



General Government & Planning (GGP) Committee

February 4, 2025

Summary and Motions

Vice-Chair Shayla Lynch called the meeting to order at 1:00 p.m.

Committee members Dan Wu, James Brown, Chuck Ellinger II, Shayla Lynch, Hannah LeGris, Emma Curtis, Whitey Elliott Baxter, Dave Sevigny, and Jennifer Reynolds were present. Chair Liz Sheehan was absent. Councilmembers Tyler Morton, Denise Gray, Joseph Hale, and Hil Boone were present as non-voting members.

I. APPROVAL OF JANUARY 14, 2025 COMMITTEE SUMMARY

Ellinger motioned to approve the January 14, 2025 General Government and Planning Committee Summary. Seconded by Elliott Baxter. The motion passed without dissent.

II. BLUE SKY SMALL AREA PLAN

Eve Miller, Senior Planner in Long-Range Planning, presented the 2025 Blue Sky Small Area Plan to the committee. The Division of Planning is developing a Small Area Plan (SAP) for the Blue Sky industrial area, located off Athens Boonesboro Road. In 2023, the Planning Commission identified the Blue Sky Rural Activity Center for inclusion in the Urban Growth Area. In 2024, the Planning Commission recommended a separate SAP for the industrial area to investigate economic development opportunities and additional industrial land uses. The SAP will evaluate the existing infrastructure conditions, the constructed environment, and the natural features, resources, and physical constraints that affect the area. The SAP will specify future land-use designations, how to integrate and connect Blue Sky with other portions of the USA, and economic redevelopment opportunities. A map of the 301-acre site illustrating the primary zoning of I-1 for industrial use was reviewed. The surrounding areas are mainly zoned for business and professional use. An RFP was issued on January 24, 2025, and proposals are due on February 14. Award notifications will be made on February 28, with a notice to proceed on April 24. The project is expected to be completed by Spring 2026, as work will not likely exceed one year. Periodic updates will be given to the Planning Commission and the Council.

Planning anticipates the consultant completing an existing condition and market analysis report, allowing them to reevaluate the location and recommend adaptive reuse and future industrial opportunities. This plan provides the opportunity to address a long-standing goal of considering whether Blue Sky is meeting its potential and whether there are new opportunities.

The committee took no action.

III. A SENSE OF PLACE (Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage)

Tiffany Brown, Chief Opportunity Officer in the Mayor's Office, provided an update on the A Sense of Place initiative. The presentation provided the history and significance of historic rural black hamlets in Lexington, Fayette County, Kentucky. Ms. Brown began with a brief overview of the steering committee members, including private and public representatives; a timeline of key events; and a list of the 20 rural hamlets with a summary of their historical and economic activities.

The group's current focus is the Cadentown community. LFUCG owns 705 Caden Lane, a historic site where Cadentown is located, which includes Cadentown Baptist Church, the Cadentown Rosenwald School, and a cemetery. This property will become a dedicated cultural heritage hub that houses the history and legacy of all the hamlets in Fayette County. Several components will complete the first phases of this initiative to dedicate a permanent space in Cadentown. Phase one repair includes wooden siding, envelope, windows, paint, and HVAC. The RFP for this work will go out in February 2025, with repairs to begin in March. The estimated completion date is June 2025, when their annual Juneteenth celebration is scheduled. The second phase will include the addition of an accessible bathroom to the church and an ADA pathway from the school to the church. The next phase is cemetery clean-up and site identification. Parks is overseeing this work and is in the process of completing the removal of invasive species to allow archaeologists to begin their work. Lastly, a site feasibility study is underway, providing recommendations for exhibit design with artifacts, oral histories, photos, and more from our hamlet communities. The original fundraising goal was \$500,000; to date, they have raised \$730,144.97. The Sense of Place Historic Marker Mini-Grant Program aims to support the installation of historical markers that highlight significant historic sites within our community and encourage local engagement in preserving and promoting our shared heritage. This grant funding will cover costs associated with design and production, installation, and educational or promotional materials.

Moving forward, the committee will continue to engage with the community, gather and utilize resources, target preservation and rehabilitation efforts, and empower community members to develop strategies that support the long-term vibrancy of our historic black hamlets.

A seminar on collecting oral history is planned for April 15, 2025, at 6 p.m. at the Lexington History Museum.

The committee took no action.

IV. LEXINGTON'S PRESERVATION AND GROWTH MANAGEMENT PROGRAM (LPGMP)

Vice Mayor Wu briefly updated the committee on public engagement as part of the LPGMP. The committee's staff and leadership are organizing public engagement opportunities that will be available throughout this process. These sessions will complement the ongoing feedback we plan to receive through the council's online engagement tool, Engage Lexington.

The committee took no action.

V. ITEM REFERRED TO COMMITTEE

The committee took no action.

Vice-Chair Lynch adjourned the meeting at 1:40 p.m.