



A G E N D A
Goal 4 Workgroup
July 26, 2022
10:00 A.M.

- I. Welcome**
- II. Approval of July 12th Meeting Summary**
- III. Roads – Continued Discussion**
- IV. Updated Rural Property Map**
- V. Next Steps**
- VI. Upcoming Meeting Dates (August 9 and 23, September 6 and 20)**
- VII. Adjourn**

Goal 4 Work Group
July 12th, 2022,
Meeting Minutes

Attendance

Members: Vice Mayor Steve Kay (Phone); James Brown, 1st District Council Member; Amanda Bledsoe, 10th District Council Member; Kathy Plomin, 12th District Council Member; Stephen Howard; Bessie Jackson; Nick Nicholson; Bill Witt; Judy Worth; Anthony Wright; Rusty Underwood.

Staff: Nicole Saitta, Legislative Aide to the Vice Mayor; Eve Miller, Legislative Aide to Kathy Plomin; David Harris, Legislative Aide to Amanda Bledsoe; Jennifer Sutton, Council Core Staff; Tyler Morton, Intern to James Brown; Dustin Baker, GIS; Jim Duncan, Division of Planning; Chris Woodall, Division of Planning; Chris Taylor, Division of Planning.

Others: Liz Sheehan, 5th District Council Member; Ashleigh McGuire Dunsmoor, Fayette Alliance; Gillian Stawiszynski, CivicLex; Joseph Smallwood, LBAR; Matthew William, Lexington-Fayette NAACP.

Welcome and Review of the Agenda

Council Member James Brown welcomed everyone to the meeting and reviewed the last meeting on June 22nd in which the workgroup members introduced themselves, set priorities and goals, and established several criteria to further evaluate. He noted that the meeting's packet included information on each criteria discussed at the last meeting and that he advised to discuss each criteria and build consensus on each as well as determine which need additional assessment.

Initial Overview of the Proposed Criteria

Councilmember James Brown suggested that the cost of land and vacant land criteria will be discussed towards the end of the meeting because there are not visual maps to represent the information.

Sewer and the sewerable areas within the rural service area were discussed first. The Division of Water Quality provides citizens of Lexington-Fayette County with both wastewater treatment and stormwater management services. The workgroup believes that there needs to be a meeting dedicated towards diving further into the issue. Judy Worth and Nick Nicholson mentioned that there might be available a more updated map, the one shown in the packet on page seven was created for the 1999 Rural Land Management Plan and updated again in 2007. The map demonstrates topography where water flows generally by gravity and what would be most suitable to add to current infrastructure. However, each area on the map will have a different, per mile/ per foot cost associated with providing the service. Director Jim Duncan noted that the Avon/I-64 area was divided in half by the Planning Commission (i.e., the green dividing line) in consideration of what would be appropriate for development, not near the Avon industrial areas and north of the I-64 interchange, only the left portion of that area is considered appropriate for development.

Duncan clarified the road map that was given and explained each classification. The major arterial, minor arterial and collector roads in Lexington-Fayette County are maintained by the state. Rural roads are those local streets providing access to properties in the rural service area, as well as providing for movement between certain points in the community. Rural roads are maintained by the County Fiscal Court. The workgroup agreed that certain development may be more suitable for high traffic roads rather than other road classifications. Council Member Kathy Plomin suggested that the Kentucky Transportation Cabinet District 7 could come to one of our meetings or provide the workgroup with a list of projects to come forth in the next several years. It was also noted that county-maintained roads are not the most conducive to development. Brown stated that this workgroup would have the opportunity to

make a recommendation about the road maintenance and jurisdiction if development were to occur in one area over another. It was noted that this discussion has a lot of overlap with the exaction program that exists for the expansionary areas. The workgroup also has an opportunity to make a statement about a similar program moving forward.

Duncan walked the workgroup through the conservation map on page nine of the packet. The goal of the PDR program is to conserve in perpetuity 50,000 acres of farmland. There is about 2,000 acres currently under contract, and the Bluegrass Conservancy Office has about 2,500 acres in the county as well. Most of the farms are detached from the Urban Service Boundary. Another goal of the program is to cluster parcels to create a synergy. The PDR program does provide restrictions to the property, cannot subdivide to 40 acres, impervious surface restrictions, and the properties are restricted to certain activities on the land. Property owners are either paid or receive a tax benefit to be included in the program. PDR is a permanent easements, it is difficult to exit the program, and the process includes a trade. Beth Overman introduced herself to the workgroup as the Director of the Purchase of Development Rights program.

There are 4 Rural Activity Centers (RAC) in the rural areas that are not adjacent to the Urban Service Area. Duncan discussed each activity center identified on the map on page nine of the packet. First, he reviewed the Athens Boonesboro community straddling the I-75 interstate. There are hotels, gas stations, a private industrial park and city-owned baseball fields in the area. This area is the largest official rural activity center. The yellow section is the Bluegrass Airport on Versailles Rd., the official property is marked, but the official designation is that it is zoned as Agricultural-Rural, not industrial. The pink area at the top of the map is the Spindletop property, owned by the University of Kentucky and the state. The Council of State Governments has their national headquarters here, it is an office park. The top left section is the Avon industrial area. This is unofficially large like the airport, and the state and federal government own several parcels adjacent to it for several military and research projects. The Planning Commission has determined not to expand officially any of the rural activity centers or create any new ones.

Duncan also notes that the state and federal government has more freedoms with zoning uses than local designations. It was also noted that if any of these areas have businesses that leave, the Planning Commission recommends that it reverts to AR use. Worth mentioned that the horse park was not labeled as an activity center. Duncan noted that there are other activities, such as the federal prison that exist in the rural areas but do not have exclusive zoning. Vice Mayor Kay noted that these areas will be limiting factors to growth. Brown asked that staff prepare a map for the workgroup with state or federally owned property, along with any universities or schools. The workgroup also suggested identifying parks and golf courses.

Brown noted that GIS prepared a map on page eleven in the packet that had labeled cultural icons that are historical or have local significance to the community. Staff started with the national register and historic overlays, they added scenic byways, parks, turnpikes, and corridors. The designated focus area cross-stitch pattern identifies the corridor in which the Rural Land Management Board uses to identify desirable farms for purchase because of soil significance. These areas were identified in the 1999 Rural Land Management Plan. Also labeled were African American hamlets, or communities that exist in the rural areas. The hamlets do not have official protection, but there is a recommendation of not encouraging redevelopment in the hopes that residents will return. There are some that have the potential to be overcome if expanded, such as Uttertown and Columbus Lane. Overman noted that for PDR they work with GIS to create maps that shows all the criteria reviewed in this meeting for the selection of PDR farms.

Brown asked staff if mostly private owners hold these cultural parcels. Staff agreed that yes, probably most are owned privately. Staff can verify that for the next meeting. Anthony Wright asked if the property owners know of their distinction. Staff responded that most probably are aware of distinctions, especially

when they receive a deed or have restrictions to update their homes/properties significantly. Worth clarified that property owners can receive tax credits for work done commercially if they are on the national register. If a home is in an H-1 overlay, they have restrictions on how and what properties can do to update their homes.

The United States Department of Agriculture identifies the prime soils in Lexington-Fayette County. Most of the county is either prime or of statewide significance. The statewide importance label is related to water quality. The south portion of the county is not good for livestock, as well as the Avon industrial area and the airport. Worth shared maps from a 2017 study from the University of Kentucky's Department of Geography and stated it was helpful to help identify what types of agricultural operations exist outside the USB. Council Member Amanda Bledsoe and Nicholson noted that there are a lot more cattle in Fayette County than horses, probably a 2:1 ratio. Nicholson and Duncan cited the Firebrook estates as a parcel that was turned from a horse farm to a residential development. Plomin and Bill Whitt asked what other surrounding counties have for zoning on our borders.

The workgroup lastly discussed vacant land. Brown asked the workgroup how they would like to define vacant land in the rural areas or if the criteria should be eliminated. Chris Taylor stated that all vacant land is debatable, and staff believe it is not a good metric. The workgroup removed the criteria from consideration.

Brown asked the workgroup to clarify what they meant by the cost of land criteria. Members note that it would pertain to the cost and impact growth would have on city infrastructure and services. They also inquired what would be the cost of everything to get the land ready to occupy, or "shovel ready"? Initial cost, maintenance, maintaining roads, safety should all be considered. The workgroup also discussed if they should make a statement about the mechanism to pay for regional infrastructure, should it be on the residents, or developers? Plomin as the 12th District representative, she believes we should know each continuous county's zoning and their plans for expansion. A regional plan would be useful. The Bluegrass ADD may be helpful in this task, including Commerce Lexington.

Next Steps and Upcoming Meetings

Meeting will be held at 10:00 a.m. on Tuesdays on the upcoming dates: July 26th, August 9th and 23rd, and September 6th and 20th. Brown asked the group if anyone needed to call in for future meetings. Plomin and Kay will call in for the July 26th meeting and Anthony Wright will call in on August 9th.

Adjournment

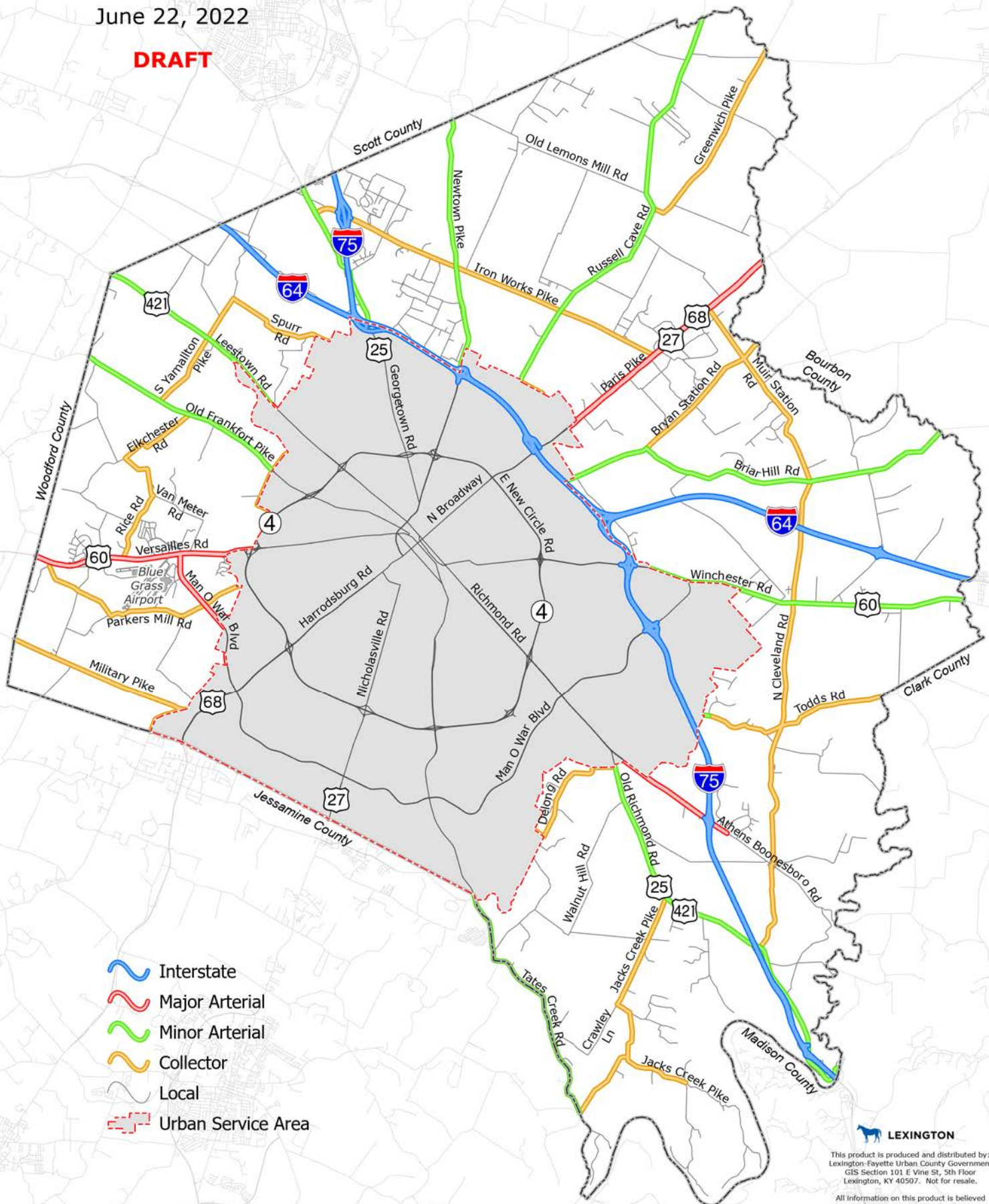
The group adjourned at 11:34 a.m.

Goal 4 Workgroup

Road Classification

June 22, 2022

DRAFT



This product is produced and distributed by:
Lexington-Fayette Urban County Government
GIS Section 101 E Vine St, 5th Floor
Lexington, KY 40507. Not for resale.

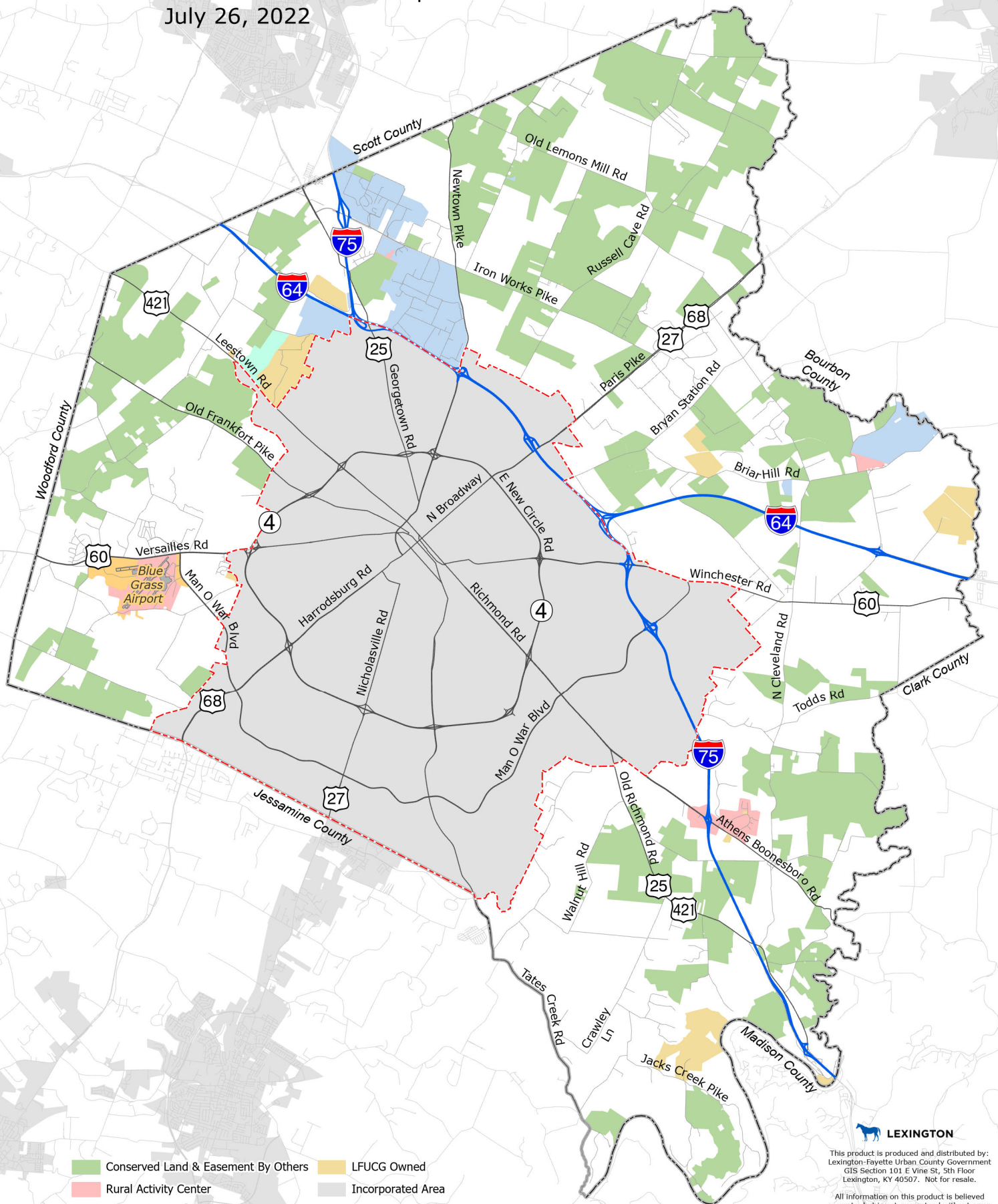
All information on this product is believed accurate, but is not guaranteed without error. No part of this publication may be reproduced, stored, or transmitted in any form, or by any means without written permission from LFUCG.

© 2022 LFUCG

Goal 4 Workgroup

Conservation with Public Ownership

July 26, 2022



- Conserved Land & Easement By Others
- Rural Activity Center
- United States Owned
- State of KY Owned
- LFUCG Owned
- Incorporated Area
- Urban Service Area



This product is produced and distributed by:
Lexington-Fayette Urban County Government
GIS Section 101 E Vine St, 5th Floor
Lexington, KY 40507. Not for resale.

All information on this product is believed accurate, but is not guaranteed without error. No part of this publication may be reproduced, stored, or transmitted in any form, or by any means without written permission from LFUCG.

© 2022 LFUCG