

Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507



Docket

Tuesday, February 4, 2025

1:00 PM

Council Chamber

General Government and Planning Committee

- [0129-25](#) Approval of January 14, 2025 Committee Summary
- [0128-25](#) 2025 Blue Sky Small Area Plan
- [0902-24](#) A Sense of Place (Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage)
- [0038-25](#) Lexington's Preservation & Growth Management Program
- [0130-25](#) Items Referred to Committee

Adjournment



Lexington-Fayette Urban County Government Master

200 E. Main St
Lexington, KY 40507

File Number: 0129-25

File ID: 0129-25

Type: Committee Item

Status: Agenda Ready

Version: 2

Contract #:

In Control: General
Government and
Planning
Committee

File Created: 01/29/2025

File Name: January 14, 2025 Committee Summary

Final Action:

Title: Approval of January 14, 2025 Committee Summary

Notes:

Sponsors:

Enactment Date:

Attachments: January 14, 2025 Committee Summary

Enactment Number:

Deed #:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

Text of Legislative File 0129-25

Title

Approval of January 14, 2025 Committee Summary



General Government & Planning (GGP) Committee

January 14, 2025

Summary and Motions

Vice Mayor Wu called the meeting to order at 1:00 p.m.

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

I. Election of Committee Chair/Selection of Vice Chair

Motion by Lynch to nominate Sheehan committee chair. Seconded by Baxter. Sheehan accepted the nomination. The motion was passed without dissent.

Sheehan appointed Lynch as the committee's vice chair.

II. Approval of January 14, 2025 Committee Summary

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

III. Urban Growth Master Plan Update

Sam Castro, a consultant with TSW, presented the most recent update on the UGMP, a project that began in November 2023. First, she reviewed the plan's intent, followed by their means of public engagement. Design principles, formed through residential and commercial market analysis, include having a mix of housing types, diversity of uses, gentle density, connectivity, multimodal transportation, and sustainability. Regulation changes came in concurrence (mixed use), open space, and circulation.

On October 31, 2024, one year after the project began, the Planning Commission voted unanimously to include the Urban Growth Master Plan in the 2045 Comprehensive Plan. The standards our planning team set with this plan have been nationally recognized. Upcoming action items include the Complete Streets Design Manual, the Infrastructure Funding Plan, the Parkland Dedication Ordinance, and the Zoning Ordinance Text Amendments.

The Parkland Dedication Ordinance will determine the standard for how much land should become parkland as part of our infrastructure process. This recommendation is in its early stages, but the committee could receive a presentation at the end of 2025. Planning provided existing property and landowners, less than 100, the opportunity to meet and discuss the plan. Planning expects most developers to wait to file for a zone change until we have the details of the Infrastructure Funding Plan.

No action was taken on this item.

IV. Lexington's Growth Management Program

Hal Baillie, Long-Range Planning Manager, presented the program, which is based on Theme E, Goal 4 in the 2045 Comprehensive Plan. This program will construct the process for future growth and preservation decisions. The Council will provide its input and adopt it as an amendment to the elements of the Comprehensive Plan by August 1, 2026.

He reviewed the challenges of previous approaches. Those challenges led to the recommendations in the 2018 Comprehensive Plan to improve our growth management processes. The prior work of the Sustainable Growth Task Force and the Goal 4 Work Group will aid in establishing the process. The Sustainability Growth Task Force developed baseline data in 2020 and Planning staff updated it in 2024. That data will be in the Imagine Lexington Data Research Center, which will serve as a transparent data source of ongoing development trends, land vacancy, demographic change, and environmental impacts. This resource should be available by the end of the month.

Planning staff will coordinate the process with the General Government and Planning Committee Chair by refining the project's scope, establishing a framework for public input, and scheduling committee reports and updates.

The chair will place this item into the committee at the 1/14/25 Work Session and add "preservation" to the title, as preservation is equally important as growth.

The committee took no action.

V. House Bill 443

Traci Wade, Planning Manager, presented HB 443, which creates a new section of KRS Chapter 100 to require that local laws dealing with subdivision plats and development plans be set out by objective standards and applied ministerially and to set out conditions for applying discretion. It was introduced in February 2024, enacted on April 4, 2024, and will become effective July 1, 2025. KRS 100 is state-enabling legislation for Planning and Zoning in the Commonwealth of Kentucky.

Currently, the Planning Commission does apply discretion when they review development plans, and they do so based on their process. Ambiguity or vagueness to applicants could be why we are seeing a change in the state law to ask for precise objective standards that are applied equally across the board to everyone and that there only be applied discretion when, under those two cases, we have an applicant ask for discretion, discretionary review, or deviation from the objective standard; or if there's a specific public health safety and welfare concern. Therefore, our Planning Commission would use its discretion only in those two cases.

Wade provided an example of vague and ambiguous wording in our current ordinance. Our development process will change to comply with HB 443 through changes to our current zoning ordinance, where we see vagueness and unobjective standards. They do not anticipate a change to the Preliminary Development Plan process with a zone change, as those requests are discretionary. There will be no change to the application, staff review, or Technical Review Committee process for Final Development Plans. A change will be seen with the Planning Commission Review of Final Development Plans, as those will now only be necessary with a waiver or deviation of the standard or if it poses a specific threat to the affected area's public health, safety, or welfare. We will see changes in the form of an amendment to Article 21, which governs our development plans.

The planning staff has met internally with division representatives to inform them of the updates. HB 443 also impacts their rules and guidelines. The staff has met with development stakeholders to review the legislation, and there will also be a follow-up meeting with them.

Planning will initiate a Zoning Ordinance Text Amendment in January. In February, they will mail notices to registered Neighborhood Associations. It will be on the agenda at the March Zoning Committee meeting. There will be a public hearing at the March Planning Commission meeting. The Council will receive the final reports in April. The Council may then refer it back to the committee for further discussion or place it on the docket for readings.

The committee took no action.

VI. Annual Review of Items in Committee

Chair Sheehan reviewed the committee's current items. The Review of Short-Term Rentals is now an annual update. Rural Short-Term Rentals will return to the Council during today's work session, where it will receive further action.

Motion by Ellinger to remove Recommendations for Ensuring the Continuous Operations for Shared Use Paths, Sidewalks, and Bike Lanes from the committee. Seconded by Curtis. The motion passed without dissent.

Councilmember Brown is the new sponsor of the Assessment and Historic Preservation of Lexington's African American Hamlets (A Sense of Place). Chair Sheehan reviewed the intent of placing Examine Opportunities to Relocate Programming and Initiatives from the Mayor's Office to Other Relevant Divisions within LFUCG into committee and will keep it on the list.

Vice Mayor Wu will now be the sponsor of the Charter Review. Councilmember LeGris will now sponsor Acquire Investor Owned or Other Properties. The Disparity Study is on the agenda of the upcoming Budget, Finance, and Economic Development Committee. Councilmember Lynch expects the Boards and Commission Comprehensive Review to be on the March agenda. Councilmember Reynolds is actively working with planning staff on two items from the Planning and Development Study: Recommendation #8 – Tighten Certification to Lock in Requirements, and Recommendation #10, Establish a Development Liaison Position. Councilmember Elliot Baxter will be the new sponsor of Electronic Billboards. Councilmembers Ellinger and Gray will now sponsor the Homelessness Need Assessment RFP. Vice Mayor Wu expects a report on the Comprehensive Plan Theme A: Equity Policies 1 & 2 Continuing Education this year.

Motion by Wu to remove Office/Residential Conversions from the committee. Seconded by Ellinger. The motion passed without dissent.

Motion by Wu to remove Two-Way Street Conversions from the committee. Seconded by Seigny. The motion passed without dissent.

Bring Back the Bluegrass will remain on the committee referral list. The Absentee Landlords item needs to be added to an agenda for presentation this year. Chair Sheehan and Councilmember Seigny will now sponsor the Solar Energy Systems Zoning Ordinance. Councilmember Brown will now sponsor Efficiencies in our Development Processes and Compliance with House Bill 443. The Annual Status Report on Purchase of Development Rights (PDR) Easement Acquisitions will stay with the committee chair.

Motion by Sheehan to remove Division and Program Review from the committee. Seconded by Reynolds.
The motion passed without dissent.

Councilmembers Curtis and Vice Chair Lynch will now sponsor annual reports on the Lexington History Museum and Landlord and Tenant Advisory Boards, respectively. The Public Input Subcommittee continues to meet under the sponsorship of Councilmember LeGris.

Chair Sheehan adjourned the meeting at 2:43 p.m.



Lexington-Fayette Urban County Government

Master

200 E. Main St
Lexington, KY 40507

File Number: 0128-25

File ID: 0128-25

Type: Committee Item

Status: Agenda Ready

Version: 2

Contract #:

In Control: General
Government and
Planning
Committee

File Created: 01/29/2025

File Name: Blue Sky Small Area Plan

Final Action:

Title: 2025 Blue Sky Small Area Plan

Notes:

Sponsors:

Enactment Date:

Attachments: Blue Sky Small Area Plan

Enactment Number:

Deed #:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

Text of Legislative File 0128-25

Title
2025 Blue Sky Small Area Plan

2025 BLUE SKY SMALL AREA PLAN

Eve Miller, Senior Planner, Long-Range Planning
General Government and Planning Committee Meeting
Tuesday, February 4, 2025



LEXINGTON





Project Intent

- 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 delve into a detailed analysis of economic development opportunities and additional industrial land uses for the area.
- The SAP will evaluate the existing conditions of infrastructure and the built environment as well as 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.



Blue Sky Activity Center Overview

C:\Users\jmfier\OneDrive - Lexington - Fayette Urban County Government\Division of Planning\Long-Range Planning\Blue Sky Small Area Plan\GIS Maps\Blue Sky_2025.aprx

Parcels Intersecting Blue Sky

Parcels

Blue Sky Small Area Plan

Park

PDR Protected/Pending

Zoning

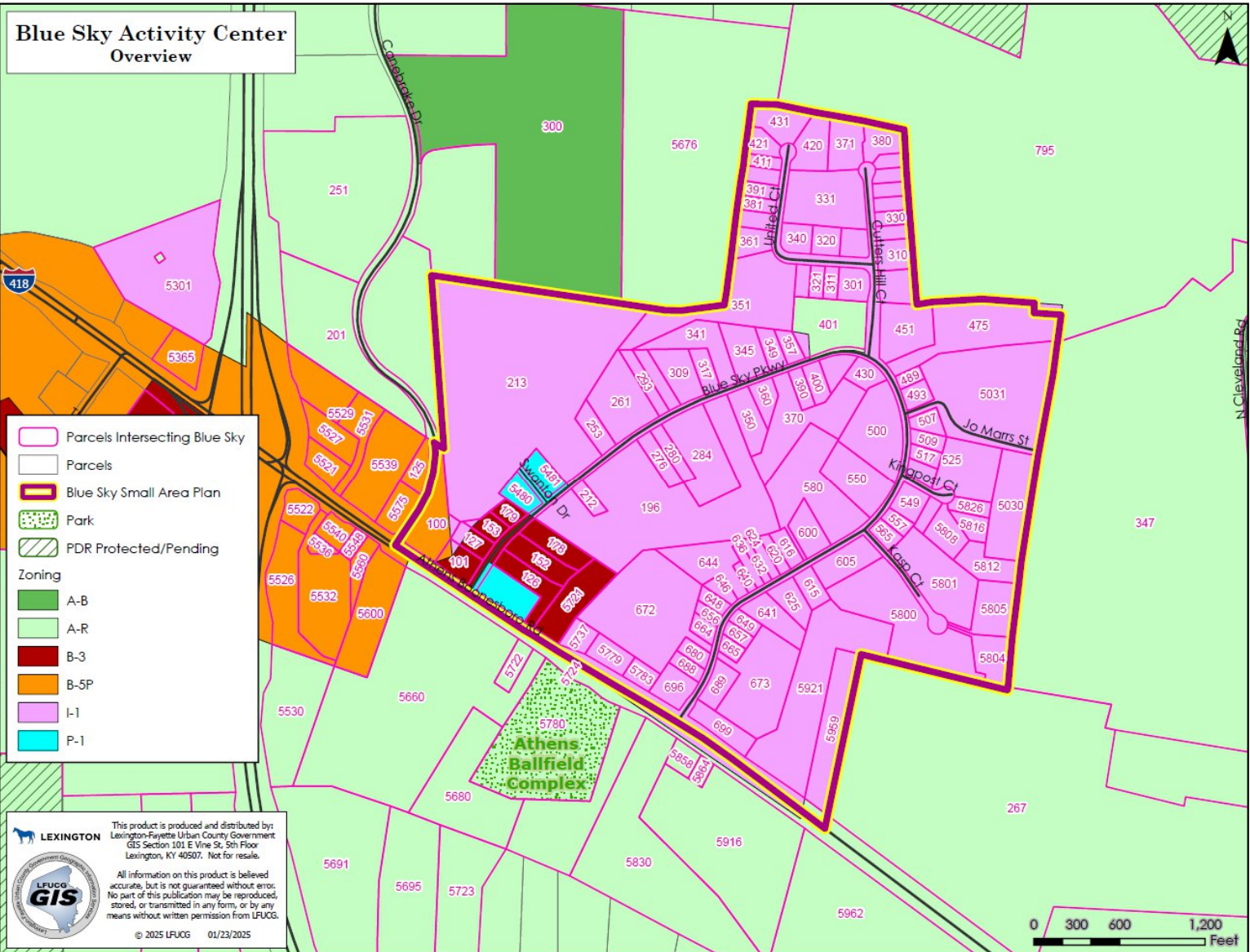
- A-B
- A-R
- B-3
- B-5P
- I-1
- P-1

LEXINGTON

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.

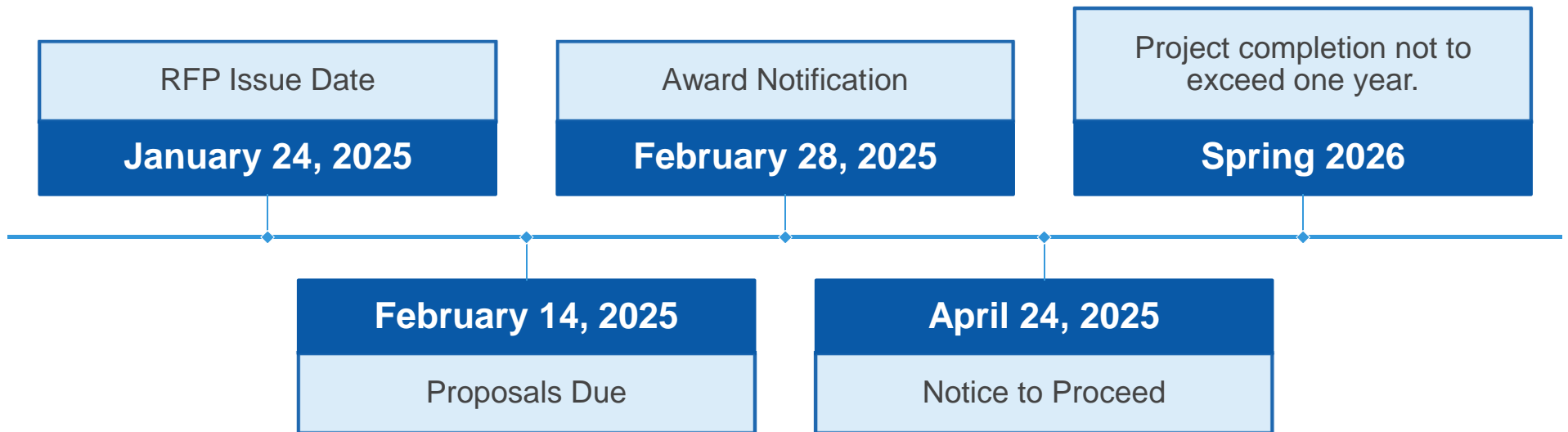
All information on this product is believed accurate, but is not guaranteed without error. No part of this publication may be reproduced, stored, or transmitted in any form, or by any means without written permission from LFUCG.

© 2025 LFUCG 01/23/2025





Blue Sky SAP Timeline



Questions?



LEXINGTON





Lexington-Fayette Urban County Government

Master

200 E. Main St
Lexington, KY 40507

File Number: 0902-24

File ID: 0902-24

Type: Committee Item

Status: Agenda Ready

Version: 1

Contract #:

In Control: General Government and Planning Committee

File Created: 09/04/2024

File Name: 2025 A Sense of Place

Final Action:

Title: A Sense of Place (Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage)

Notes:

Sponsors:

Enactment Date:

Attachments: 2025 A Sense of Place (Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage)

Enactment Number:

Deed #:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 0902-24

Title

A Sense of Place (Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage)



A SENSE OF PLACE: REMEMBERING AND CELEBRATING THE HISTORY OF FAYETTE COUNTY'S RURAL BLACK HAMLETS

This presentation explores the history and significance of historic rural black hamlets in Lexington, Fayette County, Kentucky and updates to the ASOP Initiative.

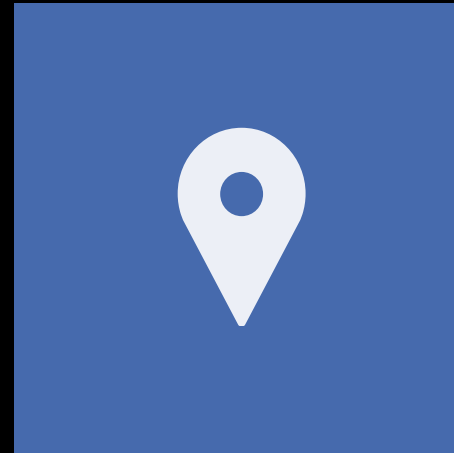


ASOP: INTRODUCTION



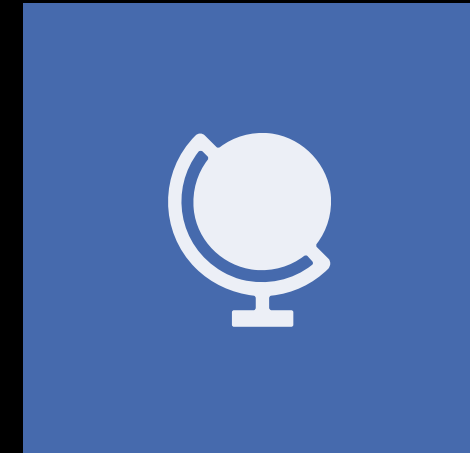
History of Lexington, Fayette County

Explore the historical context and geographic locations of Lexington-Fayette County's rural black hamlets.



Rural Black Hamlets

Investigate the establishment and development of historic rural black communities in the region.

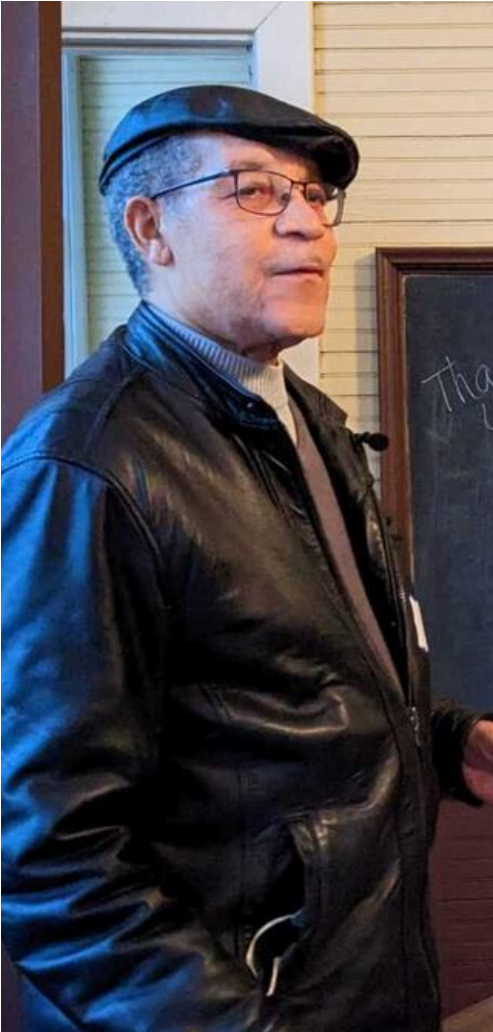


Significance and Impacts

Discuss the cultural, social, and economic importance of these rural black hamlets. Honoring the heritage and culture by creating a dedicated space in the community to highlight their significance.

This introduction will set the stage for a deeper exploration of the rich history and legacy of Lexington's historic rural black hamlets.



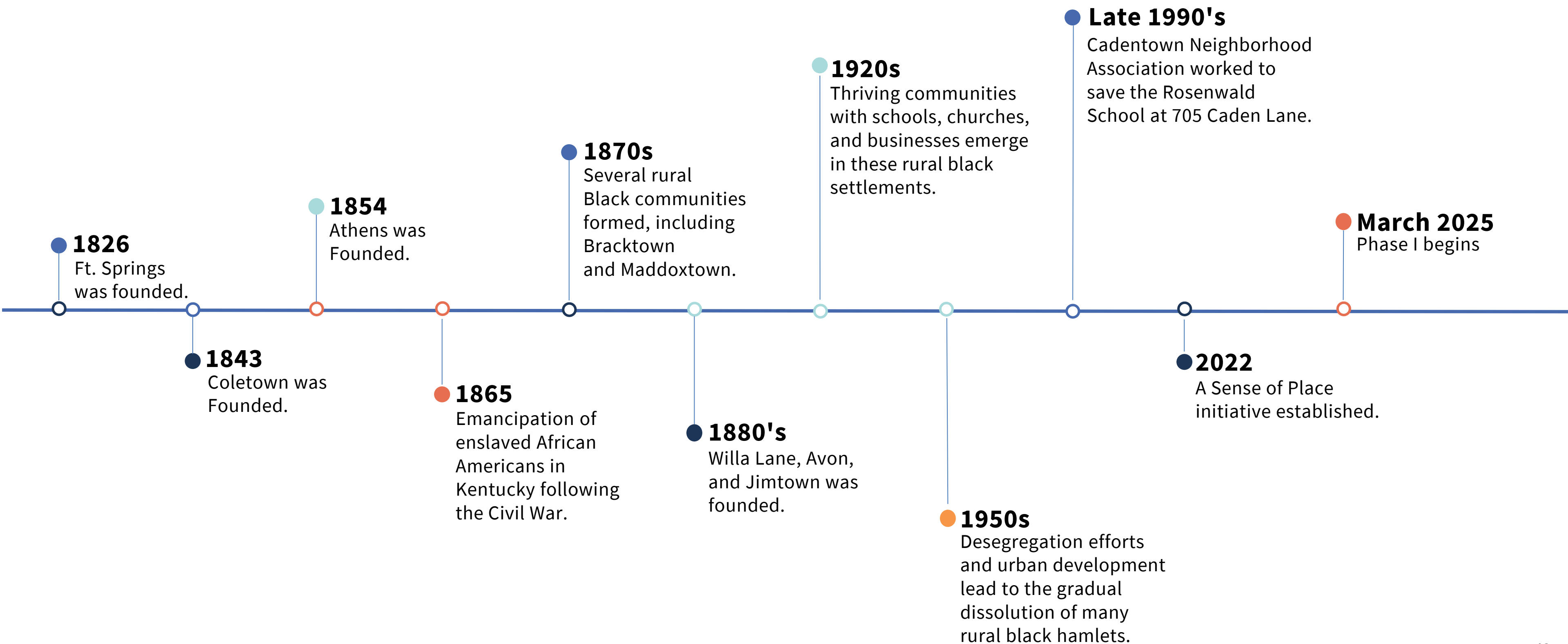


Steering
Committee
Members





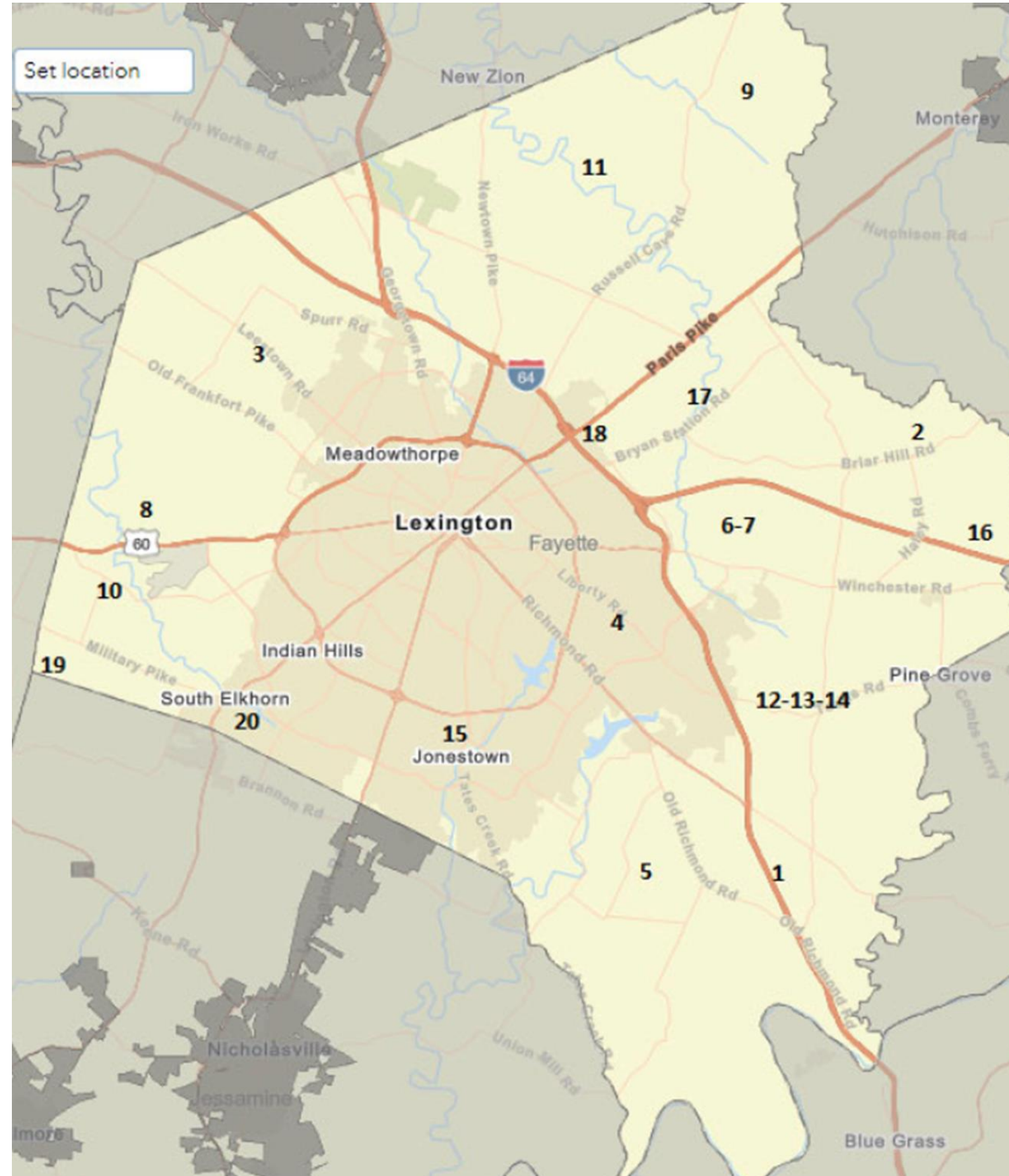
TIMELINE OF KEY EVENTS





HAMLETS IN FAYETTE COUNTY

1.	Athens/Cross Plains	1854
2.	Avon	1888
3.	Bracktown	1877
4.	Cadentown	1869
5.	Coletown	1843
6.	Columbus	1893
7.	Uttingertown	1869
8.	Fort Springs	1826
9.	Jimtown	1888
10.	Little Georgetown	1872
11.	Maddoxtown	1871
12.	Pricetown	1870
13.	Nihizertown	1872
14.	Centerville	1868
15.	Jonestown	1893
16.	Willa Lane	1924
17.	Muir Station	1876
18.	Warrentown	1867
19.	Mitchelltown	1872
20.	South Elkhorn	1871





HISTORY OF BLACK HAMLETS



Schools

Education was an important part of the community. Just about every hamlet had their own school. Free school or a Rosenwald school.



Cemeteries

Almost all the hamlets had either dedicated cemeteries or cemeteries on the property of their homes.



Religious Traditions

Stories of baptisms in the creek at Ft. Springs.



Economy

Local convenience and grocery stores were part of the hamlet's economy.



ECONOMIC ACTIVITIES

Agriculture

- Farming, livestock raising, and crop production were the primary economic activities that supported these rural black hamlets, providing food, income, and sustenance.

Education & Religious Institutions

- Schools and churches were the anchors of the black hamlet communities. Beginning with the free black community's creation of private schools for their children in the 1840s and concluding with the desegregation of the city's public schools in 1956.

Domestic Services

- Many residents found employment as domestic workers, cooks, maids, and caretakers in the surrounding white households and farms.

Skilled Trades

- Specialized crafts and trades, such as blacksmithing, carpentry, masonry, and textile production, were essential economic activities within the hamlets.

Small-Scale Commerce

- Local stores, shops, and markets provided goods and services to the hamlet residents, fostering a vibrant community-based economy.

**“THE RURAL BLACK HAMLETS OF LEXINGTON,
FAYETTE COUNTY, KENTUCKY WERE VIBRANT
COMMUNITIES THAT FOSTERED A DEEP SENSE OF
BELONGING, RESILIENCE, AND CULTURAL
IDENTITY AMIDST THE CHALLENGES OF SYSTEMIC
RACISM AND ECONOMIC MARGINALIZATION.”**



THE CADENTOWN COMMUNITY

Constructed in 1923 during a time when Fayette County's Black residents couldn't attend white schools, it ceased being a school in 1943, according to records.

The wooden, one-story building tucked into a once-rural neighborhood off Old Todds Road sits behind the former Cadentown Baptist Church. It's easy to drive by it on Caden Lane and not realize it's there — or its historical significance.

The property at 705 Caden Ln will become a dedicated cultural heritage hub that houses the history and legacy of all the hamlets in Fayette County.



ASOP: PROJECT UPDATES

There are several components that will complete the first phases of this initiative to dedicate a permanent space in Cadentown to house the history and heritage of Lexington-Fayette County rural black hamlets.

Phase I - School

- Repairs to wooden siding, envelope, windows, paint, HVAC.
- RFP to go out February 2025
- Repairs to begin March 2025
- Estimated completion June 2025

Phase II - Church

- ADA Accessible pathway from school to church, bathrooms, etc.

Cemetery

- Cemetery clean up and site identification.
- Met with Klausing Group to do invasive removal 12/17 with 4 treatments.
- Archaeologists will begin work once invasives removed.

Exhibit Design

- Cultural heritage exhibit design with artifacts, oral histories, photos, etc. from hamlet communities.
- Feasibility Study of Site



ASOP: FUNDRAISING UPDATE

Initial fundraising goal was \$500,000
for school, church, cemetery and programming.

Total Raised to Date

\$730,144.97

Unrestricted

\$432,271.00

Endowment

\$106,874.00

Special Projects

\$175,000.00



ASOP NAMED SPONSORS

NiSource[®]
CHARITABLE FOUNDATION

Columbia Gas[®]
A NiSource Company



MT. BRILLIANT
FAMILY FOUNDATION



VISITLEX

250Lex

KTA



COMMUNITY ENGAGEMENT

12 Public Community Engagement Meetings

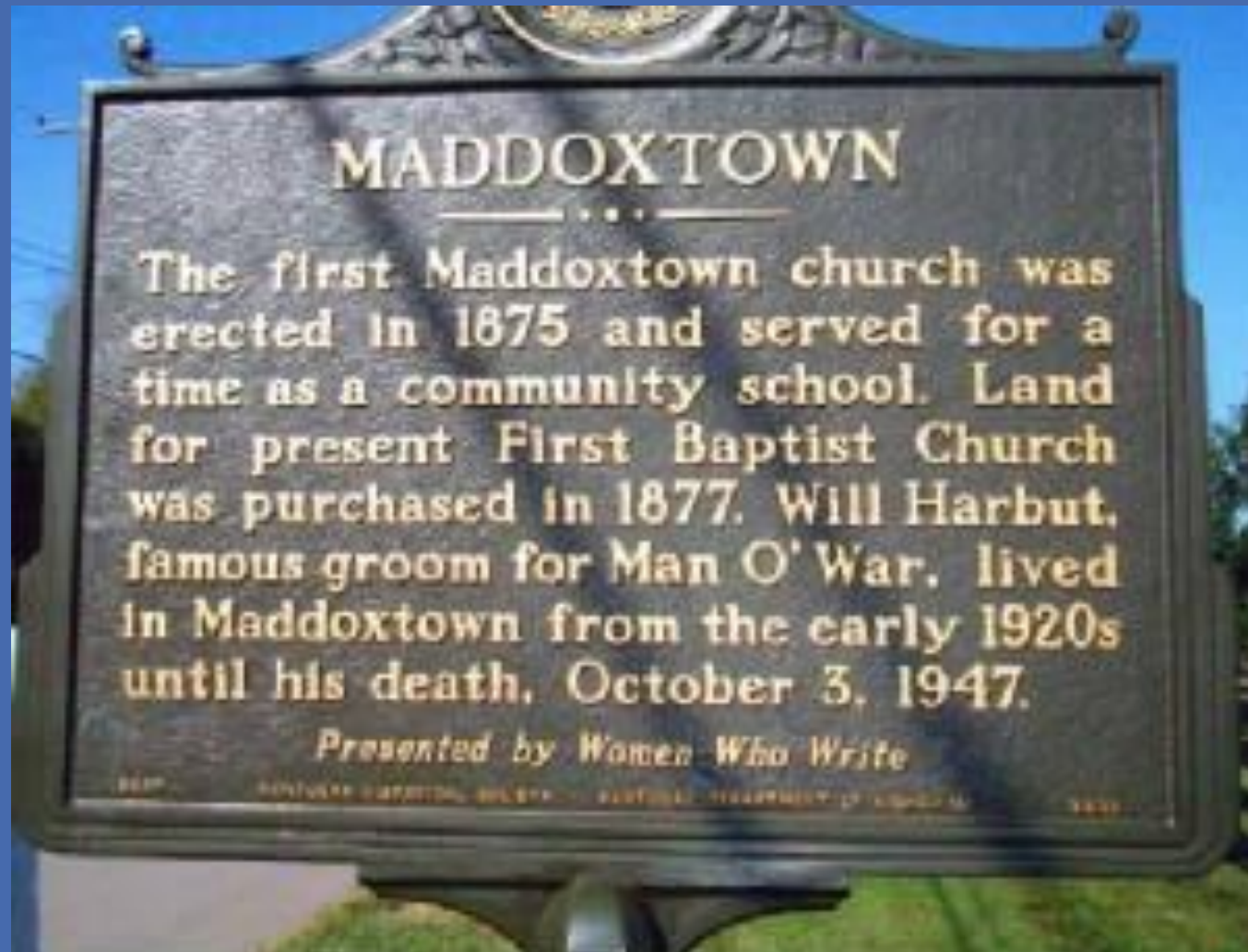
- Hamlet History surveyed, collection of oral histories and artifacts.
- Steering committee is comprised of members of the community, including hamlet communities.



HISTORIC MARKER GRANT PROGRAM

The Sense of Place Historic Marker Mini Grant Program aims to support the installation of historic markers that highlight significant historical sites within our community. This program encourages local engagement in preserving and promoting our shared heritage.

- Design and production of the historic marker.
- Installation costs, including site preparation and labor.
- Educational materials related to the historic marker.
- Promotional costs directly associated with the marker's unveiling.



ASOP PATH FORWARD

Comprehensive Community Engagement

Continue our robust community engagement process to gather input from residents, stakeholders, and preservation experts on the unique needs and priorities of these historic black hamlets.

Historic Resource Inventory and Assessment

Conduct a comprehensive inventory and assessment of the historic Black resources and landmarks within these hamlets, including buildings, structures, and cultural landscapes for future opportunities to educate and preserve the history of the hamlets.

Targeted Preservation and Rehabilitation Efforts

Implement targeted rehabilitation initiatives to stabilize and restore the key historic structures in Cadentown, while ensuring the accessibility of these communities for current and future use.

Capacity Building and Historic Tourism

Invest in capacity-building initiatives and economic development strategies to empower residents and support the long-term vibrancy and self-determination of these historic black hamlets.



A Sense of Place

Remembering and Celebrating
the History of Fayette County's
Rural Black Hamlets

Oral History

Seminar & Collection

APRIL 15, 2025

6:00 PM

LEXINGTON HISTORY MUSEUM

210 N BROADWAY, LEXINGTON, KY 40507

WWW.LEXINGTONHAMLETS.ORG



QUESTIONS?



Lexington-Fayette Urban County Government

Master

200 E. Main St
Lexington, KY 40507

File Number: 0038-25

File ID: 0038-25

Type: Committee Item

Status: Agenda Ready

Version: 1

Contract #:

In Control: General
Government and
Planning
Committee

File Created: 01/09/2025

File Name: Lexington's Preservation & Growth Management
Program

Final Action:

Title: Lexington's Preservation & Growth Management Program

Notes:

Sponsors:

Enactment Date:

Attachments:

Enactment Number:

Deed #:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 0038-25

Title
Lexington's Preservation & Growth Management Program



Lexington-Fayette Urban County Government

Master

200 E. Main St
Lexington, KY 40507

File Number: 0130-25

File ID: 0130-25

Type: Committee Item

Status: Agenda Ready

Version: 2

Contract #:

In Control: General
Government and
Planning
Committee

File Created: 01/30/2025

File Name: Items Referred to Committee

Final Action:

Title: Items Referred to Committee

Notes:

Sponsors:

Enactment Date:

Attachments: Items Referred to Committee

Enactment Number:

Deed #:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

Text of Legislative File 0130-25

Title
Items Referred to Committee

ITEMS REFERRED TO THE GENERAL GOVERNMENT & PLANNING (GGP) COMMITTEE

Referral Item	Current Sponsor	Date Referred	Last Presentation	Status	Legistar File ID
A Sense of Place (Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage)	J. Brown	April 26, 2022	September 10, 2024		0902-24
Examine opportunities to relocate programming and initiatives from the Mayor's Office to other relevant Divisions within LFUCG.	L. Sheehan	May 31, 2022	N/A	Item in review.	N/A
Charter Review	D. Wu	November 1, 2022	N/A	Summer 2025	N/A
Acquire Investor Owned or Other Properties	H. LeGris	November 3, 2022	N/A	Item in review.	N/A
Boards and Commissions Comprehensive Review	S. Lynch	January 24, 2023	August 15, 2023	Mar-25	0804-23
Planning and Development Approval Process Study: Recommendation #8 Tighten Certification to Lock in Requirements	J. Reynolds	June 27, 2023	N/A	In progress.	N/A
Planning and Development Approval Process Study: Recommendation #10 Establish a Development Liaison Position	J. Reynolds	June 27, 2023	N/A	In progress.	N/A
Electronic Digital Billboards	W. Baxter	June 1, 2018	August 29, 2024		0863-24
Homelessness Need Assessment RFP	C. Ellinger/D. Gray	October 31, 2023	February 13, 2024	Spring 2025	0168-24
Comprehensive Plan Theme A: Equity Policies 1 & 2 Continuing Education	D Wu	January 16, 2024	N/A	Spring or Summer 2025 report out.	N/A
Bring Back the Bluegrass	D. Gray	January 16, 2024	September 10, 2024	Update may be presented in Fall 2025.	0903-24
Absentee Landlords	D. Gray	August 20, 2024	N/A	Item in progress.	N/A
Solar Energy Systems Zoning Ordinance	L. Sheehan/D. Seigny	October 22, 2024	N/A		1048-24
Efficiencies in our Development Processes and Compliance with HB 443 (KRS 100.275)	J. Brown	December 3, 2024	January 14, 2025	Spring 2025 Update.	0047-25
Lexington's Preservation and Growth Management Program	D. Wu	January 14, 2025	January 14, 2025	March, September, December updates	0038-25
Youth Programming	T. Morton	January 28, 2025			N/A
Annual/Periodic Updates					
Annual PDR Review	Chair/Ordinance		April 16, 2024	Summer 2025	0402-24
Lexington History Museum	E. Curtis	May 28, 2019	October 15, 2024	Fall or Winter 2025	1043-24
Landlord and Tenant Advisory Boards	S. Lynch	June 11, 2024	October 15, 2024	Fall or Winter 2025	1044-24
Update on Short-Term Rentals	J. Brown	June 11, 2019	August 29, 2024		0864-24
Subcommittees, Work Groups, Task Forces					
Public Input Subcommittee	H. LeGris	January 17, 2023	June 11, 2024	Next meeting February 2025.	0605-24