



2045
COMPREHENSIVE
PLAN

Urban Growth Management Master Plan

Advisory Committee

Summary: Meeting #5

September 5, 2023

10:00 A.M.

Phoenix Building

101 E. Vine Street, Lexington KY

Urban Growth Management Advisory Committee Members in attendance: Chair Larry Forester, James Brown, Alison Davis, Andi Johnson, Todd Johnson, PG Peeples, John Phillips, Kathy Plomin, William Wilson, Zach Worsham, Judy Worth, and Dan Wu.

Urban Growth Management Advisory Committee Members absent: Todd Clark and Chuck Ellinger.

Staff in attendance: Commissioner Keith Horn, Administrative Officer Shaun Denney, 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, Planner Senior Hal Baillie, Planner Senior Valerie Friedmann, Planner Senior Boyd Sewe, Digital Content Administrator SB Stroh, and Administrative Specialist Rachael Lay.

Chair Larry Forester called the meeting to order at 10:03am.

Chair Forester began the meeting by welcoming the committee and the visitors. He then called for the previous meeting's (Meeting 3: August 22, 2023, and Meeting 4: August 29, 2023) summaries to be approved.

Councilmember Kathy Plomin made the motion to approve the previous meeting summaries, the motion was seconded by Vice Mayor Dan Wu and passed with no dissent.

Division of Planning Director Jim Duncan made clarifying statements based on some of the inquiries of previous Urban Growth Management Advisory Committee meetings. Director Duncan first explained why the committee is using the sewerability maps as a basis to build the potential expansion area maps. Director Duncan then explained gross acreage vs net acreage, he explained gross as boundary to boundary. Director Duncan then explained how net acreage represents the removal of the flood plain, and expressed the committees request that publically owned land not be considered, this includes Lexington Urban Fayette County government,

Commonwealth, Schools, University of Kentucky, etc. Director Duncan informed the committee that there are only two areas of publically owned land on the potential maps so far, which are the City's Cardinal Run North Park and a portion of Brenda Cowan Elementary School. He further mentioned that there is floodplain within some of the areas and it has been reported to the committee. Director Duncan reminded the committee that there will be no more than 5,000 acres gross and no less than 2,700 acres net. Director Duncan then spoke about the Zone Change process and explained how they are typically contentious, but ensured the committee that staff is prepared. He informed the committee to not fear the zone change process. Lastly Director Duncan spoke of the schedule of the committee, which was set by the Urban County Council. He stated that the council said that the Planning Commission shall identify no less than 2,700 acres and no more than 5,000 acres. Additionally, the Urban County Council required that by December 1, 2024 the Planning Commission adopt a new expansion area master plan to ensure that the above acreage is reasonably developed while balancing the integrity of agriculture and the clear need to coordinate for additional acreage to address Lexington's housing and economic development needs. Director Duncan read the last sentence in Objective C that the Urban County Council adopted, "Completion of this master plan shall be the priority of the work of the Division of Planning to ensure timely adoption and implementation of critical needs identified," those critical needs being housing and economic development. Director Duncan informed the committee that they do not have the time to extend their meeting schedule, as December 1, 2024 is only 15 months away from the current meeting. The consultant must have as much time as possible to do their work.

Committee member William Wilson had questions about rural hamlets.

Director Duncan showed the committee version 2 of the potential expansion area map. Area 2 remained the same as the previous version of the map. Area 3 had one change, the corner of Wellesley Heights was removed. Areas 6 and 7 remained the same. There were changes to Areas 10 and 12, in the previous depiction staff included Blue Sky Rural Activity Center on the west side of Interstate 75. Area 13 includes the property on Todd's Road. Director Duncan informed the committee that nothing changes for the status of the Blue Sky Rural Activity Center if it is included in the Urban Service Area, due to preexisting sanitary sewer, urban zoning, and subject to rezoning.

Chair Forester then opened the committee for questions and discussion.

The committee discussed Uttingertown and Columbus which is shown in Study Area 6. The calculation of acreage for Uttingertown and Columbus is approximately 79 acres. Councilmember James Brown spoke his beliefs to include the hamlets if they are going to include the areas around them to give residents additional opportunities, but also remain protected. Councilmember Kathy Plomin added that there would be a great chance of gentrification in some of the hamlet areas. Vice Mayor Dan Wu asked Councilmember Plomin if there are specific protection designations for the hamlets currently. Councilmember Plomin informed Vice Mayor Wu and the committee that the Rural Land Management Plan does refer to them, mentioning that they should be preserved. Director Duncan informed the committee that although they already have an urban zone, sanitary sewer is not there which would limit redevelopment in those areas. The committee then discussed how the Hamlets are protected.

Committee member Andi Johnson asked if the preservation of those areas will be discussed during the Master Plan process, to help the committee stay mindful of their charge.

Vice Mayor Wu had questions if the committee identified “x” amount of acres for the consultant to review for the Master Plan, if the consultant then could adjust the acres when it is presented to the Planning Commission. Director Duncan informed Vice Mayor Wu and the committee that the Planning Commission makes the final decision.

Committee member John Phillips informed the committee that due to the uniqueness of the Hamlets and their historic value that the committee should see through public input what they prefer in regards to being included or excluded from the Urban Service Area. Committee member William Wilson asked Director Duncan if they could see Uttingertown and Columbus on their tour on September 12, 2023, Director Duncan informed Mr. Wilson that the tour will be going by those areas.

Chair Forester asked the committee how they wanted to consider Areas 10, 12, and 13.

Committee member Todd Johnson moved to include Areas 10, 12, and 13 to bring on to the potential expansion area map. The motion was seconded by William Wilson.

There was discussion among the committee starting with the desire for the committee to start with the smallest areas of the potential expansion area map instead of starting with the largest (which are Areas 6 and 7). Councilmember James Brown called for a point of order for the committee. Committee member Judy Worth had questions if the larger portion of the potential expansion map (Areas 6 and 7) be discussed prior to Areas 10, 12, and 13.

Committee member Todd Johnson made an amendment to his previous motion. Committee member Todd Johnson moved to consider bringing in Areas 10 and 12 to the map. The motion was seconded by William Wilson, and passed 7 – 5.

The committee started to review Areas 6 and 7 on the potential expansion map. The committee discussed adjusting the size of Areas 6 and 7. Division of Water Quality Director Charlie Martin informed the committee that the concern with the proposed amendment is that it would block out Greenbrier Pump Station, which would lead to a Consent Decree problem. Director Martin further explained that the existing pump station is located in the entrance to Greenbrier, it would be preferred if they could turn it into a gravity solution. The other alternative would be to build a new pump station, however that would be located across Winchester Road outside of the Urban Service Area.

The committee had questions about the excluded lots in Areas 6 and 7. Director Duncan explained to the committee that subdivisions generally do not get redevelopment opportunities, the piano key lots receive the redevelopment opportunities.

The Committee had questions about the road improvements for Winchester Road. Director Duncan explained the plan, along with input from Councilmember Kathy Plomin

The committee requested a map to show the entire Area of 6 plus the portion of Area 7 that is adjacent to the southern split. Director Duncan informed the committee that the depiction is for

the Southwest side of Royster Road, not the east side.

Committee member Andi Johnson made the motion to include Area 6 and 7 as presented on the map in addition to Areas 10 and 12. The motion was seconded by committee member Todd Johnson. The motion passed 11 – 1.

There was discussion among the committee if they want to remove the previous Areas 10 and 12. Committee member William Wilson explained the process of making a motion of reconsideration.

Committee member Judy worth made the motion of reconsideration to remove Areas 10 and 12 from the areas that the committee is accepting. The motion was seconded by Councilmember Kathy Plomin, the motion passed 7-5.

The committee discussed the public input event, and how to introduce the potential expansion map. The committee decided to show all areas of consideration with the intent to highlight the committees prioritized Areas 6 and 7. Director Duncan then explained how the Public Input Meeting will work. Director Duncan informed the committee that it is staff's recommendation to present all five maps, and discuss the process of how they were created, then ask for public input.

Commissioner Keith Horn reminded the committee that public input can be in the form of a letter to the committee, or by contacting the committee online.

Director Duncan reminded the committee of the scheduled bus tour on September 12th at 10:00am. There will be 14 seats reserved for the committee, but if there is additional seating members of the public can attend as well.

Chair Forester adjourned the meeting at 12:03pm.

The public input meeting will take place September 12, 2023 at 6:00pm Government center Council Chambers.

The bus tour will take place September 12, 2023 at 10:00am starting at the Transit Center.

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

