

Georgetown-Scott County Comprehensive Plan

Executive Steering Committee, Meeting #1

October 13, 2015



Welcome & Introduction

- If you were to describe Georgetown or Scott County in one word, what would it be?
- In one to two sentences, explain why you chose your word.



Review Handouts & Materials

- Binders
- 2006 Comp Plan, 2011 Goals & Objectives
- Timeline & Work Plan
- KRS Requirements
- Contact list
- Org Chart
- Bylaws
- UofL Course Description

The Executive Steering Committee

- A. Help us identify Theme or Special Focus, if applicable, of Comprehensive Plan.
 - Sustainability, Community Resiliency, Growth Management, Quality of Life, These may dictate a consolidation of the traditional Elements into a new formulation.
- B. Approve workplan and public input strategy for Comprehensive Plan.
- C. Form subcommittees, appoint members and chair with member of Steering Committee. Subcommittees presumably will study specific area of interest of plan. Probably correspond to proposed Elements.

(Subcommittee work will be reviewed and approved by Steering Committee before being forwarded to full Planning Commission)

The Executive Steering Committee

- D. Recommend to Planning Commission on hiring of outside experts to study special planning issues or topics.
- E. Advise staff on base research completed and recommend additional research or studies as needed.
- F. Approve and forward to the Planning Commission draft Goals and Objectives for the Comprehensive Plan.
- G. Approve and Forward to Planning Commission individual draft Elements of Plan, recommendations on Urban Service Boundary (USB) expansion or contractions and Future Land Use (FLU) Map.

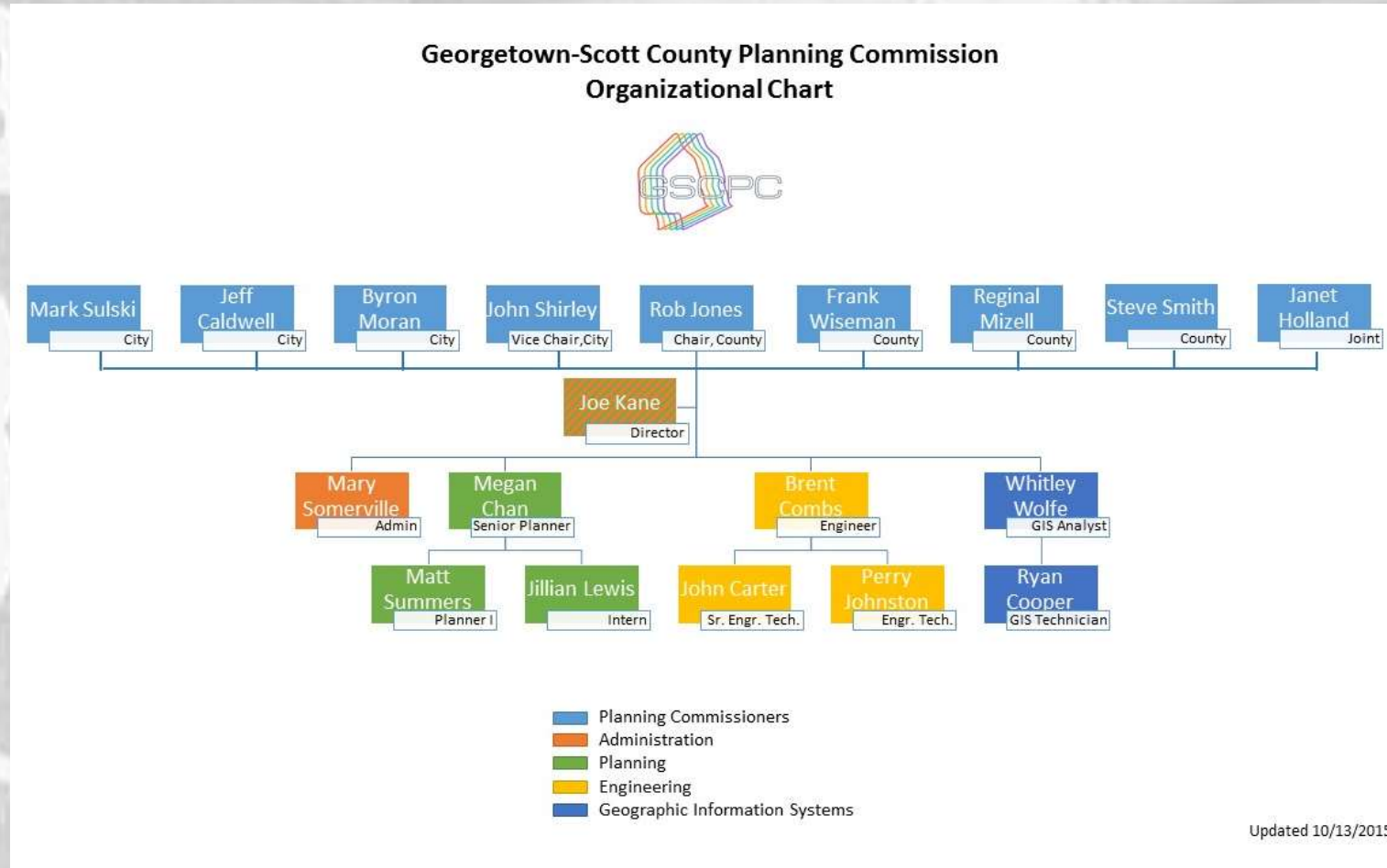
The Executive Steering Committee

- H. Develop and approve Implementation Plan and Strategy for Comprehensive Plan.
- I. Advocate for Comprehensive Plan, support and educate public and Legislative Bodies.



Planning Office Overview

- What does the planning office do?
- How do we operate?
- What is the difference between the Zoning Ordinance, Comprehensive Plan, and the Subdivision and Development Regulations?



Planning Office Overview

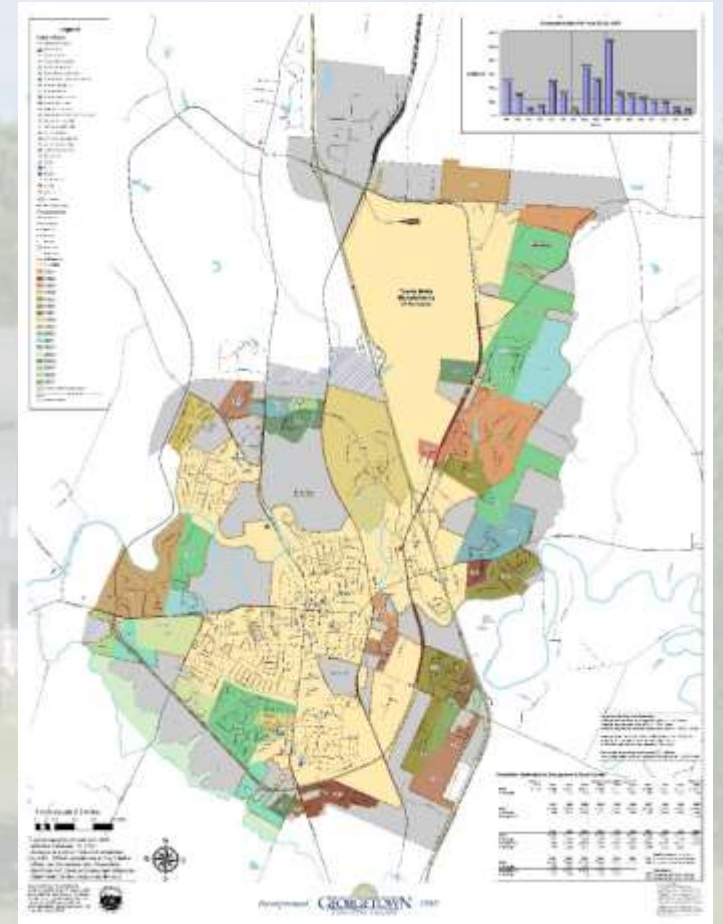
Joint Independent Agency created by interlocal agreement.

- Funded through yearly budget appropriation by County and City of Gtown (90%) and development fees (10%).
- Charged with Long Range and Current Planning for Planning Unit that includes Unincorporated County and cities of Georgetown, Sadieville and Stamping Ground.

Planning Office Overview

- GIS

Provides mapping services, assigns addresses and approves street names, maintains GIS system and databases for Planning Commission and provides support to other governmental agencies. Closely work with Fire, Police, GMWSS, City and County. 911, EMS, EMA Homeland Security, School Board, PVA, Board of Elections.



Planning Office Overview

- Engineering.

Reviews and approves final subdivision and development site construction plans to ensure roads and infrastructure meet minimum standards as established in *Subdivision and Development Regulations*.

Manages Land Disturbance and Erosion Control Permits and Inspections during development.

Acts as Local Flood Plain Coordinator.

Planning Office Overview

Current Planning.

- Amend or Draft new Land Use Regulation: Zoning Ordinance, Floodplain Ordinance, Subdivision Regulations etc.
- First Line review of new development proposals to make sure they comply with Zoning Ordinance and other land use regulations.
- Staff Boards and Commissions, coordinate with local, state regional and federal agencies on planning related issues.
- Write and manage grants for planning and infrastructure projects.
- Daily Zoning Ordinance administration including advising and education public, development and construction community on subdivision and zoning regulations.

Long Range Planning.

- Guide periodic update of Comprehensive Plan
- Undertake land use and demographic research to support Comprehensive Plan update.
- Complete small area studies

Planning Office

Comprehensive Plan guides the form of implementing Land Use Regulations

- Comprehensive Plan is the Visionary document that guides long term growth, by establishing community goals, objectives and policies on growth. It is implemented through **ordinances**: land use regulations that includes Zoning codes, Subdivision and Development Regulations, Landscaping and Land Use buffers, Sign Regulations, etc., **policies** effecting private investment such as a future land use map and investment in specific public **projects**.
- Zoning Ordinance: establishes the baseline rules tied to a zoning map on what kind and intensity of development is allowed where. Two main types of Zoning Codes: Euclidian codes which seek to separate land uses and Form-Based Codes
- Euclidian Codes: Elevates Land Use and regulates based on use.
- Form-Based Codes: Elevate Form and allow a mixture or greater number of uses if the building form follows the regulating plan.

Planning Office

Comprehensive Plan guides the form of implementing Land Use Regulations

- Subdivision and Development Regulations effect how a community looks and feels and functions:
- They include standards on how things are built that will be part of the public realm for a long period of time.
- Road Standards. Required road widths and sections. Stormwater requirements, sidewalks, utility standards, off-street parking, environmental protection, site preparation standards, intersection spacing.
- Cluster Regulations
- Sign Ordinance
- Environmentally Sensitive Lands Ordinance

The Comprehensive Plan

- Kentucky Revised Statutes – Chapter 100
 - Provides a framework for Planning and Zoning in Kentucky
 - 5 elements are required in a comprehensive plan:
 - Goals and Objectives
 - Land Use
 - Transportation
 - Community Facilities
 - Military Installations
 - Required research includes:
 - Population/demographic information
 - Economic survey and analysis
 - Land Use
 - Additional research as appropriate



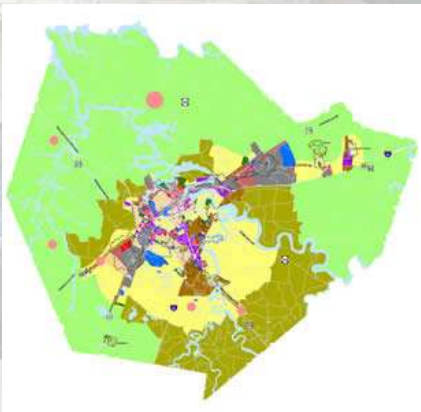
The Comprehensive Plan

- Goals and Objectives
 - Planning Commission prepares and adopts the goals and objectives
 - Legislative bodies have 90 days to take action
 - Each legislative body may adopt goals and objectives for their jurisdiction for the Planning Commission's consideration
 - Notification must be given to adjoining cities, counties, and/or planning commissions
 - Notice must also be given to regional planning councils (BGADD)
 - The Planning Commission may hold a hearing to receive input from neighboring planning units, cities, counties, and regional planning council.

The Comprehensive Plan

- Elements

- These examine specific areas of importance for long range planning, and spell out how the goals and objectives will be met.
- The elements are amended or readopted every 5 years
- Within 30 days of re-adoption or amendment by the planning commission, a copy of each element shall be sent to public officials in the adjacent cities, counties, and planning units.



The Comprehensive Plan

- The Goals and Objectives were updated in 2011
 - The elements from the 2006 comprehensive plan were retained
 - Urban and Rural Land Use
 - Transportation
 - Community Facilities
 - Reference Maps
 - Other elements were carried forward from previous plans, and are available in our office for examination
- As part of this process, it will be extremely helpful to read the current comprehensive plan over the next few weeks.

Work Plan

1. Steering Committee Training (Oct.–Dec. 2015)

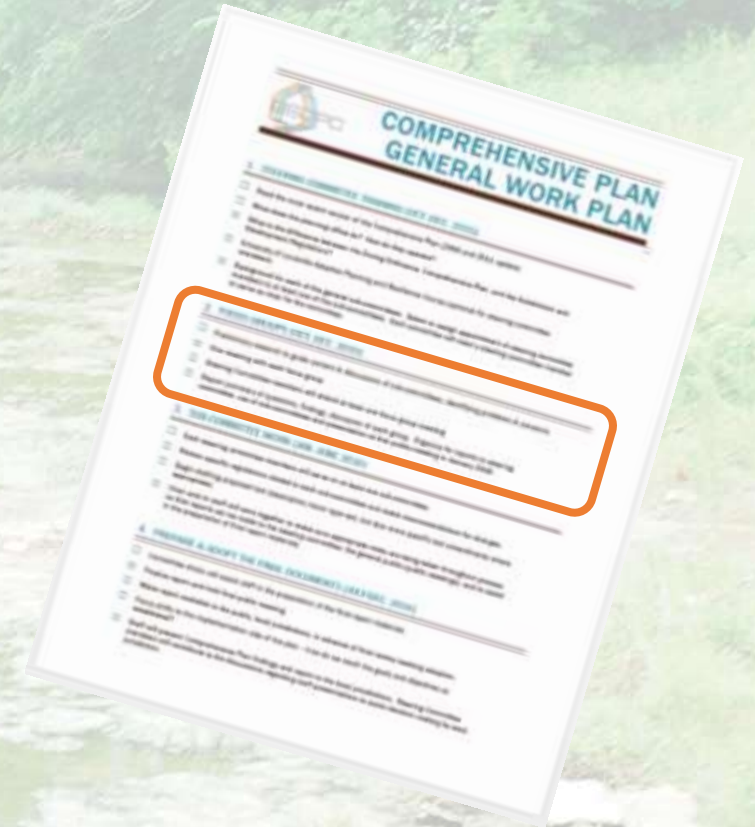
- a) Understanding the current regulations
- b) Getting familiar with past versions of the Comp Plan
- c) Background research/prep for sub-committee work:
 - i. Land Use – Oct. 27
 - ii. Environment – Oct. 27
 - iii. Sustainability – Oct. 27
 - iv. Transportation – Nov. 17
 - v. Community Facilities – Nov. 17
 - vi. Economic Development – Nov. 17



Work Plan

2. Focus Groups (Oct.–Dec. 2015)

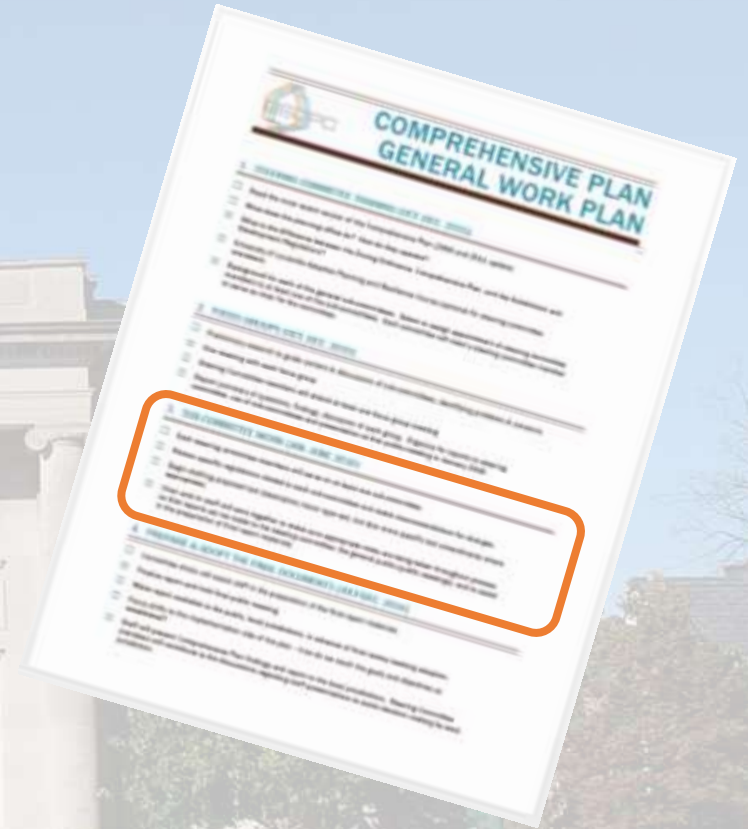
- a) Preliminary research to guide content and discussion of sub-committees
- b) Targeted group of 10-15 representatives of each focus area
- c) One meeting with each group
- d) Steering Committee members – attend 1+ focus group meeting
- e) Report out to ECS, sub-committees, public meetings



Work Plan

3. Sub-Committees (Jan.-June 2016)

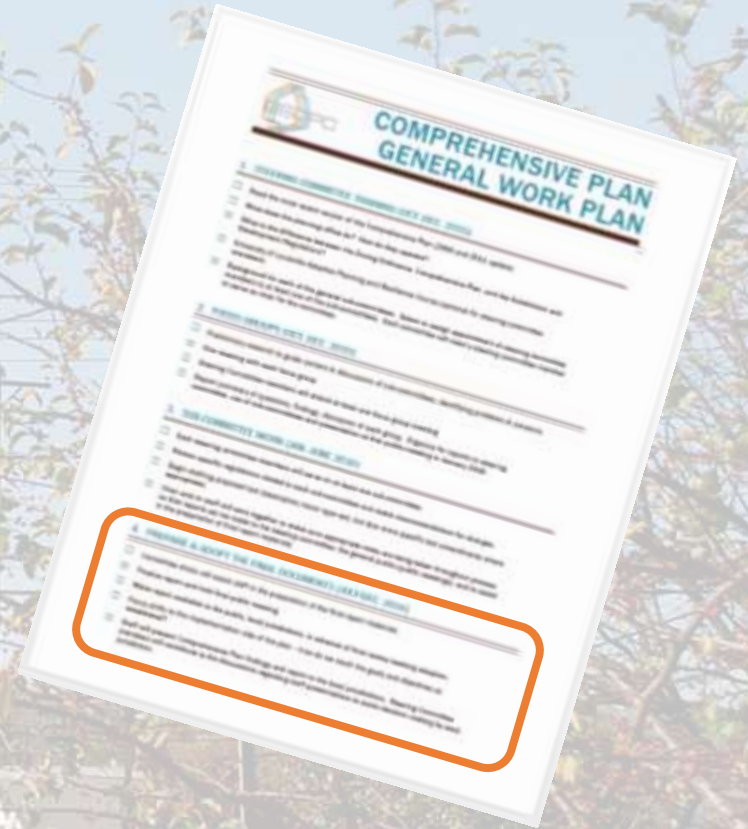
- a) Compare to “Elements”
- b) Serve on at least one committee
- c) ECS member to chair each of the committees
- d) Appoint members to these committees
- e) Review relevant regulations
- f) Suggest changes
- g) Report out and assist with text/report material
- h) Concurrent with larger scale public meeting(s)



Work Plan

4. Prepare & Adopt the Plan (July-Dec. 2016)

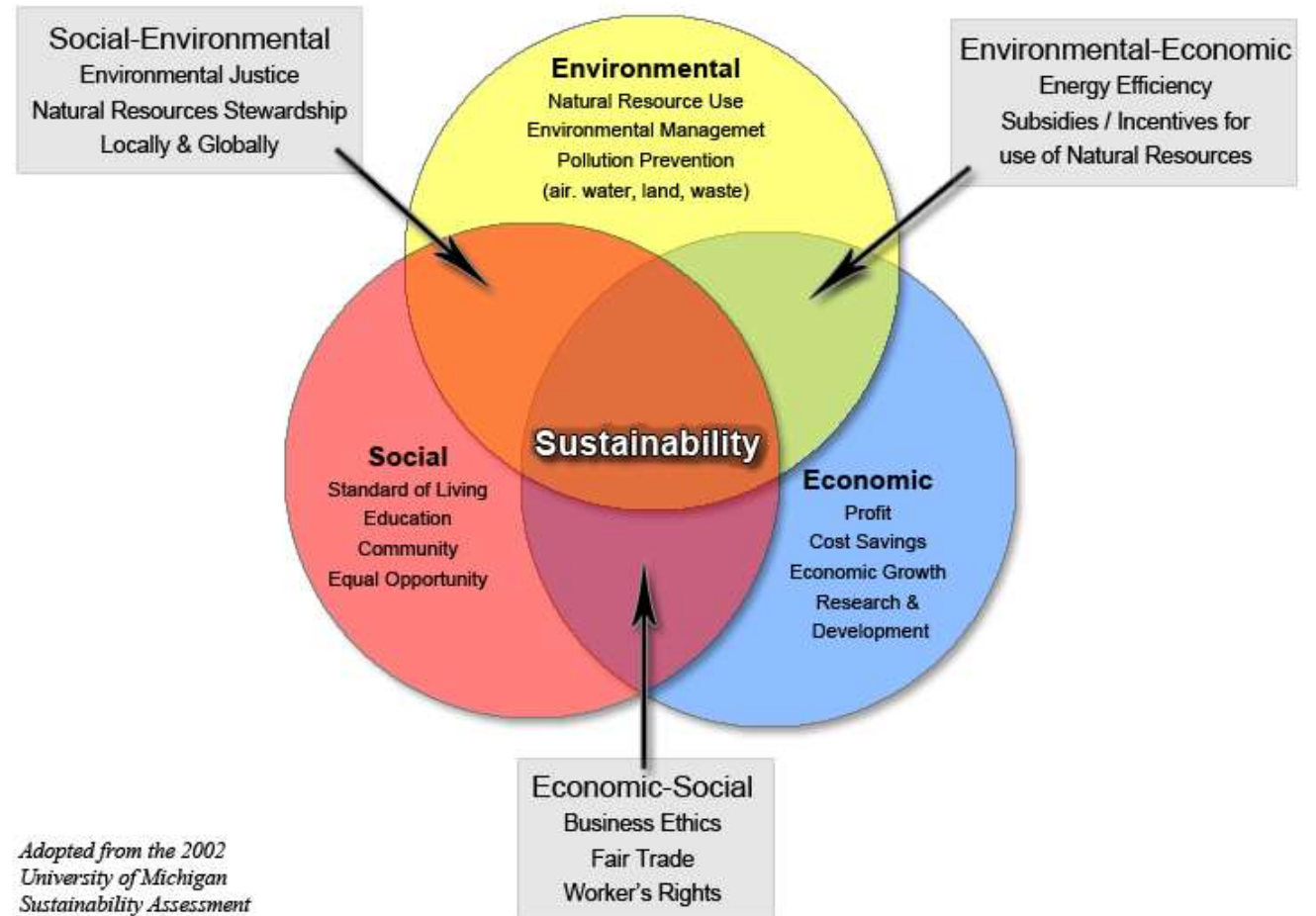
- a) Shift focus to implementation
- b) Make available to public
- c) Final public meetings
- d) Present to local jurisdictions



Identifying Themes

- Sustainability
- Adaptive Planning / Resilience

The Three Spheres of Sustainability

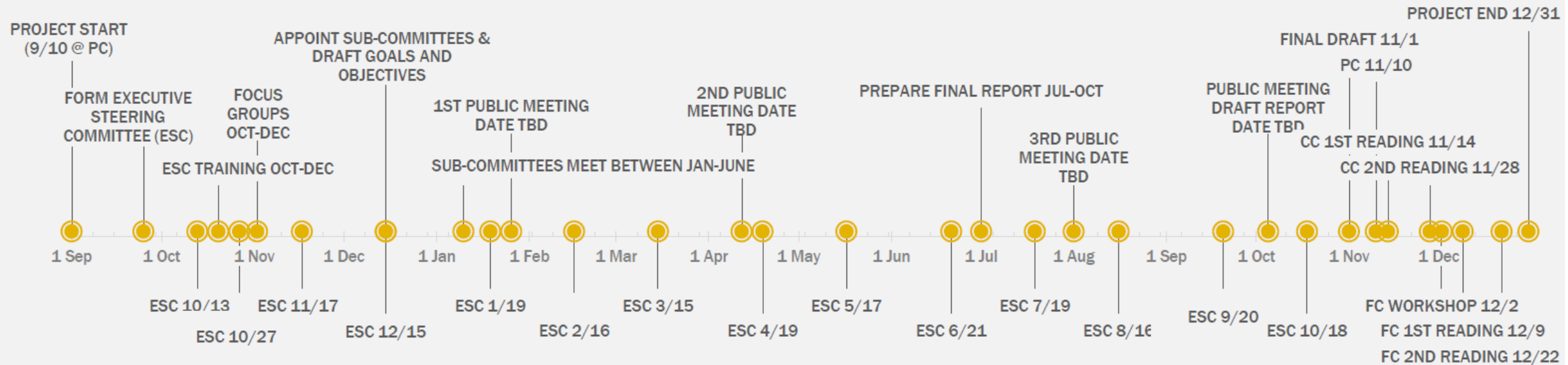


Focus Groups Activity

- Bike-Ped Groups
 - Advisory Committee, Bluegrass Cycling Club, Bluegrass Trails Alliance
- Neighborhoods
 - 10 identified areas, 1-2 reps from each
- City/County Government & Community Facilities
 - Scott Co. United, Department Directors, Mayors/Judge Exec., Parks & rec, Fire, Police, EMS, Museum, Cardome, Arts & Cultural Center, Schools, College, Ed Davis Center, Ward Hall
- Low-Income/Affordable Housing/Homelessness
 - Housing Authority, Hospitality House
- Historic District
 - Merchants, Owners, Main Street, City Council sub-committee
- Building Industry
 - Developers, Architects, Surveyors, sub-contractors, Home Builders Association
- Industrial Forum
 - BIT Park, Toyota, Johnson Controls, etc.
- Agricultural
 - 4H, Farm Bureau, TDR/PDR, Conservation District
- What's Missing?

Proposed Timeline

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



Logistics

- Adopt Bylaws
- Approve Work Plan & General Timeline
- Schedule Regular Monthly Meetings
 - Propose Third Tuesdays starting in November
 - 5-7pm at the Planning Office
 - Nov. 17, Dec. 15, Jan. 19, etc.
- Next meeting is Tuesday, October 27, from 5-7pm at the Planning Office (after this we will follow the regular schedule)