COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina/Commissioners/PC
Meeting Date:	Wednesday, June 6, 2012	Type of Request:	New Business

Wording for the Agenda:

Discussion of input from the Planning Commission regarding the Land Use Plan and the expansion and improvements at the intersection of State Routes 85 and 74 South.

Background/History/Details:

The Fayette County Planning Commission has offered input concerning the newly expanded intersection of Highways 85 and 74 South as it relates to the County Commission's instructions to staff to review the area for possible modifications to the County's Land Use Plan. Staff would like the Board's direction in how to proceed in regards to the Planning Commission's input.

What action are you seeking from the Board of Commissioners?

No action is needed from the Board other than direction to staff. If/When changes are made to the County's Land Use Plan, the issue is placed on a Thursday night agenda for discussion and a vote by the Board.

If this item requires funding, please describe:

N/A

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

March 18, 2012

TO: Fayette County Board of Commissioners
FROM: Fayette County Planning Commission
CC: Jack Krakeel, County Administrator, Pete Frisina, Director of Planning, Robyn Wilson, PC Secretary

RE: State Route 85 and State Route 74 Intersection Land Use Plan Review and Potential for Park Adjacent to Starrs Mill Historic Structure

Gentlemen:

The BOC directed staff and the PC to consider small scale convenience with mixed lighter uses in reviewing the area of the recently expanded intersection of State Route 85 and State Route 74 near Starrs Mill. After having held two workshops for the review of land use relative to this area, the PC has reached a consensus that the area is unique, not only in Fayette County, but relative to similar situations across the country where transportation and growth impact significant cultural and historical features as well as current residents.

Based on PC discussions thus far, and in view of the unique character of the area, we are considering some type of special use district initiative with limited commercial and lighter uses. The idea of a gateway that demonstrates the historic character of Fayette County has been mentioned several times in PC discussions. This district might overlay land uses specific to certain areas in addition to architectural styles that are compatible with the historic county owned Starrs Mill thus providing a cohesive approach to the entire intersection. Pete will be updating the BOC soon on our discussions along these lines. We will refine this idea further with direction from the BOC.

In conjunction with this initiative, the idea has been brought forward among the PC members that some type of public area or park, south of and adjacent to the current County owned property, might be an outstanding way to help anchor this area and provide the impetus for unique and interesting quality development of the entire area along the realm of an historic and scenic gateway.

The PC respectfully asks the BOC to consider the feasibility of making as much of the corner acreage as possible along State Route 85 from below historic Starrs Mill down to State Route 74 a public conservation area or park. We don't suggest the County spend funds it does not have, but would like the County to consider any means available such as land donations, private and public grants or conservation trust organizations to achieve the objective of keeping this particular spot an historic and scenic focal point which can then drive quality development for the rest of the intersection area.

On behalf of the Fayette County Planning Commission,

Tim Thoms, Chairman