



2045
COMPREHENSIVE
PLAN

Urban Growth Management Master Plan

Advisory Committee

Summary: Meeting #3

August 22, 2023

10:00 A.M.

Phoenix Building

101 E. Vine Street, Lexington KY

Urban Growth Management Advisory Committee Members in attendance: Larry Forester (Chair), James Brown, Todd Clark, Chuck Ellinger, Larry Forester, Andi Johnson, Todd Johnson, PG Peebles, John Phillips, Kathy Plomin, William Wilson, Zach Worsham, Judy Worth, and Dan Wu.

Urban Growth Management Advisory Committee Members absent: Alison Davis.

Staff in attendance: Commissioner Keith Horn, Division of Planning Director Jim Duncan, Division of Water Quality Director Charlie Martin, Attorney Senior Tracy Jones, Attorney Senior Brittany Smith, Water Quality Sanitary Sewer Section Manager Chris Dent, Geographic Information System Manager Chris Doerge, Purchase of Development Rights Director Beth Overman, Interim Manager Chris Taylor, Planner Senior Hal Baillie, Planner Senior Valerie Friedmann, Planner Senior Boyd Sewe, Digital Content Administrator SB Stroh.

Chair Larry Forester called the meeting to order at 10:00am.

Chair Forester began the meeting by welcoming the committee and the visitors. He then called for the previous meeting's (Meeting 2: August 15, 2023) summary to be approved.

Vice Mayor Dan Wu made the motion to approve the previous meeting's summary, and was seconded by Judy Worth. The motion passed with no dissent.

Division of Planning Director Jim Duncan presented the Advisory Committee information on the developable areas. These areas were based on factors such as flood plains, parks, and PDR inputs. Other considerations that Director Duncan mentioned were areas of sewerability, roadway frontage, parcels that are contiguous to the Urban Service Area, PDR impact, specialized areas, Lexington Fayette Urban County Government (LFUCG) participation, and parcel size. With each category Director Duncan outlined the scores for the area and explained process of how they were assessed. Division of Water Quality Director Charlie Martin spoke about three locations that were highlighted on the LFUCG participation slide of the presentation, he spoke about areas number two, number six, and number 14, and explained that they were highlighted in the presentation

due to LFUCG participation in those areas. Additionally, areas seven and eight were presented with asterisks because those areas would be impacted by decisions that are made in area six. Director Duncan reminded the committee that these areas address what the council directed as far as looking at transportation corridors, agriculture integrity, and infrastructure. The presentation outlined the study area's total scores are as followed; Area 3: Man O'War RSA has a total score of 12, Area 10: Athens-Boonesboro RSA has a total score of 12, Area 2: Mint Lane RSA has a total score of 11, Area 6: Royster Road RSA has a total score of 10, Area 9: Chilesburg-Walnut Hill RSA has a total score of 8, Area 12: Boonesboro Manor RSA has a total score of 8, Area 14: Blue Sky RSA has a total score of 8, Area 13: Canebrake RSA has a total score of 7, Area 1: Lower South Elkhorn RSA has a total score of 4, Area 11: Lower East Hickman RSA has a total score of 4, Area 7: Avon/I-64 RSA has a total score of 3, Area 5: Iron Works Pike has a total score of 2, Area 8: Avon/I-64 (Extension) RSA has a total score of 2, and Area 4: Old Frankfort Pike RSA has a total score of 1. Director Duncan informed the committee that in the event that multiple areas have a tie score, that they are listed chronologically by their area number not their ranking.

Chair Forester then opened the floor for discussion.

Director Duncan discussed the study areas of consideration, and other areas of interest to the committee. The committee had further conversation of what other circumstances should be considered in regards to expansion.

Then the advisory committee discussed the LFUCG participation with Director Martin and Director Duncan. Outside of sewerability, some elements such as community amenities will be discussed later in the Master Plan process.

The advisory committee then discussed gross vs net area. Director Martin defined gross area as the total acreage within an area that has been drawn based on contour lines. Director Duncan advised the committee that if they are choosing to stay near 2,700 acres that they should consider as much of that acreage as possible be developable land. Regarding the development capability of the land the committee should recommend no more than 5,000 acres.

The advisory committee discussed that they were unsure if each identified parcel would have a property owner that is willing to sell for development. Director Duncan informed the advisory committee that from the original USA in 1958 and expansion in 1996, there is still land that is not being used for development and some land that is still agriculture use.

The advisory committee then discussed the process of how the Urban Growth Management Advisory Committee's recommended map will go through the Planning Commission first, then to the consultant, but it would ultimately end with the Planning Commission making the final decision.

The advisory committee started looking at different study areas that were presented. Geographic Information System Manager Chris Doerge presented the advisory committee with the map that focused on study Areas 6 and 7. Chris Doerge applied different data layers to show the committee different layers such as the PDR layer, the rural settlement layer, and the flood plain layer. There were questions on what the guidelines are within a flood plain area that were

addressed by Director Duncan. Director Duncan informed the committee that in regards to net vs gross acreage that the flood plains were removed for net purposes.

The committee spoke about buffers and the guidelines that accompany them.

Purchase of Development Rights (PDR) Director Beth Overman spoke about PDR farms that were shown on the map.

There were inquiries regarding the rural settlement and if it was part of the gross acreage or the net acreage. Director Martin stated that he believed that it was deducted from the gross and not reflected as developable. Director Duncan informed the committee that staff would recommend that the rural settlements not be brought into the Urban Service Area.

Vice Mayor Dan Wu asked about percentage of developable land per area be added to the chart that outlines the scores of each study area.

Councilmember Kathy Plomin asked about the total number of the rural settlements in the Rural Service Area.

Director Duncan informed the committee that this is the starting point of the building the map process, and that the committee could make adjustments as the process advances.

Chair Forester asked the committee if they wanted to focus on the top 5 study areas, since they were the topic of discussion. The top 5 study areas include Area 3: Man O'War RSA, Area 10: Athens-Boonesboro RSA, Area 2: Mint Lane RSA, Area 6: Royster Road RSA and Area 12: Boonesboro Manor. Committee member Andi Johnson requested to look at Areas 13: Canebrake RSA and 14: Blue Sky RSA as well.

Long Range Planning Manager Chris Taylor informed the committee that they would get the information posted on the website as soon as possible for the committee and the public to review.

Chair Forester adjourned the meeting.

The next meeting will take place Tuesday, August 29, 2023 at 10:00am in the 3rd floor Conference Room of the Phoenix Building.

All information for subsequent and past meetings (including meeting packets, presentations, videos, and public comments) can be found here: <https://imaginelexington.com/ugm>

