



2045 COMPREHENSIVE PLAN

Urban Growth Management Master Plan

Advisory Committee

Summary: Meeting #7

September 19, 2023

10:00 A.M.

Government Center, Council Chambers

200 East Main Street

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

Staff in attendance: Commissioner Keith Horn, Administrative Officer Shaun Denney, Division of Planning Director Jim Duncan, Purchase of Development Rights Director Beth Overman, Division of Water Quality Director Charlie Martin, Long Range Planning Manager Chris Taylor, Water Quality Sanitary Sewer Section Manager Chris Dent, Attorney Senior Tracy Jones, Administrative Specialist Principal Sylvia Schmonsky, Planner Senior Hal Baillie, Planner Senior Valerie Friedmann, Planner Senior Boyd Sewe, Digital Content Administrator SB Stroh, and Administrative Specialist Rachael Lay.

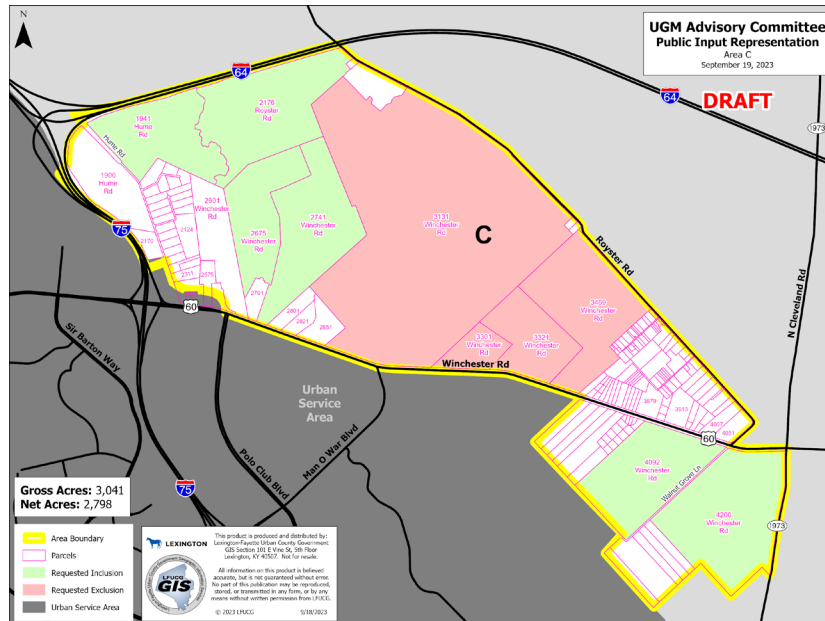
Chair Larry Forester called the meeting to order at 10:00am.

Chair Forester welcomed the committee to the meeting and spoke about the procedures for the committee to cast their votes. He then invited Division of Planning Director Jim Duncan to speak with the committee.

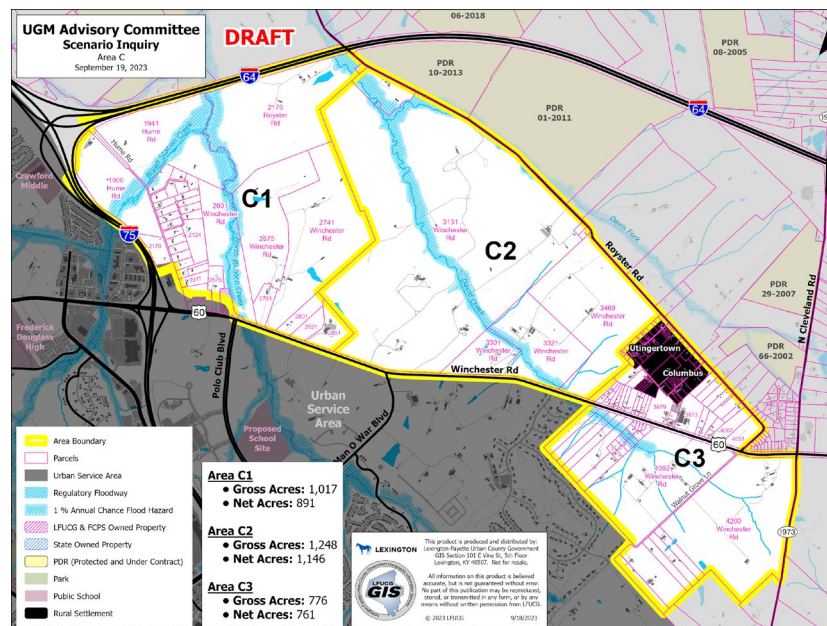
Director Duncan informed the committee that this meeting's purpose is the same as the other work session meetings that have taken place, just in a more formal location.

Director Duncan introduced some of the results received visually on a public input map. Planning staff composed the public comments from the Public Input Meeting on September 12th onto a map to show where the property owners stated if they did want to be included in the expansion area or if they did not want to be included in the expansion area. On the map that was shown, Director Duncan explained that the green areas were owned by property owners that expressed that they wanted to be in the Urban Service Area, the areas in red were owned by property owners that expressed that they did not want to be included in the Urban Service area, and the properties in

white were areas that the property owner did not give a statement at the public input hearing. This map is pictured below:

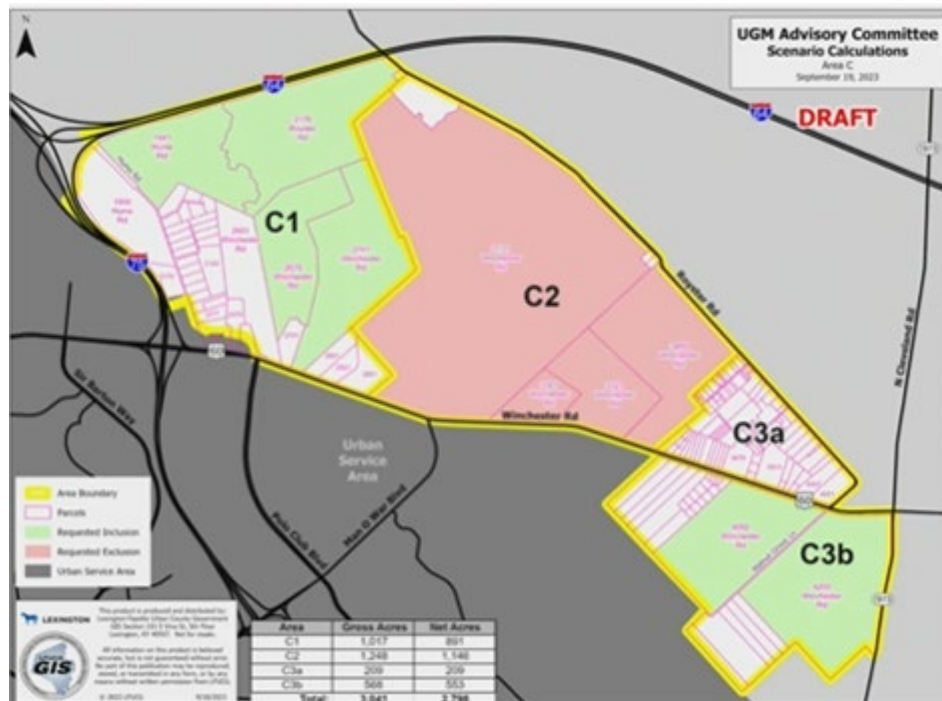


Then the areas were broken down into different sections. Area C was split into C1, C2, and C3:



Director Duncan reiterated to the committee that Area C was the preferred area going into the Public Input Hearing. The map shows that in Area C1 most of the property owners wanted to be included and the large parcels in Area C3 also wanted to be included in the Urban Service Area. In Area C2 most of the property owners did not want to be included in the Urban Service Area.

Then C was further split into 4 different areas C1, C2, C3a, and C3b, pictured below:



Chair Forester opened up the floor for comments and questions.

Committee member Todd Johnson asked for clarification on Area C3b, the Elam Family property did express that they wanted to be included in the expansion. Director Duncan assured that yes, they did express that they wanted to be in the Urban Service Area, but they did not have an exact address for their property to notate it on the map.

Vice Mayor Dan Wu expressed that Area C was a good starting point. He also expressed that the Hamlets and C3a should be left out of the Urban Service Area.

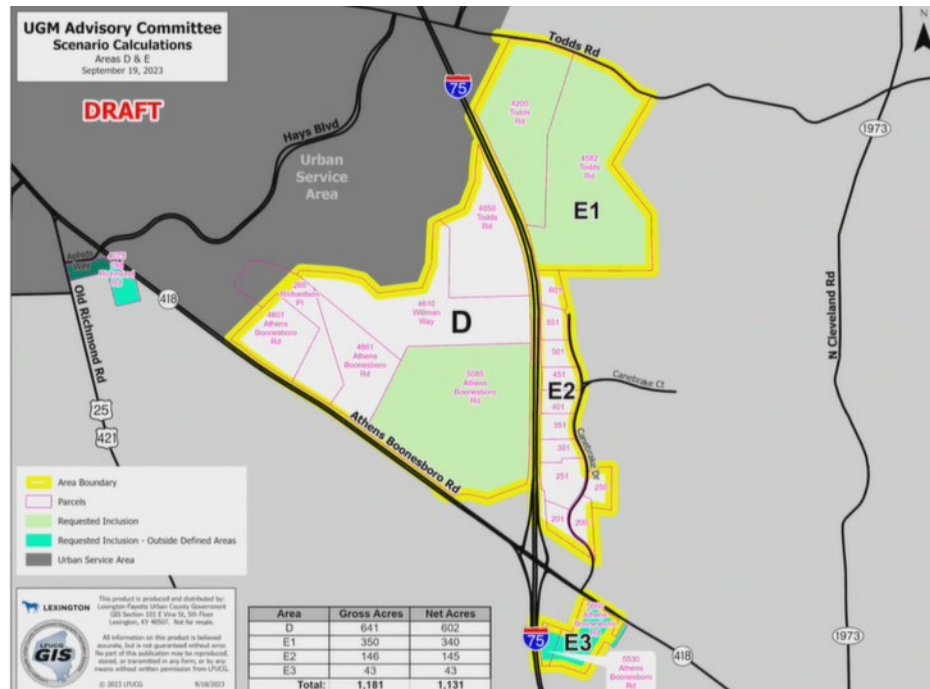
Vice Mayor Wu made the motion to remove Areas C2 and C3a from consideration for expansion. The motion was seconded by Councilmember Kathy Plomin. The vote passed with no dissent, with Committee Member Alison Davis not present at this time.

There was discussion on the proposed motion:

Division of Water Quality Director Charlie Martin informed the committee that Area C3b must go to a Greenbrier Pump station, and the current one cannot handle that without improvements, but regardless if Area C3b is in or out of the Urban Service Area, the pump station must be improved either way. Director Martin informed the committee that if area C2 was removed, then a pump station must be built across the street outside of the Urban Service Boundary with Council Action.

Councilmember James Brown stated that it was his belief that the rural settlements, Utingertown and Columbus, needed to be included in the expansion, but because the surrounding areas are not included the rural settlements should not be included at this time.

The next areas that were discussed were Areas D, E1, E2, and E3, pictured below:



Committee member John Phillips stated that Area D is the least favorable in terms of soil maps.

Vice Mayor Dan Wu asked about keeping areas contiguous through the Urban Service.

Committee member Judy Worth made the motion to include Area D. Councilmember Kathy Plomin seconded the motion. The vote passed with no dissent, with Committee member Alison Davis being absent at this time.

Director Duncan gave the committee the running total of the acreage. Area C1 is 1,017 gross acres, Area C3b is 568 gross acres, and Area D is 641 gross acres. This is a total of 2,226 gross acres, and 2,046 net acres.

The advisory committee then discussed Areas E1, E2, and E3.

Committee member Andi Johnson made the motion to include Areas E1 and E3. The motion was seconded by committee member Todd Johnson. The motion passed 13 in favor and 1 opposed (committee member Judy Worth).

Committee member John Philips moved to make an amendment to the previous motion to remove Area E3. The motion was seconded by committee member Judy Worth. The amendment to the original motion was denied with 3 yes votes (Committee member Alison Davis, committee member John Phillips, and committee member Judy Worth) to 11 no votes (Chair Larry Forester, Councilmember James Brown, Committee member Todd Clark, Council member Chuck Ellinger, Committee member Andi Johnson, Committee member Todd Johnson, Committee member PG

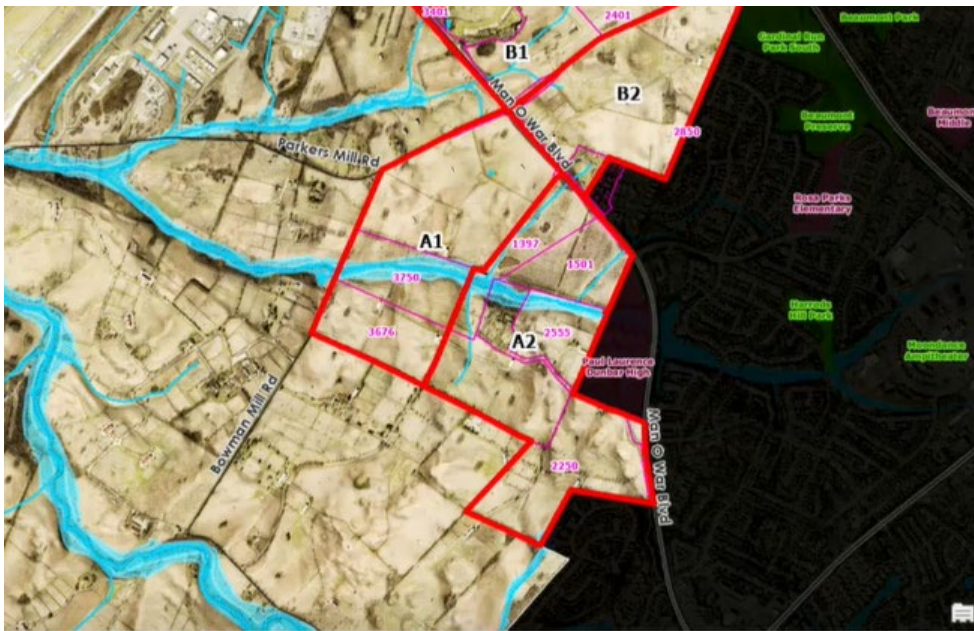
country. He further mentioned that the soil map has high scores as well.

Committee member Alison Davis expressed that the land in Area A would be too expensive for affordable housing.

Committee member Zach Worsham stated that affordable housing may not be built in Area A, however, it is his belief that the more acreage that is added the more land is made available for affordable housing which would drive land prices down which is a tool for affordable housing developers.

Director Martin informed the committee that the Mint Lane pump station must be resolved before adding anything more to it.

Below is the revised map of Area A:



Director Duncan informed the committee that Area A1 is 224 gross acres (207 net acres) and Area A2 is 290 gross acres (275 net acres).

Vice Mayor Dan Wu made the motion to include Area A2 for expansion. The motion was seconded by Councilmember James Brown. The motion tied 7 in favor (Chair Larry Forester, Councilmember James Brown, Committee member Andi Johnson, Committee member Todd Johnson, Committee member William Wilson, Committee member Zach Worsham, and Vice Mayor Dan Wu), and 7 opposed (Committee member Todd Clark, Committee member Alison Davis, Councilmember Chuck Ellinger, Committee member PG Peeples, Committee member John Phillips, Councilmember Kathy Plomin, and Committee member Judy Worth). The motion failed.

Vice Mayor Dan Wu moved to bring in areas B1 and B2 for expansion. The motion was seconded by Committee member William Wilson. The motion passed with no dissent.

This brings the total acreage to 3,012 gross acres and 2,801 net acres.

The committee then discussed the next steps and intentions of the work and how it moves forward with the Planning Commission. Director Duncan informed the Committee that the Planning Commission still has the charge even though the work of the Urban Growth Management Advisory Committee is complete. The schedule of the Master Plan shows the Master Plan being completed by November 2024.

Director Duncan reiterated the committees votes: Area C1 (1,017 gross acres and 891 net acres), Area C3b (568 gross acres and 553 net acres), Area D (641 gross acres and 602 net acres), Area E1 (350 gross acres and 340 net acres), Area E3 (43 gross acres and 43 net acres), Area B1 (230 gross acres and 209 net acres), and Area B2 (163 gross acres and 163 net acres). The total gross acreage 3,012 acres, and the total net acreage is 2,801.

A motion was made by Vice Mayor Dan Wu to make this the final meeting and was seconded by committee member Judy Worth. The vote passed with no dissent.

A motion was made by Committee member Zach Worsham to approve the previous meeting summaries and was seconded by committee member Andi Johnson. The motion passed with no dissent.

The meeting was adjourned at 12:04pm.

As of September 19, 2023 the committee has concluded their work. The last scheduled meeting for September 26, 2023 has been cancelled.

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

