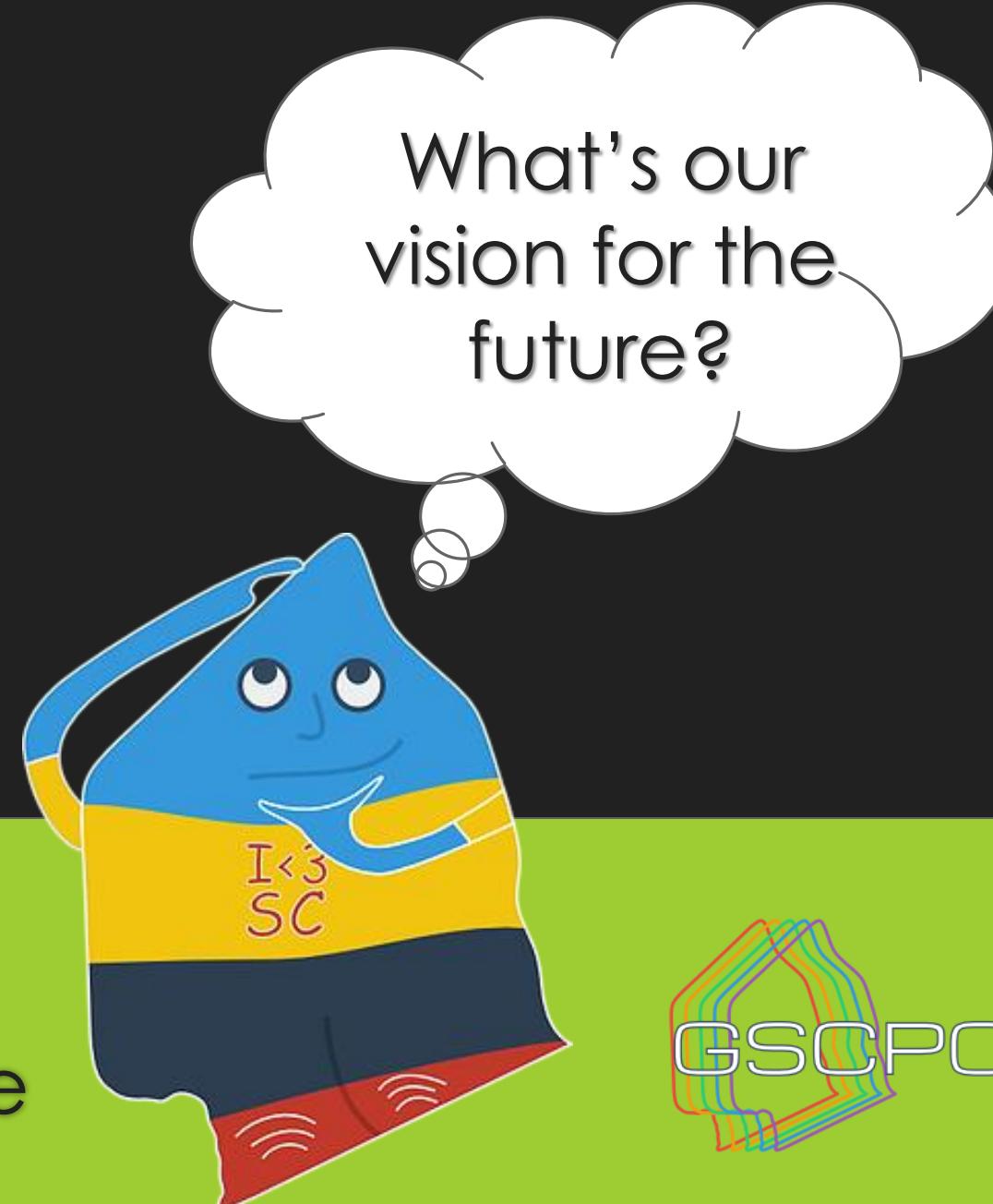


# Land Use Sub-Committee

February 15, 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?

- **Committee Introductions** 5:00-5:15pm
- **Comp Plan Process and Our Committee's Role** 5:15-5:45pm
  - History of the Comprehensive Plan
  - Where are we and where are we going?
  - January 26<sup>th</sup> Public Kick-Off Meeting feedback
  - What's our role?
  - Process and Timeline
  - Distribution of Existing Goals & Objectives
- **Vision and Fundamental Principles** 5:45-7:00pm
  - Distribution of New Materials
  - Overall Community Vision
  - Sub-Committee level vision statement
  - Sub-Committee level fundamental principles

# Introductions

## Planning Commission Staff

- Joe Kane
- Megan Chan
- Matt Summers
- Alaina Hageneker
- Brent Combs
- John Carter
- Perry Johnston
- Whitley Wolfe
- Ryan Cooper
- Mary Somerville

## Sub-Committee Members

- Rob Jones
- David Lusby
- Kiva Adkins
- Ed Bringardner
- Susan Byers
- Chad Wallace
- Polly Singer Eardley
- Roy Cornett
- Brent Dennarz
- Bret Halverson
- Dale Perry
- Kandice Whitehouse
- Christie Robinson
- Mike Mizell

## Sub-Committee Members

- King Offutt
- Blanche Overton
- Rodger Persley
- Christina Rush
- Michelle Simon
- Bill Offutt
- Jeff Jennings

# 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:

- A statement of **Goals and Objectives**, which shall serve as a guide for the physical development and economic and social well-being of the planning unit.
- 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. Intentionally vague and flexible. Three residential zones R-1, R-2 and R-3. Zones were not hierarchical other than downtown, but did not include long list of permitted uses in each zone.

## First Comprehensive Plan

- Early 1970's Planning Unit and joint cities-county Planning Commission formed. 1974 first Georgetown-Scott County Comprehensive Plan and Zoning Ordinance. Georgetown Zoning Ordinance expanded with addition of Agricultural Zones and regulations.
- **1974**, 1985 Comprehensive Plans short Physical Plans that produced first Future Land Use Maps.

# What is the Comprehensive Plan?

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

# Land Use

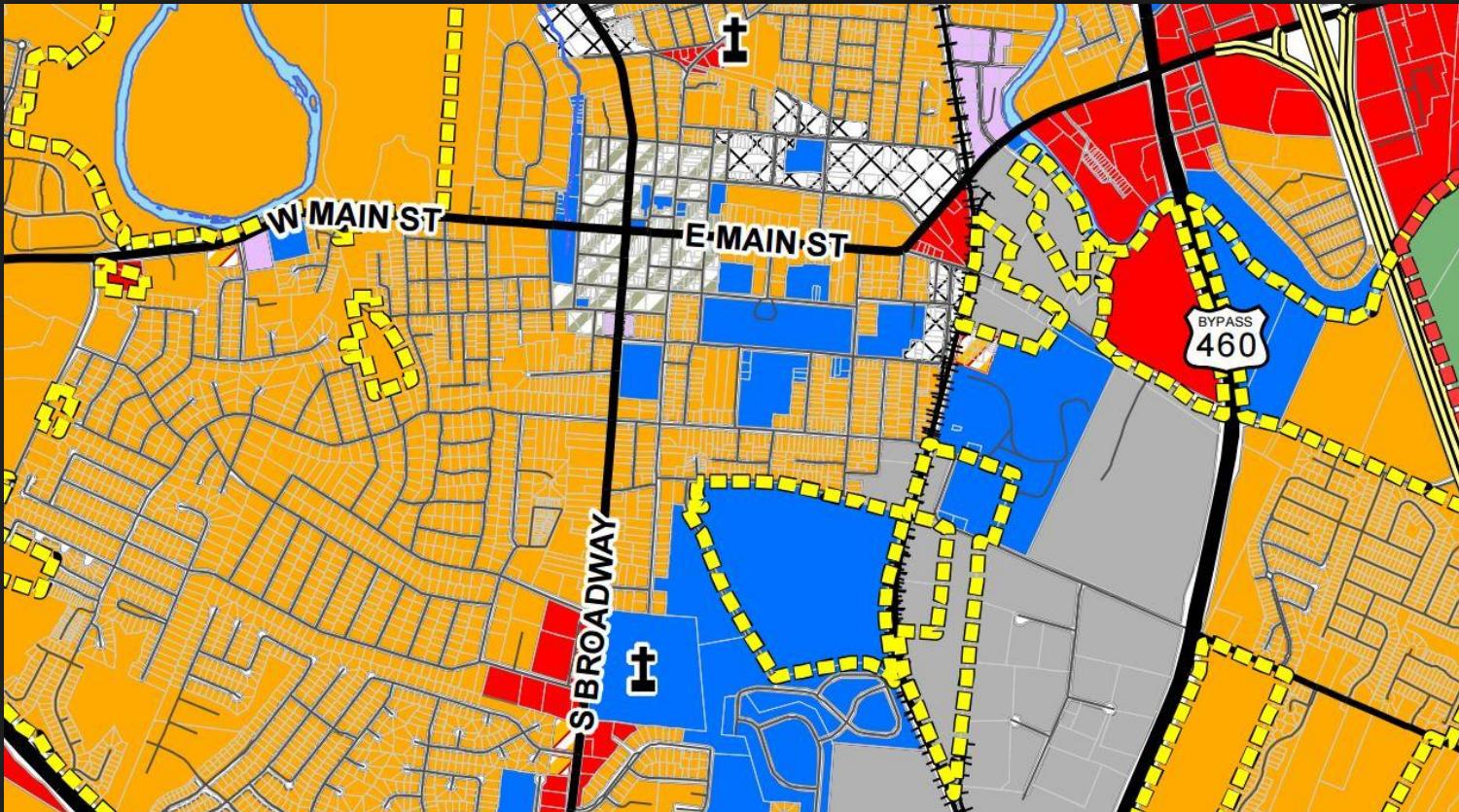
Monthly Meeting: **Third Monday**

Chair: David Lusby

Staff Lead: Joe Kane

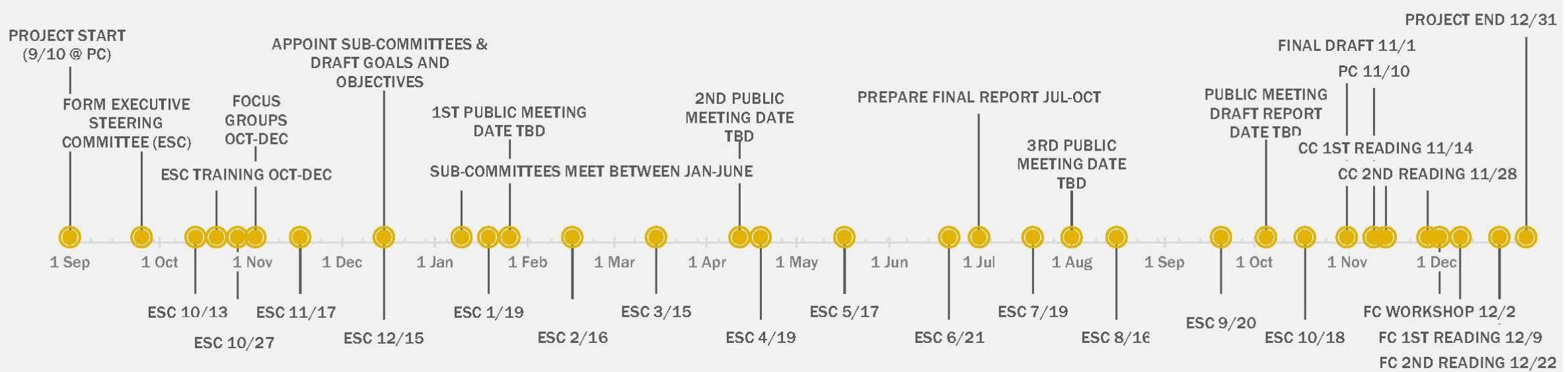
Additional Staff: Megan Chan  
Matt Summers

Topics:  
**Zoning**  
**Future Land Use**  
**USB**  
**Greenbelt**



# Time Line and Work Plan

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



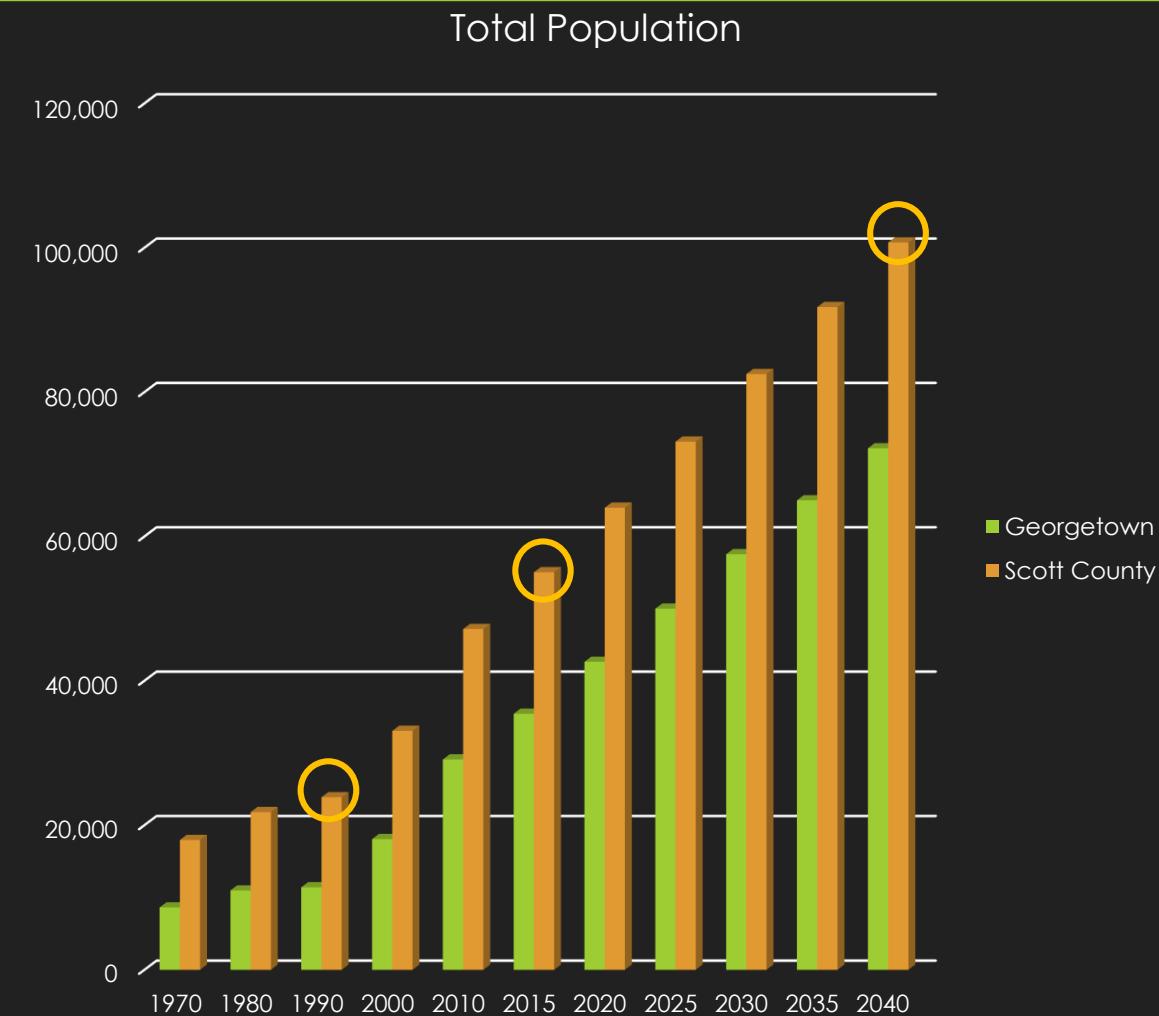
# Time Line and Work Plan

February-May	Work on Vision Statement and develop draft Goals and Objectives
March	Scenario Planning Exercise looking at Physical Growth Strategies and Alternatives
April	Work on Goals and Objectives
<u>May</u>	<u>Refine and complete Draft Goals and Objectives for Land Use</u>
June	Review USB Goals, Policies and if necessary expansion areas.
July	Review Future Land Use Map and Policies
August	Refine and Complete Future Land Use Map, USB boundary Recommendations and begin text
September	Review text of Land Use Element
October	<u>Refine and Complete Draft Future Land Use Element</u>

# Sub-Committee Role

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

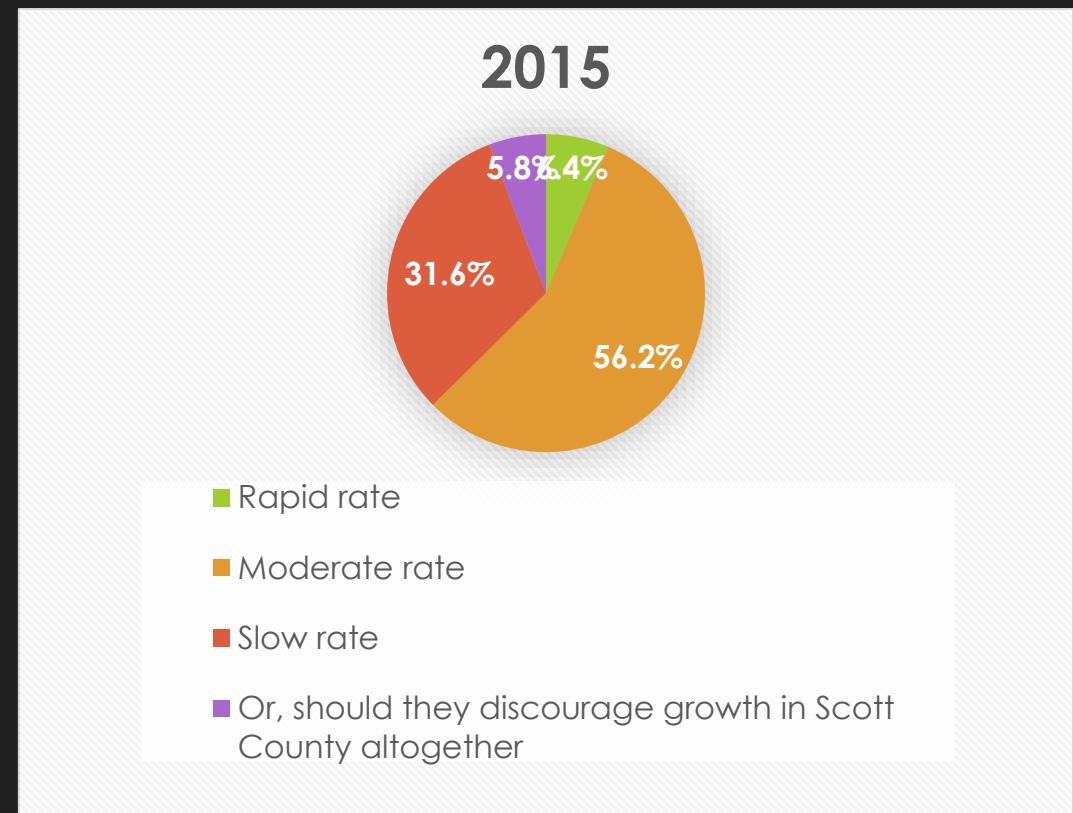
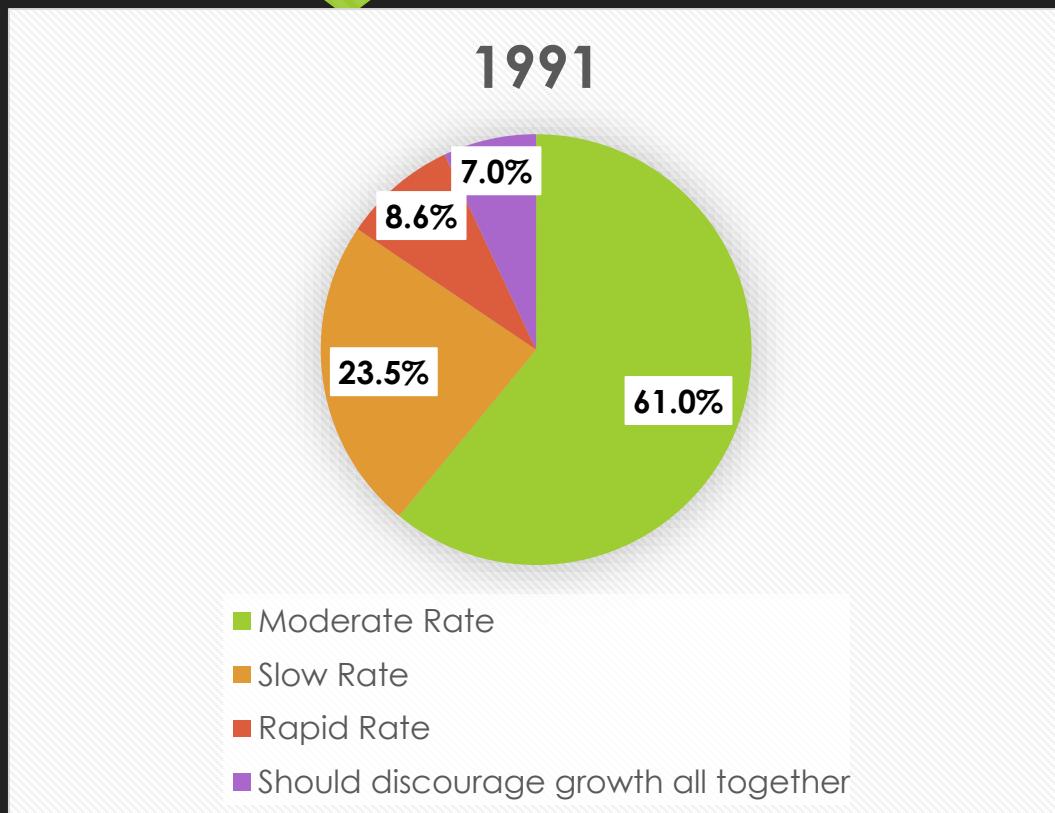
# Where are we going? Is it what we want?



# Kick-off Meeting January 26<sup>th</sup> feedback?

- We need to be more concerned about the quality, connectedness and livability of our urban areas. Don't just take what we get, but define what we want.
- Have a strong plan and vision that focuses on quality. Need a "master plan"
- Focus on quality and sustainability.

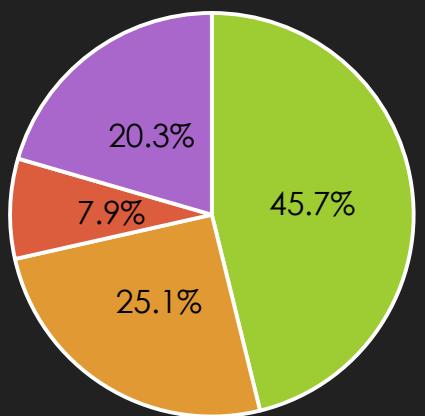
# The 1991/2015 Comp Plan Survey Highlights



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

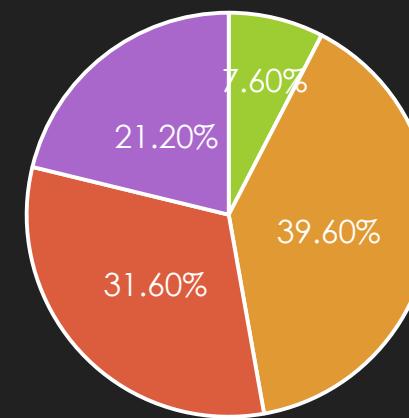
# The 1991/2015 Comp Plan Survey Highlights

1991



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

2015



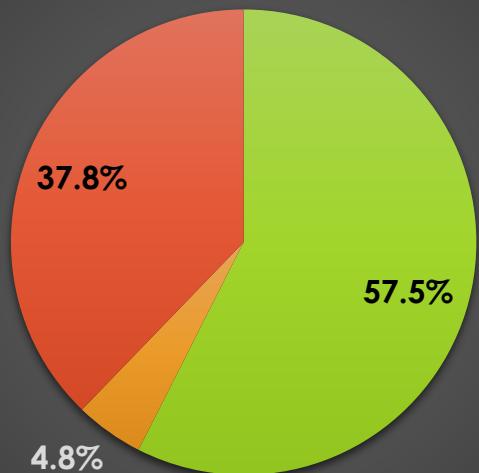
- Rapid rate
- Moderate rate
- Slow rate
- Or, should they discourage growth in your area all together

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

# The 1991/2015 Comp Plan Survey Highlights

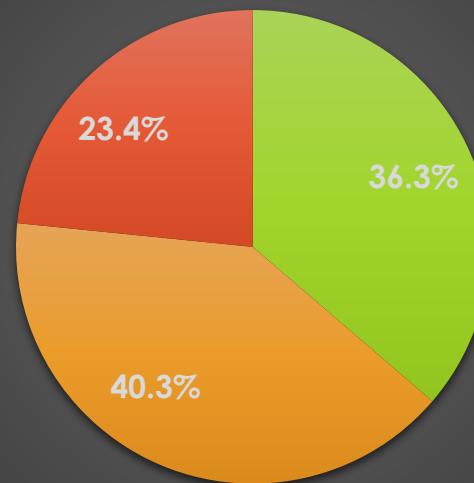
Would you favor/oppose the development of major new shopping areas even if this means that downtown Georgetown would suffer a decline and no longer be the center for commercial activities?

1991



■ Favor ■ Undecided ■ Oppose

2015



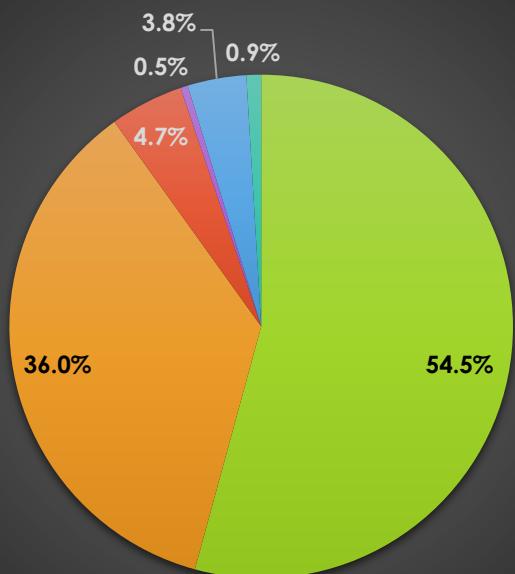
■ Favor ■ Oppose ■ Undecided

# The 1991/2015 Comp Plan Survey

1991

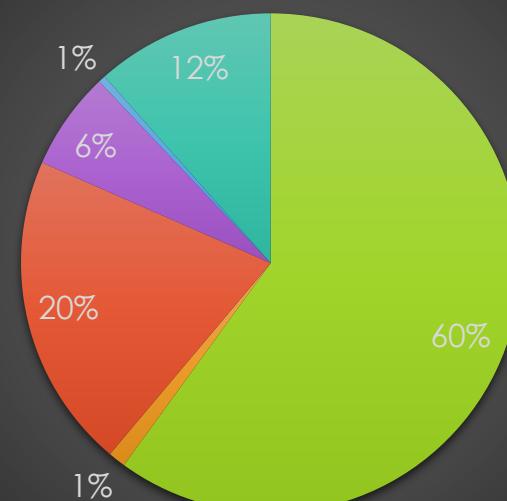
2015

**County of Employment**



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

**County of Employment**

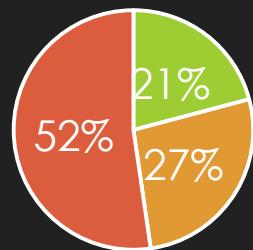


■ Scott   ■ Bourbon   ■ Fayette  
■ Franklin   ■ Harrison   ■ Other

# The 2015 Comp Plan Survey

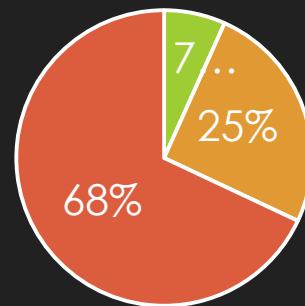
Would you favor or oppose architectural/building design standards for new commercial development for...?

...the entire county?



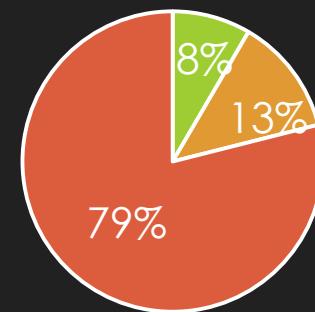
■ Oppose   ■ Undecided  
■ Favor

...specific "gateway corridors"?



■ Oppose   ■ Undecided   ■ Favor

...the downtown?



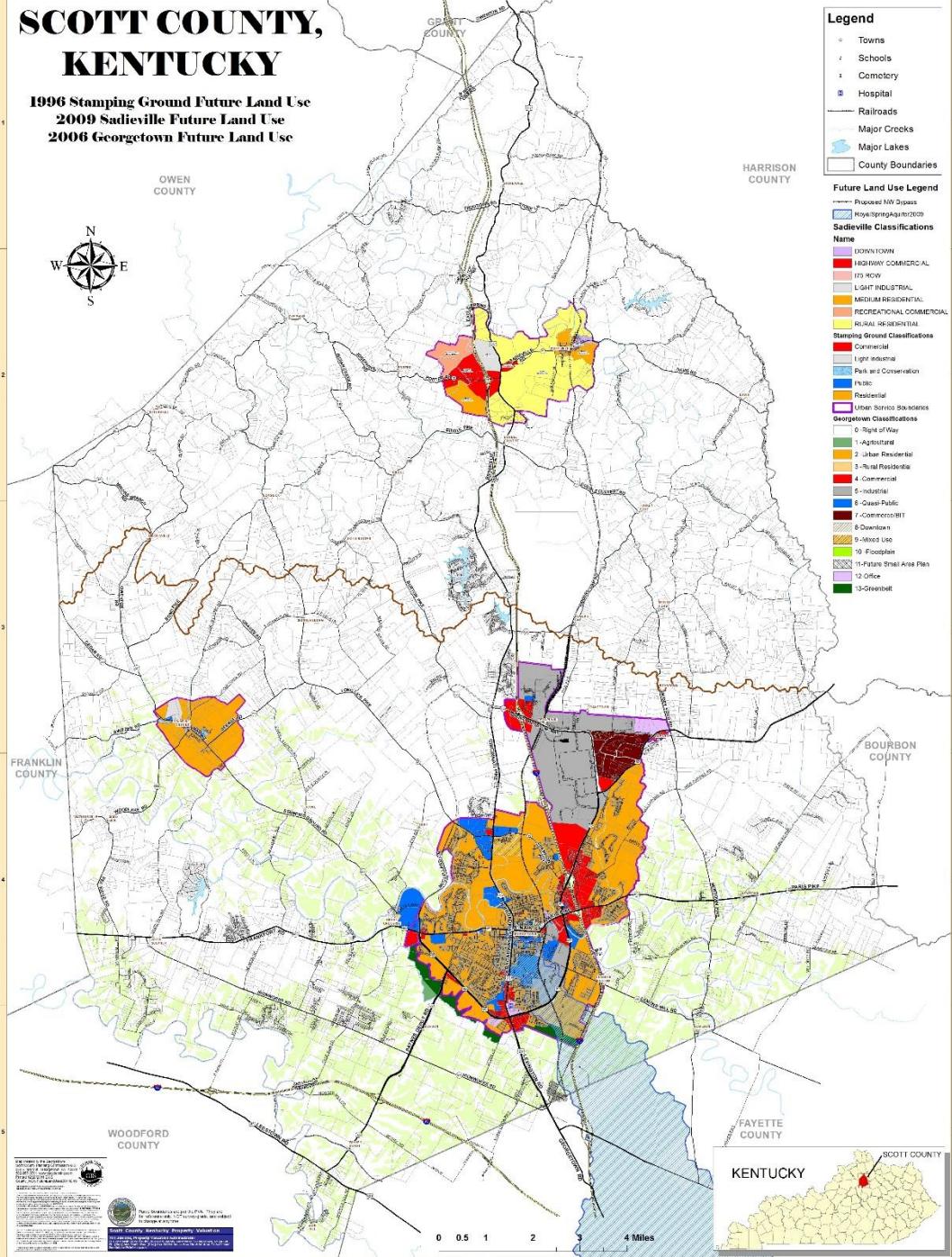
■ Oppose   ■ Undecided  
■ Favor

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

# Land Use

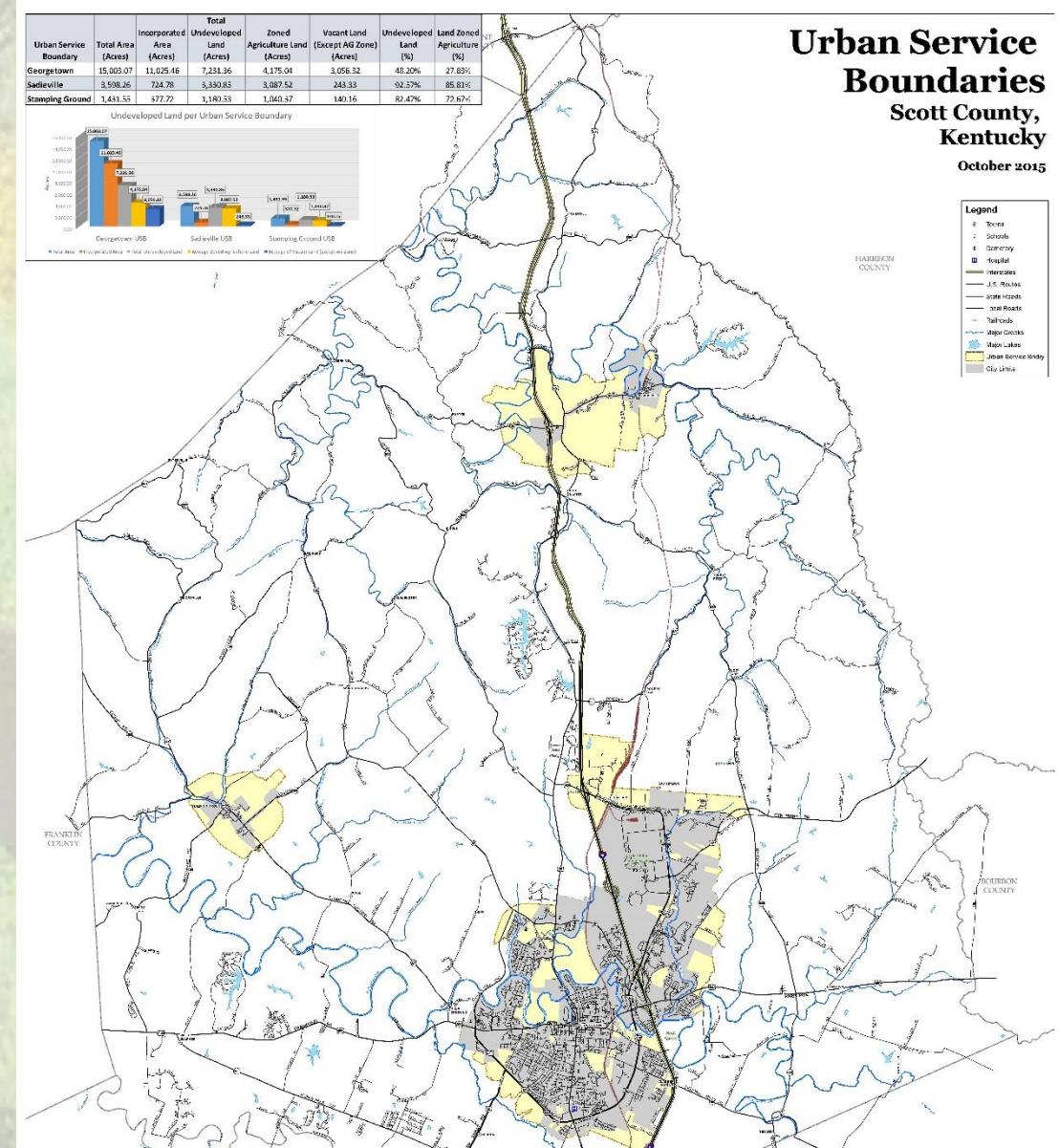
**Urban Service Boundary** is the framework for managing growth.

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

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



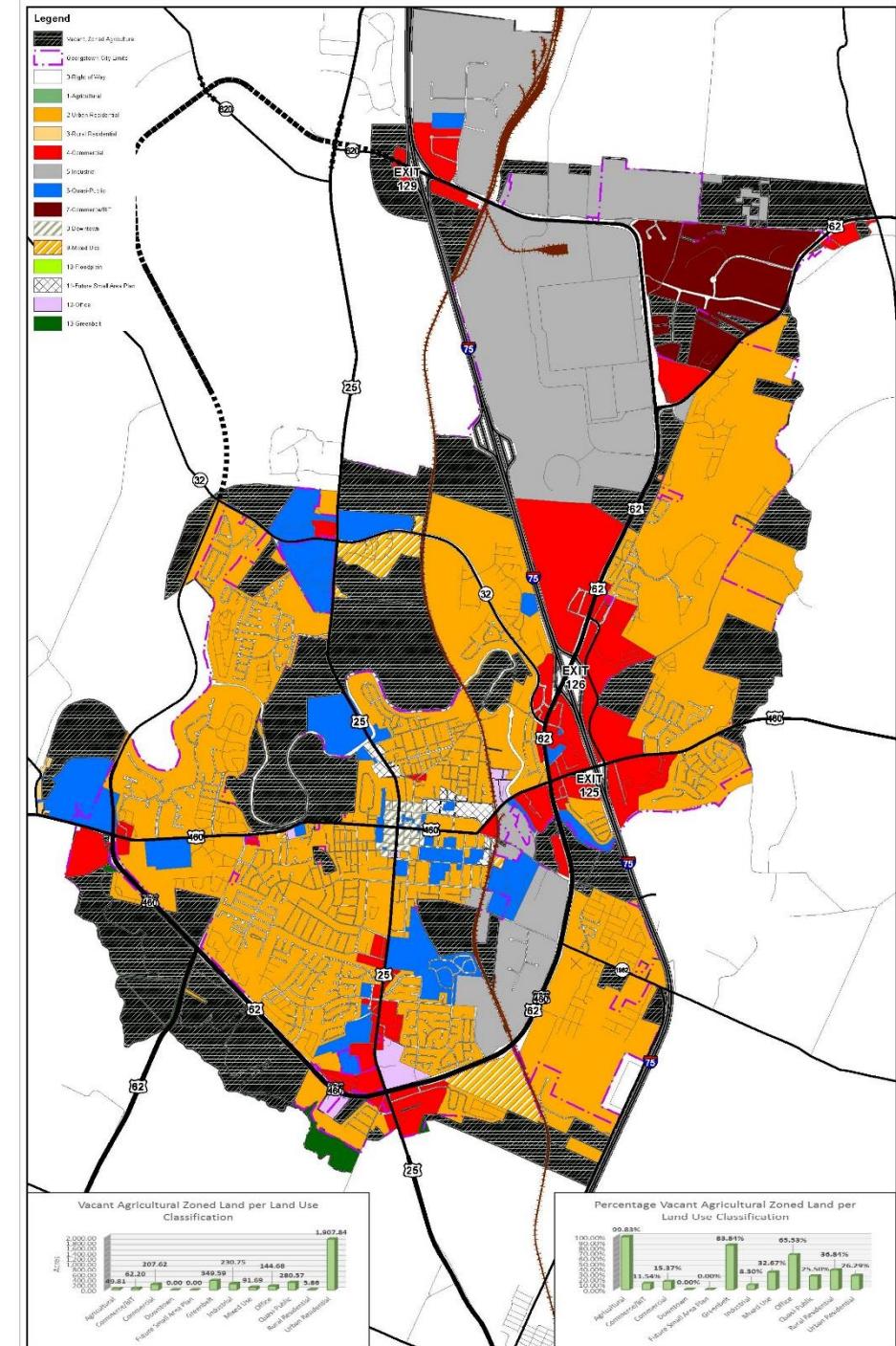
# Urban Land Use

## 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- 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

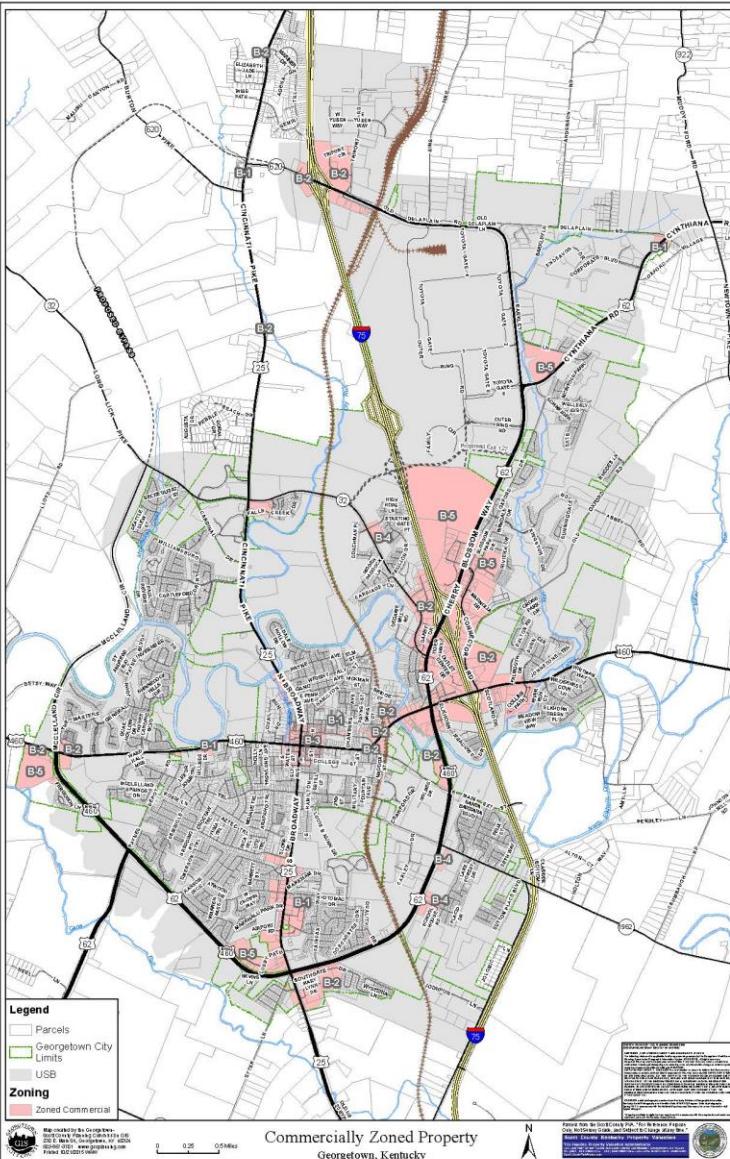
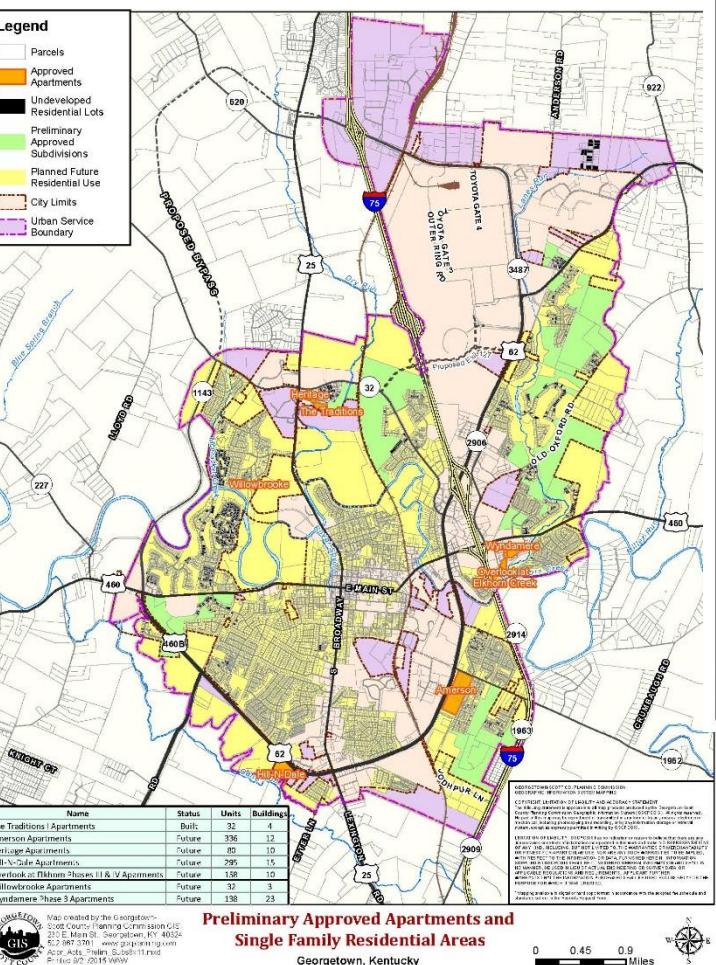
# Commercial Land Use and Multi- Family Needs

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.

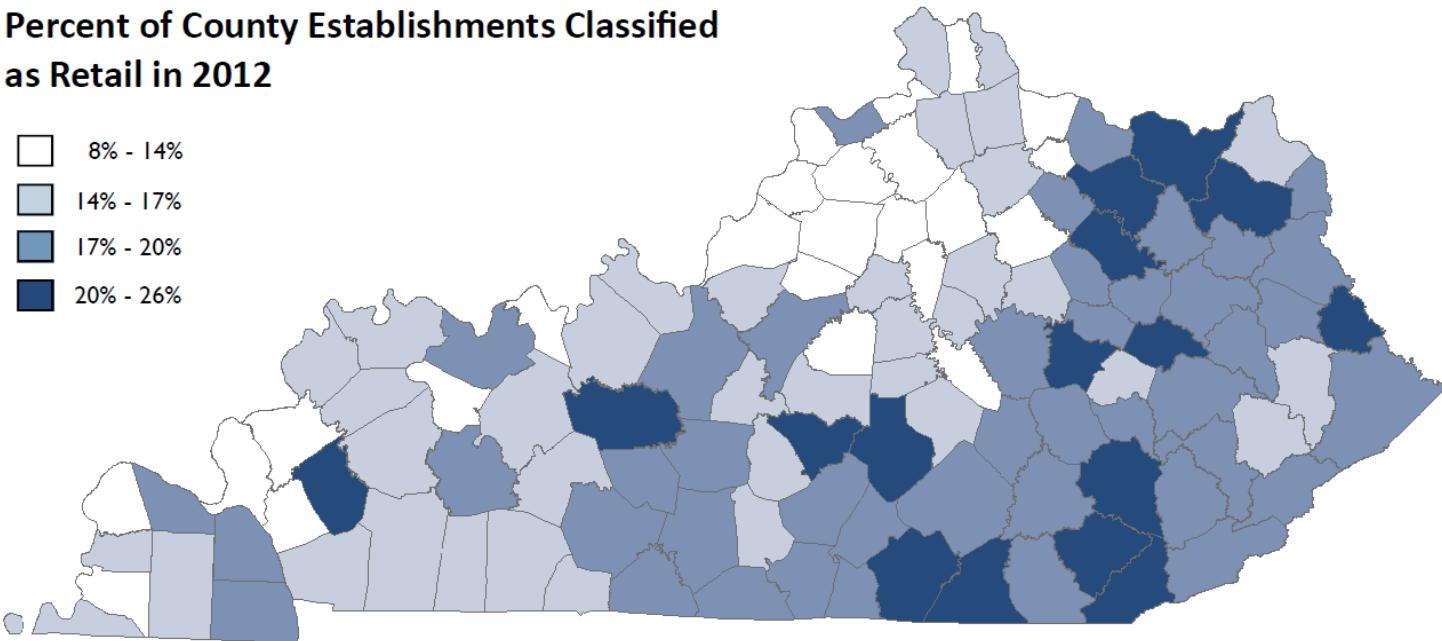
Promote density of that improves its surroundings?



# Land Use

## Percent of County Establishments Classified as Retail in 2012

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



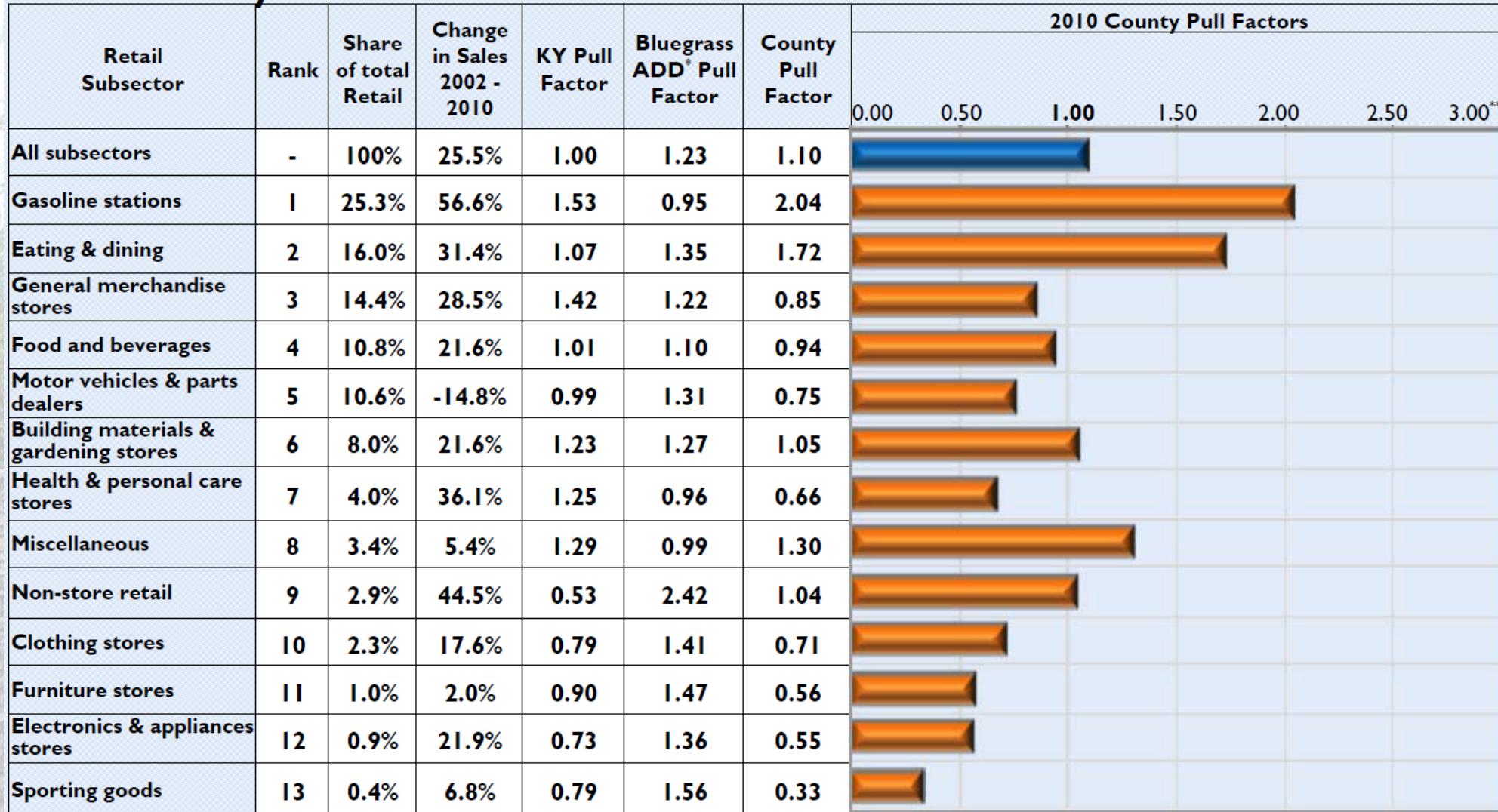
Source: ESRI/Community Analyst, 2012

	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

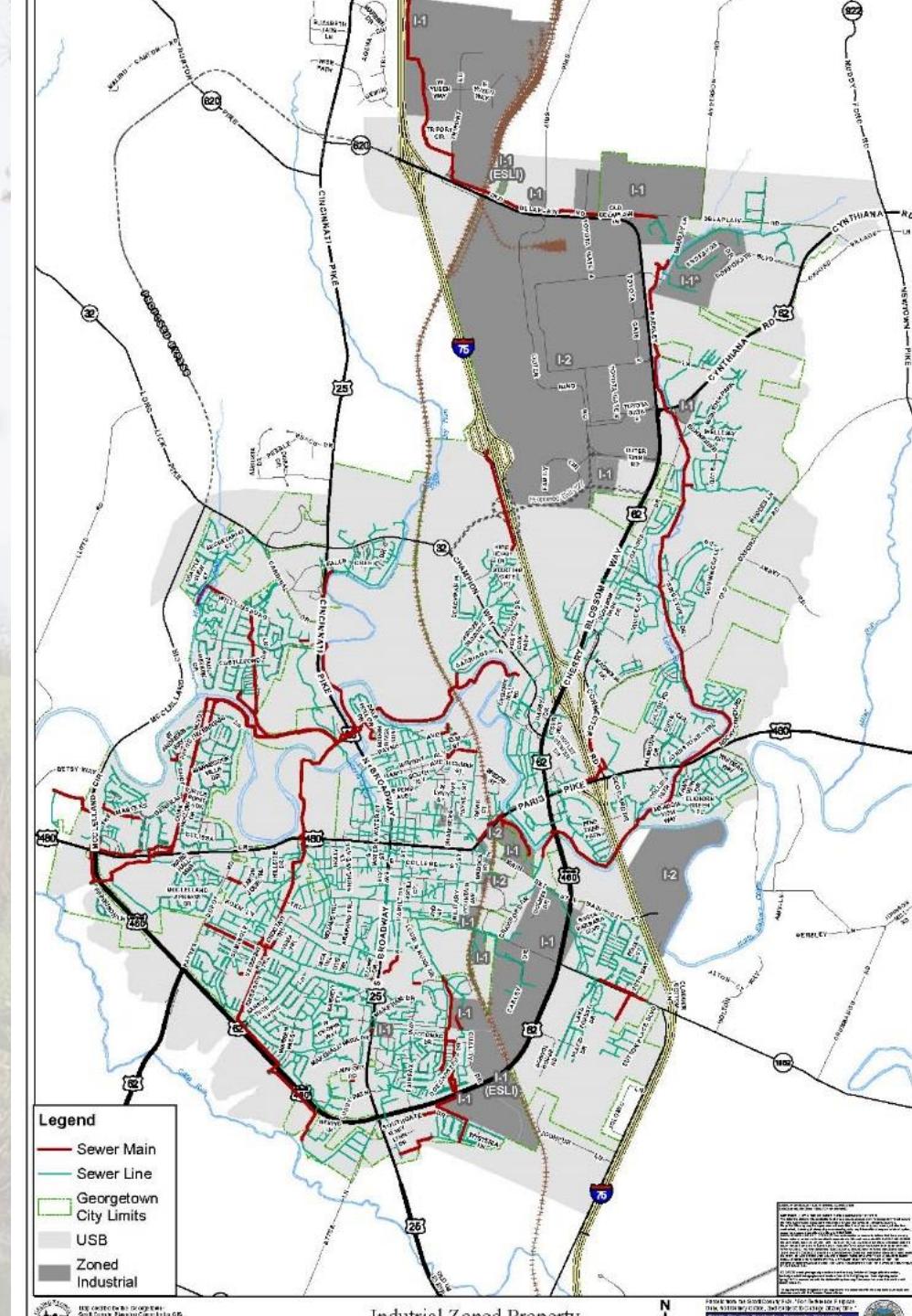
\* ADD = Area Development District

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.**



# 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 – Shape 2040

*In 2040, Scott County is a sustainable, vibrant, and safe community of urban and rural areas. We have quality and affordable growth, a diverse economic base, high standards of living, 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.*

# Sub-Committee Vision Statement

Scott County's urban and rural areas provide: **1)** Diversity of uses – which allows interaction and connectivity between land uses and transportation modes, **2)** Distinct neighborhoods – which have strong character and equitable access, **3)** Dedicated focus to our downtowns – which are the heart of each of our three cities, **4)** Employment centers – where industrial and commercial activity are able to thrive and produce for the county and region, **5)** Accessible institutions (schools, etc.) – which are distributed throughout the community, allowing for integration and collaboration, and **6)** Natural and open spaces – which are identified and protected through acquisition, stewardship, and responsible site planning, and which are incorporated as vital components of our infrastructure and economy.

# Sub-Committee Fundamental Principles

- Growth management and land use regulations positively impact the overall quality of life throughout the County and achieve a proper balance between the property rights of individuals and the rights and needs of the general public and community.

# Sub-Committee Fundamental Principles

- The greenbelt acts as a land use buffer between urban and rural areas.

# Sub-Committee Fundamental Principles

- Growth should occur predominately within existing urban areas. Future growth expansion should occur within the present and future bypass to the north and northwest rather than to the south, east, or west of the existing urban services.

# Sub-Committee Fundamental Principles

- Urban centers should be strengthened through infill and adaptive reuse of existing buildings, incremental and sustainable growth.

# Sub-Committee Fundamental Principles

- Main corridors into urban centers in Scott County should be planned to provide aesthetically pleasing and functional entryways.

# Sub-Committee Fundamental Principles

- Neighborhoods should have diverse housing that is both high quality and accessible to varying income levels. Commercial centers, parks, and other public spaces should be integrated to create dynamic neighborhoods with access to daily needs.

# Sub-Committee Fundamental Principles

- Other?

# What happens next?

## **Homework: Read & Reflect!**

- Review the committee vision statements and fundamental principles
- Read the existing goals and objectives and take notes:
  - 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?

## **All-Committee Scenario Planning Meeting**

- Monday, March 21, 2016
- 5:00-7:00pm
- Scott County Extension Office,  
1130 Cincinnati Road

## **Next Land Use Sub-Committee Meeting**

- Monday, April 18, 2016
- 5:00-7:00pm
- Planning Commission Office,  
230 East Main Street