & Fundamental Principles

- Overall Community Vision
- Sub-Committee level vision statement
- Sub-Committee level fundamental principles

Introductions

Committee Chair

- Polly Singer Eardley

Commission Staff

- Joe Kane
- Megan Chan
- Ryan Cooper
- Mary Somerville
- Alaina Hagenseker

Sub-Committee Members

- | | |
|-------------------|-------------------|
| ○ Kiva Adkins | ○ Shirl Marks |
| ○ Linda Angel | ○ Cathy Mattingly |
| ○ Kay Bechel | ○ Tracy Miller |
| ○ Susan Craft | ○ Byron Moran |
| ○ Kitty Dougoud | ○ Dale Perry |
| ○ Patricia Fannin | ○ Lori Saunders |
| ○ Bobbie Hudnall | |

Where are we going? Is it what we want?

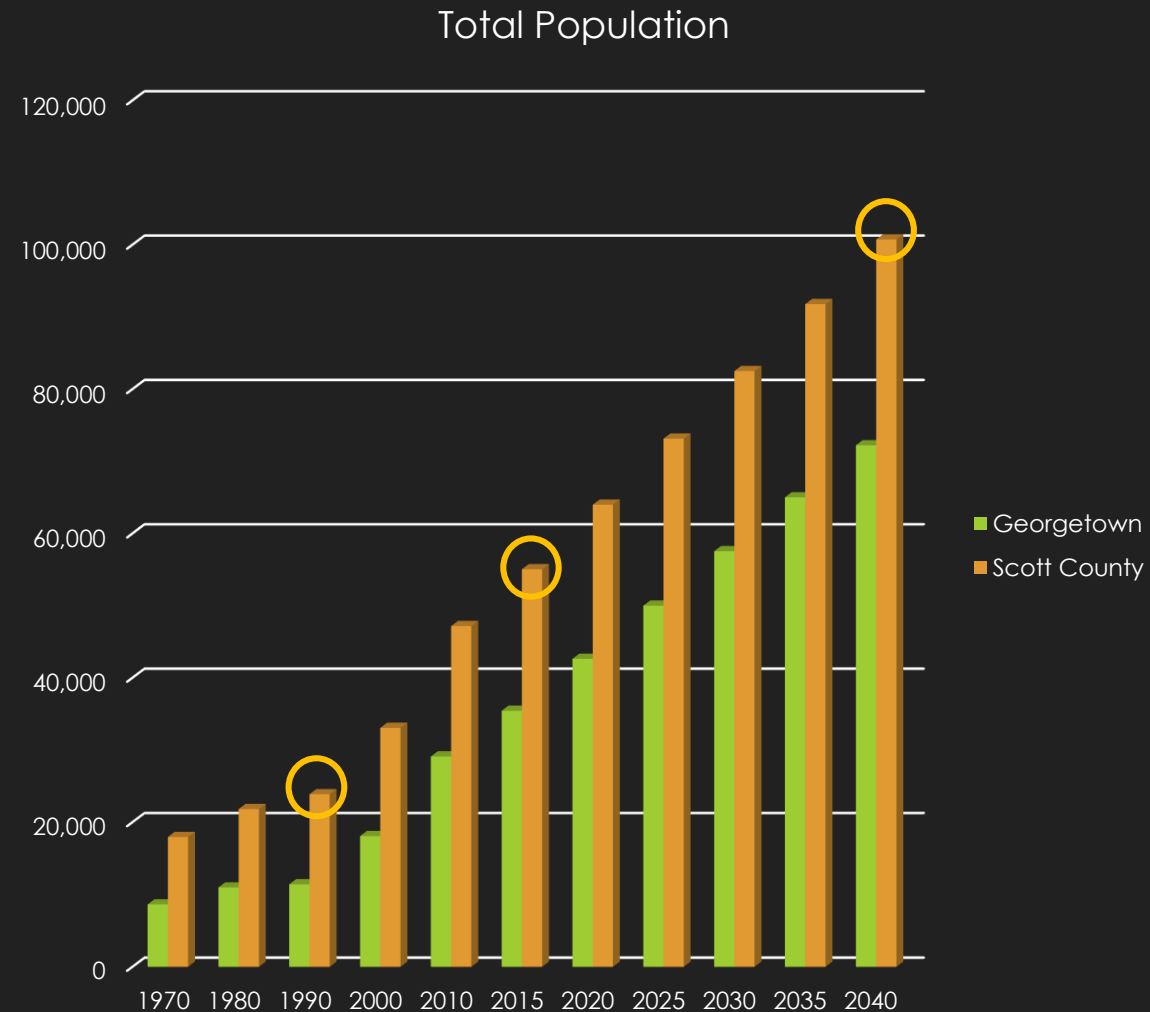
2040
100,000



2016
52,000



1991
24,396



What is the Comprehensive Plan?



What is the Comprehensive Plan?

KRS 100 Kentucky Planning Statute:

The Planning Commission of each unit shall prepare a Comprehensive Plan, which shall serve as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships. The elements of the plan may be expressed in words, graphics or other appropriate forms. (Guides Actions on Physical Development and Growth)

Minimum Content:

- Goals and Objectives
- Land Use Element
- Transportation Element
- Community Facilities Element
- Additional elements which in the judgement of the Planning Commission will further serve the purposes of the Comprehensive Plan.

History of the Comprehensive Plan?

First Land Use Regulation:

Georgetown adopted zoning in **1958**. Zoning Ordinance established basic pattern and rules for residential, commercial and industrial land use.

First Comprehensive Plan:

- Early **1970's** Planning Unit and joint cities-county Planning Commission formed.
- In **1974**, the first Georgetown-Scott County Comprehensive Plan and Zoning Ordinance were created.

What is the Comprehensive Plan?

Elements Completed

Proposed

<u>1991</u>	<u>1996</u>	<u>2001</u>	<u>Vision 2020</u>	<u>2006</u>	<u>2011</u>	<u>2016</u>
Land Use	Land Use	Land Use	Growth and LU	Land Use(R&U)	Land Use(R&U)	Land Use
Transportation	Transportation	Trans.	Infrastructure	Transportation	Transportation	Infrastructure
Community Facilities	Comm. Fac.	Comm. Fac.		Comm. Fac.	Comm. Fac.	& Comm. Fac.
Sadieville	Sadieville		Quality of Life			Human Srvces
Stamping Ground	Stamp. Grd		Health & Human			& Comm. Bldg.
Economic Development			Economic Dev.			Economic Dev.
Historic Resource Management						Heritage &
Downtown Georgetown						Urban Form
Environmental Quality			Agriculture			Ag. & Environ.
Housing						
Education	Education		Education			

Sub-Committee Role

- Provide Feedback on staff work. Review and guide content revisions.
- Be community focused, positive, and solutions oriented.
- Provide guidance on specific studies or additional research.
- Listen and respect others opinion.
- Provide community perspective and validation of work.

Heritage & Urban Form

Sub-Committee Role

- Urban/Ag divide – Review histories and purposes, regulations to support continued success of each.
- Housing variety
- Building standards and/or Form Based Codes or Overlays? (Mixed Use Districts, etc.)
- Community Appearance & Design
- Human-scaled design
- Major Corridors
- Transitions between districts
- Traffic Calming
- Enforcement
- Infill
- Incentives for low impact design/density/affordable housing?
- Density bonuses/lot sizes
- Streetscape design, lighting, and street sections (in coordination w/Infrastructure committee)
- Downtowns – Georgetown/Stamping Ground/Sadieville Downtown
- Downtown Master Plan (do we want for Georgetown or all three cities?)
- H-1 district and Architectural Review Board (ARB)
- Preservation of historic districts, site, and structures, community-wide, not just downtown areas
- Neighborhood character, connectivity, elements
- Neighborhood planning elements, how-to's & priorities
- Neighborhood wellness program
- Partnerships
- Funding programs
- Usable park space, land dedication with major subdivisions (Infrastructure Comm.)
- Access to parks and other facilities (also with Infrastructure Comm.)
- Homeowners Associations (?) – acknowledging we don't want to compete with city efforts

Kick-Off Meeting Feedback

Physical

- Lit alleyways downtown
- Fix downtown sidewalks not just main street
- Sidewalks connecting neighborhoods
- Safe bike lanes & pedestrian friendly shopping areas
- Landscaping of main roads and entrances to Georgetown
- Phase out motor transport in favor of pedestrianism, as demanded by Comp Plan 2011-2016 pp 3,4,5.
- Historic downtown- vibrant & restored
- Organized developments with aesthetic controls
- Underground utilities in the whole county

Social

- Arts community using “downtown” space in Stamping Ground
- Restaurant, café, a la Midway in S.G.
- Continuing heritage of small churches throughout county

Economic

- Become more of a “destination” for restaurants, shopping, entertainment, emphasize distillery heritage, horses, other KY elements
- Develop artistic community in downtown Stamping Ground

1991 vs. 2015 Comp Plan Survey Results

Community Image:

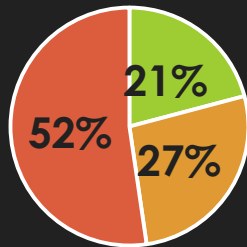
“How important or unimportant are the following to you as far as what you personally value in a community?”

94% + of respondents identified the following as either “Moderate Importance”, “Very Important” or “Extremely Important”:	Performance ranked as “Good”, “Very Good”, or “Excellent”	
	1991	2015
A quiet and peaceful place to live	91.1%	91.6%
An area that is stable	72.3%	88.0%
A place with friendly people	95.3%	90.2%
A respect for the privacy of others	92.2%	77.0%
A clean place without junk or roadside dumps	85.5%	75.0%
A high quality educational system in place	73.1%	64.2%
Lots of job opportunities for both younger and older job seekers	67.7%	62.5%
A strong sense of community pride among people	92.4%	77.9%
A concern for protecting the environment shared by citizens, business, and government	82.6%	56.4%

The 2015 Comp Plan Survey

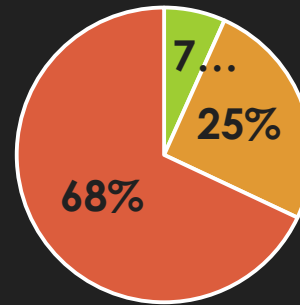
Would you favor or oppose architectural/building design standards for new commercial development for...?

...the entire county?



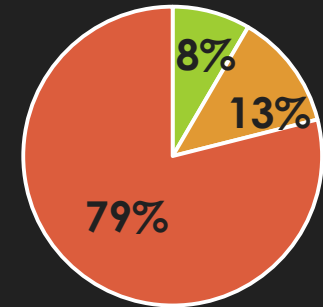
■ Oppose ■ Undecided
■ Favor

...specific "gateway corridors"?



■ Oppose ■ Undecided ■ Favor

...the downtown?



■ Oppose ■ Undecided
■ Favor

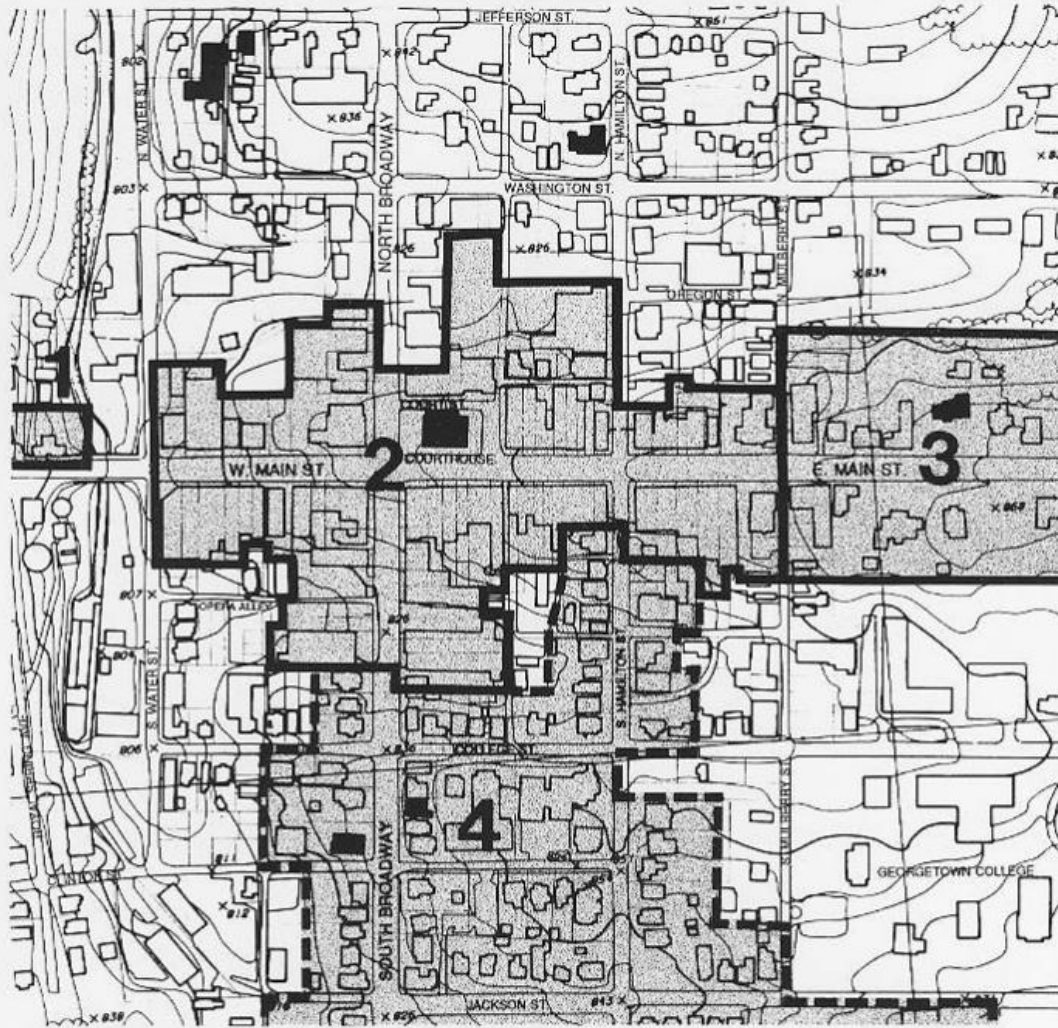
53.3% of respondents indicated that they oppose having no architectural/building design standards at all.

The 1991 and 2015 Comp Plan Surveys

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

	1991	2015
Historic Buildings Downtown	93.7%	95.1%
Stone Fences	87.6%	92.7%
Historic Homes	93.1%	90.2%
Historic Farms, Farmhouse, & Outbuildings	88%	87.3%





Existing
District
Boundaries

1. West Main Street
2. Main Street Commercial
3. East Main Street



Nominated
District
Boundaries

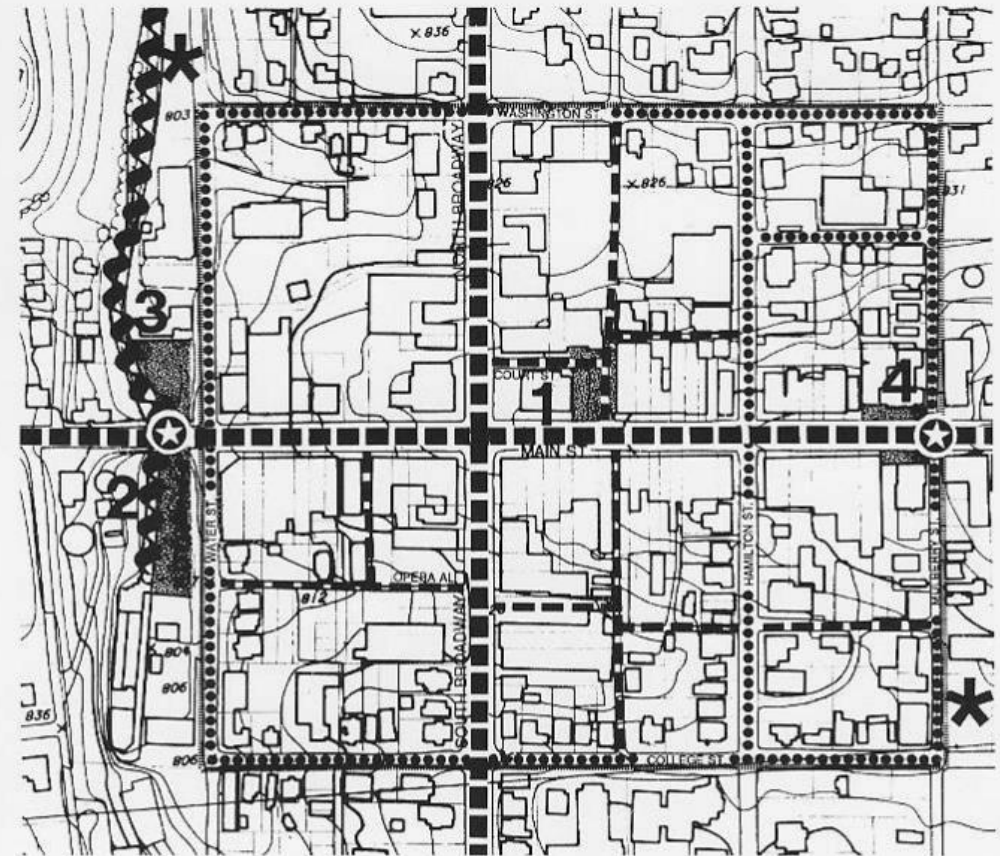
4. South Broadway Neighborhood



Individual Sites
Listed in the
National Register



DOWNTOWN GEORGETOWN PLAN * MAP 8
DOWNTOWN URBAN DESIGN CONCEPT



Area for Urban Design and
Streetscape Improvements



PARKS:

1. Court Square
2. Royal Spring Park
3. Old Jail site
4. Post Office/Library



Potential Area for Park

CORRIDORS AND ENTRIES:



Auto Routes



Pedestrian Routes



Alleys



Royal Spring Branch Greenspace Corridor



Gateways - Special Landscape and Signs





LOCAL HISTORIC H-1 DISTRICT
Georgetown

Time Line and Work Plan

February-May	Vision Statement, Fundamental Principles, and Draft Goals and Objectives
March	Scenario Planning Exercise – Joint Committee Meeting
April	Continue work on Goals and Objectives
May	<u>Refine and complete Draft Goals and Objectives</u>
June	Second Public Meeting and feedback for committee
July-September	Focus on implementation, measures, and action plans, review draft Element
October	<u>Refine and complete Draft Element</u>
October	Third Public Meeting
November on...	Staff Revisions
Late '16/Early '17	Adopt the Plan!

Existing Goals & Objectives

- See handouts.
- This is your homework. We're not going to read through all this information tonight!
- We ask you to read and evaluate before our next meeting.

Community Vision – Great Scott!

In 2040, Scott County is a sustainable, vibrant, safe, and healthy community of urban and rural areas. We have quality and affordable growth, a diverse economic base, high standards of living, lifelong learning resources, and abundant opportunity. We invite creative solutions and welcome new people and ideas to adapt to future needs. From the winding Elkhorn to historic downtowns to the scenic bluegrass farmlands, we value and take pride in local natural and cultural resources.

What happens next?

Homework: Read & Reflect!

- Review vision statements and fundamental principles
- Review goals and objectives Matrix. Take notes on:
 - Compare it to the new vision and fundamental principles
 - Is the information still relevant?
 - What might need to change?
 - Is there anything you would add?

Next Sub-Committee Meeting

- Thursday, March 17 from 5:00-7:00pm
- Planning Commission Office,
230 East Main Street

Scenario Planning Meeting

- Monday, March 21 from 5:00-7:00pm
- Scott County Extension Office,
1130 Cincinnati Road