



Advisory Committee Meeting #3 – Agenda

January 18, 2023

5:30 PM to 7:30 PM

Clark County Extension Office, 1400 Fortune Drive, Room A

1. Why do we Need a Comprehensive Plan Update?
2. What is the Purpose?
3. What are the Requirements?
4. Overview of Public Engagement:
 1. Review Input Received so Far.
 2. What are we Hearing from the Public?
 3. Is There a Need for Changes? If so, What Needs to be Amended?
5. Review Existing Future Land Use Maps
 1. Urban and Rural Future Land Use
 2. What are we Hearing from the Public?
 3. Is There a Need for Changes? If so, What Needs to be Amended?
6. Review Existing Goals and Objectives
 1. What are we Hearing from the Public?
 2. Is There a Need for Changes? If so, What Needs to be Amended?
7. Plan Large Public Event Dates
8. Questions or Comments
9. Adjourn

ATTACHED: Summary of Public Comment Received from November 11th, 2023 to January 11th, 2023

PUBLIC COMMENTS

What is your big idea for the future?

Capitalize on the Arts! Theater

Outdoor facility for Pickleball

Reopen the Drive-In

Economic Development Commission – to craft and implement a plan, define pillars

Increase minimum lot size in A-1 zone

Discourage further piano key development

Vacant property commission

Economic Development – Growth Strategy

The place to live and work

Main Street

Downtown – good to bring commerce to local businesses

Affordable housing

Connecting Winchester to Nicholasville/Nicholasville Road

Better and safer traveling routes

Planned Development on Highway 60

Expand Parks and Recreation land and programs

Can we design for children?

Better public transportation County to City route

Can we design for walkability?

Can we design for human-scale interactions?

Family & Sports Complex for the Community

A bike trail in Clark County that connects with Fayette County

For Winchester to grow

In the future, Winchester and Clark County will be known for...

Remembering the service members

Vibrant Downtown

Ag-tech, Arts & Entertainment, Healthcare Service, high-paying remote work

Value added food production

Over unique downtown

Best satellite downtown

Viewshed

Grant Writer

Follow up on plans

Highway – 6 Lanes

Shops, Restaurants, exciting Main Street, shows, music, festivals

Being a small town with quick access to Lexington/64/and Eastern KY

Excellent Schools

Safe Community

Safe growing community

Open for Business!

Growth via the free market

Great place to live and play

Caring for Each other

Working together

Cooperation among City and County leadership

Cooperation among the Church Community

A great community for ALL

Generosity towards our community

My primary concern for the future is...

No infrastructure at the bypass – need it to develop that area

Drainage issues

Stormwater

Affordable Housing

Protect farmland (3)

Smarter infill development

Need new local businesses downtown

Growth needs to be directed to new eastern bypass

Limit suburban sprawl in the A-1 Zone

Promote fiscally-responsible, contiguous development

Prevent utility-scale solar in the A-1 Zone

That we will be Nicholasville

Loss of Viewshed and Agricultural

We make a mistake of looking at rooftops

Tourist growth

Urban Sprawl into rural Clark County

Crime rates associate with growth

Allowing growth

Affordable housing will be helped by growth, including Highway 60 Planned Development

Obesity

How do you protect what is here (environmentally) yet welcome newcomers to the area?

Equity for all Children – meaningful diplomas

Lack of AFFORDABLE apartments for “second class” tenants

Finding a fresh start from Addiction/Incarceration

Health and skills for independent living for our children

Our public schools overcoming the impact of COVID

Safety for my grandkids and family

In the future we need to focus on...

Promotion of Agricultural products

Promotion of agricultural jobs

Need affordable housing (2)

Need to fund community services

Workforce Training

Lifeskills training (2)

Job placement services

More public events

More Arts events

Outdoor spaces

Better amenities

Rehabilitate existing amenities

Attracting a vibrant workforce

Promoting small business

Poverty

Homelessness

Drugs

Amenities for kids of all age groups

Job creation (locally)

Not rooftops to house people who work (or will work) in Lexington

Jobs that contribute to Payroll Tax Base

Development that pays its way

Local food systems

Community Character/Culture

Tourism, day visitors

Youth and adult wellbeing through outdoor activity and recreation

Moderate growth in Residential Sector

Housing Development in area that connect to important business area in Lexington

Growth, Growth, Growth

Income base homeless

Landlord limits on price increases

Income based rent opportunities

The plans that were written and signed but not implemented

Strategy to relocate Industry away from housing

Walk Bike Planning

Core Function of Planning Commission

Oversee funding and projects

Increase the number of foster parents in Clark Co.

Sustainable Growth

- economic development downtown

- New (Residence) Housing Developments

Transportation for employment to industrial park and other places, running at times employees need and 7 days a week

Revitalizing the downtown

Getting the Eastern Bypass Completed

What types of development would you like to see more of?

PDR for farmland

Redevelop downtown buildings (3)

More restaurants (2)

Smart growth and infill (5)

Proximity to Lexington

Small town feel

Affordable housing

Small business development

Software development

Agriculture related businesses

Expand the industrial park

Infrastructure on Eastern Bypass

Disc golf course

Walkable downtown

Preserve Farmland

Housing downtown

More parking downtown

US 60 corridor should be planned development for mixed use (2)

Need affordable shopping options

More things to do

More development along NE side of Paris Pike

Smart Growth

Downtown revitalization

Infrastructure along Eastern Bypass

Affordable Housing in the urban core

Walkable, near amenities

More locally-owned, independent businesses

Amenities for kids that are centrally located; accessible

High paying jobs

Public recreation areas

Affordable residential

Trails and well placed walking trails with lights

All housing and retail and other on Highway 60

Encourage infill development

More restaurant/food development

Need more entertainment places for kids & family

More physical activity during school hours

Affordable housing

Housing neighborhoods

Affordable Housing

Starter homes for first time home buyers

How is home school and private schools effecting public schools? Less students generally means less funding, etc.

Affordable housing and supportive housing

Also need transitional housing for those leaving rehab

Building up the Eastern Bypass with Businesses

What is one development you would like to see?

Entertainment options for kids (2)

More local business development

Better city website for public participation

More local business development

Support businesses to locate downtown

Variety of sit-down restaurants (3)

Better walkability

Develop the Eastern Bypass

Outdoor pool

More development on east side of county

More grocery options

Sams/Costco

Re-open the drive in

Soccer complex on eastern bypass

More library programs

Grocery Store downtown

Façade grant program

Downtown grocery store

Outdoor concert venue

High-side of Main Street redevelopment

Infill re-development: renovate existing houses and neighborhoods – where infrastructure

Development around the E. Bypass

Merged Government

Promote healthy living and community

More housing on Highway 60

Moving industries from neighborhood to industrial park

Recovery and transitional housing

Family & Sports Complex

Bike Trail

What are the biggest development issues facing Winchester and Clark County?

Out of state and foreign developers

More amenities and housing to capitalize on new hospital

Make all of US 60 corridor a planned development mixed use area

Better connectivity in town between residential areas and recreation/amenities

Solar & residential growth/infrastructure development

Community Pillars – WMU? Mar Tech? Danimar?

1. Agriculture (Grass Fed)
2. Bluegrass
3. Healthcare
4. Downtown

Higher paying jobs

Utility Expansion, esp sewer and water

Disruption of Agricultural land

We need to grow Highway 60. We are limited ourselves by zoning and planned areas

Local politicians who block progress and don't understand lower class struggles

Inconsistent Planning & Zoning

Greedy Landowners

As Industrial Park is developed, and we provide jobs, can these employees find housing in Winchester? If they live here, they will shop here, pay taxes here, and attend our schools.

Our subsidized housing units are old – 70 years – no plan to replace or add to these subsidized units.

Part time – temporary jobs can't pay full rent. Fair market rent is extremely high in Clark County.

Political Will

Willingness to grow in County Authorities

Water runoff - flooding

What areas of Clark County are best suited for Solar projects?

Solar/wind are erratic forms of electricity

Balancing agricultural past and solar future

No commercial/industrial solar (7)

Put it in the Lexington corridor

No solar on prime farmland (2)

West Texas, Arizona, New Mexico

Locate solar on rooftops only (2)

Property owners should be able to do solar anywhere they please

Good buffering should be required

Decommissioning is a big issue/concern

Not in A-1 Zone

Rooftops

Rooftops. Industrial Zoning with requirements for

1. Rules for Residential
2. Commercial
3. No Industrial

On the roof of the coal or nuclear plant

Unknown

Not worth it

Many, but it should not be prohibited

Industrial Buildings and Rooftops

Areas not being used for agriculture

Industrial Park

Industrial buildings, rooftops

Additional Comments?