

GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN

Volume I Chapter Two

RURAL LAND USE ELEMENT

SCOTT COUNTY - GEORGETOWN - SADIEVILLE - STAMPING GROUND

2006

TABLE OF CONTENTS

RURAL LAND USE ELEMENT

SUMMARY.....	1
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SECTION I - RURAL DEVELOPMENT AND PRESERVATION

Fundamental Principle	3
Goals And Supporting Objectives	3
Implementation Objectives	5

SECTION II - SCOTT COUNTY GROWTH PROJECTIONS

Projected Population Growth.....	7
Understanding Growth Rates	7
Historical And Projected Growth Rates	8
Growth Impacts: Urban - Rural - Municipal	9
Growth Impacts: Housing And Residential Land.....	10
Growth Impacts: Schools	10
Growth Impacts: Transportation And Commuting Patterns	10

SECTION III - RURAL LAND USE PLAN

Summary	12
Land Use Plan Categories	12
Land Use Map	12
Agricultural	12
Residential	12
Commercial	13
Industrial	13
Quasi-Public.....	13
Downtown	13
Mixed Use	14
Future Small Area Plans	14
Office.....	14
Greenbelt	14
Special Planning Areas -- Rural	
Scott County Airport	14
US-25S/Fayette County Border	15

Small Area Plans	
Sadieville – I-75/KY-32 Interchange	15
Sadieville – Historic Downtown	15
Georgetown Northwest Bypass	15
Scott County Reservoir.....	15
Dry Run Study Area	16
North Broadway	19
West Georgetown Plan	19

RURAL LAND USE ELEMENT

SUMMARY

Fundamental Principle:

The guiding principle for management of growth and development in rural areas of Scott County is that actions taken and decisions made should result in a proper balance between the needs of development associated with community growth, and the continuing need to preserve and protect Scott County's rural, agricultural, and historical assets for the benefit of the community as a whole.

Scott County continues to experience rapid change and great growth potential. This Rural Land Use Element of the Georgetown-Scott County Comprehensive Plan outlines a plan for guiding growth in the rural areas of Scott County in a direction that will help accomplish future goals for Scott County. Rural areas are defined as those areas of Scott County that are unincorporated or outside of defined Urban Service Boundaries.

The goal statements, as detailed in this and other elements of the Comprehensive Plan, seek to incorporate and balance the many growth related issues facing Scott County. The goals, growth projections, and land use plan will encourage and guide opportunities for growth and help achieve goals for improving all aspects of the community such as the economy, social and economic diversity, and delivery of public services. It will also help decision makers manage growth so as to conserve, protect, and enhance our fiscal, historic, and environmental resources.

The major sections of this element of the Plan are as follows:

SECTION I - RURAL DEVELOPMENT AND PRESERVATION – Goals and Objectives

Section I, Rural Development And Preservation – Goals and Objectives, contains goals and supporting and implementation objectives, along with recommendations for policies and programs that will balance rural development and preservation needs with other Scott County development activities. There is a strong community consensus that preservation of our agricultural heritage means protecting prime farmland and water resources, yet residents of rural Scott County also wish to preserve the financial options provided by development.

SECTION II - GROWTH PROJECTIONS

Section II provides a statistical framework for decision makers regarding growth in Scott County. It outlines the historical and projected population growth and suggests housing and residential land needs that are the foundation for the growth and land use management within Scott County. This section summarizes the many factors evaluated in the planning process, such as growth trends; capabilities to provide public infrastructure and services; foreseeable future events that could affect growth; and the desires and attitudes of Scott County citizens about growth.

SECTION III - RURAL LAND USE PLAN

Section III contains summary descriptions of the Land Use Categories and Special Planning Areas including those areas for which special attention may be warranted and for which Area/Neighborhood Development Plans should be considered. This section also contains the recommended policy framework for guiding growth in rural areas of Scott County.

RURAL LAND USE ELEMENT
SECTION I
RURAL DEVELOPMENT AND PRESERVATION

Fundamental Principle:

The guiding principle for management of growth and development in rural areas of Scott County is that actions taken and decisions made should result in a proper balance between the needs of development associated with community growth, and the continuing need to preserve and protect Scott County's rural, agricultural, and historical assets for the benefit of the community as a whole.

GOALS AND SUPPORTING OBJECTIVES:

1. A Comprehensive Countywide Farmland Preservation Program Exists And Is Maintained For Currency.

Supporting Objectives:

- a. Create a Planning Committee for the Farmland Preservation Program (January, 2007)
- b. Initiate development of a Purchase of Development Rights (PDR)/Transfer of Development Rights (TDR) model by July, 2007.
- c. Begin the PDR/TDR program implementation effort in FY 2008.
- d. Define and develop agricultural districts/zones based on "prime" farmland and other valued criteria (Reference Strategic Farmland, Soils Maps, and LESA).
- e. Develop fundraising strategies for sustaining program activities and services.
- f. Organize and conduct an annual countywide workshop on Farmland Preservation.

2. The Economic Well-Being Of All Rural Property Owners Is Actively Encouraged And Promoted Through Land Uses That Enable Financial Gain Via Agricultural Activities.

Supporting Objectives:

- a. Create a Scott County "Right-To-Farm" Ordinance that includes disclosure of all possible perceived nuisances.
- b. Create an agricultural advocates committee to establish a policy and operations environment that maintains and enhances a viable agricultural base that includes at a minimum:
 - Development of road signage, e.g. safety, agriculture, attractions and destinations;
 - Promotion of agri-tourism;
 - Promotion of on-farm markets; and,
 - Development of incentives for farming operations.

3. Water Quality Is Protected Through Consistent Application Of “Best Management Practices.”

Supporting Objectives:

- a. Best Management Practices include those official guidelines and practices promulgated by recognized authoritative sources including the Kentucky Natural Resource Public Protection Cabinet, i.e., Division of Water, Division of Waste, the USDA Natural Resources Conservation Service, and Local Government through local ordinances.
- b. Continue to promote and protect the Royal Springs Recharge Area and county karst topography areas.
- c. Discontinue use of private wastewater treatment package plants.
- d. Continue financial programs that support USDA Natural Resources Conservation Service (NRCS) programs that assist landowners with water quality issues.
- e. Update the existing Stormwater Management and Erosion Control ordinances to address current development issues.
- f. Update County floodplain maps.
- g. Protect highly erodible and hydric soil types e.g., Lowell, Eden, Dunning, and Newark.

4. Access To The Regional (Urban And Rural) Transportation System Provides Safe, Economical Mobility And Accessibility For Citizens And Goods.

Supporting Objectives:

- a. Develop and approve a Vehicular Traffic Access Management Plan by December, 2007.
- b. Initiate development of a highway capacity assessment to be used in reviewing and evaluating proposals for developments located in unincorporated areas of the county.
- c. Encourage the adoption and application of a strong access management plan.
- d. Develop and implement an access management strategy aimed at managing growth and creating a safer and more efficient transportation system.
- e. Maintain the aesthetic character of rural roads.
- f. Encourage the designation of a regional system of equine/bike/walkways along identified open space corridors.
- g. Encourage the development and adoption of long-range capital improvement programs by local political jurisdictions consistent with the goals of the Comprehensive Plan.
- h. Develop a system that accurately assesses the true cost of proposed developments upon local government services within the county.

5. A Continuing Program Is Developed And Implemented That Protects Environmentally Sensitive Areas.

Supporting Objectives:

- a. Develop an environmental impact plan.
- b. Protect karst topography areas, watersheds, wetlands, groundwater, springs, and riparian corridors and other aquatically related resources.
- c. Update the Sinkhole Ordinance by June, 2007.
- d. Protect prime farmland soils e.g., Ashton, Huntington, Mawry, Nicolson, and Lowell ‘B’.

e. Protect air quality.

6. Develop A Comprehensive Cultural Resource Plan Exists That Protects Environmental Aesthetics And The Historic Character Of The Rural Landscape.

Supporting Objectives:

- a. Develop a countywide stone fence preservation and protection ordinance and continue the stone fence cost-share program.
- b. Pursue scenic byway designations.
- c. Create and maintain a historical resource inventory for Scott County and its incorporated areas that includes but is not limited to: stone fences, barns and farms, historical sites and residential structures, mills, dams, and springs, and native species of plants and trees.
- d. Promote planting of native species of trees, plants, and grasses.
- e. Require planting of regionally specific native plants and trees in landscape buffer zones as recommended by appropriate authorities, as contained in an updated County planting guide.

7. Conflicts Between Agricultural And Non-Agricultural Land Uses Are Minimized To The Maximum Extent Possible.

Supporting Objectives:

- a. Update agricultural zoning classifications to include an A-5 (“large lot”) Residential Uses category.
- b. Continue to require landscape buffer areas between differing land uses.
- c. Require developers to provide perimeter fencing on 5-10 acre tracts adjacent to A-1 land using standard 48” “diamond mesh” fencing and as otherwise defined in the prevailing version of Kentucky’s fencing law, including establishment of maintenance agreements appropriate for each instance.
- d. Beginning January, 2007, revisit the Rural Cluster Ordinance annually for the purpose of ensuring that it promotes effective rural conservation and provides for compatibility with the traditional Scott County countryside, and minimizes impacts to farmland, the environment (especially water quality), and public services.

IMPLEMENTATION OBJECTIVES FOR RURAL PRESERVATION AND DEVELOPMENT

1. **Establish Rural Development and Preservation Programs:** The following program specific objectives establish the purpose and define the recommended strategies for managing rural growth and land use.
 - a. Regular review of rural subdivision standards for compatibility with preservation objectives, with recurring revision as needed.
 - b. Promote cluster development as an alternative to 5-acre tract development. This practice would allow smaller lots with septic systems to be clustered on a property minimizing impacts to prime farmland and environmental resources, saving as much as 80 percent of the overall acreage from subdivision. One acre minimum lots would be clustered in one

area, with Health Department approval, and four acres per each dwelling unit would be preserved for agriculture.

- c. Adopt a policy that strongly supports agricultural districts outside of, but not within, urban service boundaries. This would ensure that urban service boundaries will not encompass areas that do not have development potential.
- d. Encourage voluntary donation or purchase of scenic, historic, and natural resource related easements in targeted “protected” areas. This would preserve targeted sensitive lands and allow property owners to benefit from tax reductions and take advantage of other incentives.

2. **Establish Policies For Existing Planned Unit Developments In Rural Areas:** This objective outlines the policy framework for providing urban-type services in rural parts of Scott County. It is intended to clarify policies concerning expansion, incorporation, and service provision.

- a. **Public and Private Services** – Zoning requests are approved under the assumption that services would be privately provided by the developers and/or homeowners, and would not become a burden on county revenues. Police and fire services are the County’s responsibility. However, all other improvements and services should continue to be privately provided until incorporation occurs.
- b. **Incorporation – Northern Private Service Areas:** Mallard Point differs from the Longview area in that the former has been approved as a more complete community, with neighborhood and commercial zoning, and a range of housing densities. The subdivision already has sufficient population to incorporate, which has been considered by homeowners.
- c. **Western Rural Residential Areas** – The Longview/Homestead/Victoria Estates projects are considered to be rural residential subdivisions in an inappropriate location within a prime farmland area with inadequate services and infrastructure. The area is less likely to grow as a balanced community and incorporate. The Planning Commission should not take actions to actively encourage growth in these subdivisions, because of the impacts to roads and surrounding prime farmland.
- d. **Expansion** – None of the existing rural PUDs are recommended for expansion, as both areas have more than enough units approved for the planning period, with the following specific exceptions. No further expansion is possible for the Longview, Homestead, and Victoria Estates subdivisions under rural development policies, and urban development in these areas should be strictly limited to properties currently zoned for such. However, the 100-acre tract now surrounded on three sides by the existing Homestead and Longview developments (Soards) may be included in this already approved development. Such inclusion should be on the same terms and conditions that were imposed on those developments originally.

RURAL LAND USE ELEMENT

SECTION II

SCOTT COUNTY GROWTH PROJECTIONS

PROJECTED POPULATION GROWTH

All indicators show a positive and even accelerating growth rate across Scott County. Given this fact, a substantive understanding of the factors affecting growth in Scott County is fundamental for decision-makers regarding their planning and land use responsibilities. An understanding of factors such as raw and projected population and economic growth rates and timing, and new jobs, housing requirements, and business and education development activities that are inevitable for Scott County is important for guiding decisions on the amount of land that will be needed for future development, how that land should best be used, and the phasing of public improvements necessary to match the pace of development and meet the needs of a growing community. This section of the Urban Land Use Element is designed to help county and municipal officials form a viable statistical basis for such a decision-making process.

This Comprehensive Plan is based upon an extensive evaluation of all currently available information on Scott County's growth patterns, both historic and projected. Statistical estimates are based on both the 2000 and 2005 updates of the U.S. Census Bureau data. These statistics reflect actual historical records and estimated growth projections from 1970 through 2030 and are presented based on calculated increments of five-years. It should be noted that any growth rate estimate will be affected by the occurrence of subsequent events. The planning process has made every effort to foresee and assess the possible impacts of such events over the next 5-10 years in order to make this information as useful and relevant as possible to the future decision-making processes.

UNDERSTANDING GROWTH FACTORS

For future population projections through 2030, a range of growth possibilities was considered:

- Growth rate is the speed at which growth occurs presented either as actual measured data or calculated estimates.
- Low growth rate assumes a slower growth than the calculated historical trend.
- Medium growth rate assumes a moderate annual rate that essentially tracks historical trends.
- High growth rate assumes a more rapid or accelerating rate of growth that generally exceeds historical trends. This rate would typically result from higher absorption of new workers due to strong economic growth and other growth-inducing factors.
- Cumulative growth is the difference between current population levels and population levels as measured over a given period of time, presented as raw statistical data.

- Projected growth is growth rate statistical data based on actual historical data extrapolated to predict levels of growth over time.
- Urban growth is growth within established Urban Service Boundaries.
- Rural growth is growth within unincorporated areas of Scott County and/or outside of defined Urban Service Boundaries.
- Municipal growth is that growth that occurs within the corporate limits of a given municipality.

HISTORICAL AND PROJECTED GROWTH RATES

Table 2-1

YEAR	ACTUAL POPULATION	LINEAR POPULATION ESTIMATES	GROWTH RATE (%)	GROWTH RATE (Raw)	GROWTH RATE (Cumulative)
1970	17948	17948	0	0	0
1975	19881	21010	10.8	1933	1933
1980	21813	24071	9.7	1932	3865
1985	22724	27133	4.2	911	4776
1990	23634	30195	4.0	910	5686
1995	27634	33257	16.9	4000	9686
2000	33380	36318	20.8	5746	15432
2005	39380	39380	18.0	6000	21432
2010		42442	7.8	3062	24494
2015		45503	7.2	3061	27555
2020		48565	6.7	3062	30617
2025		51627	6.3	3062	33679
2030		54689	5.9	3062	36741

Table 2-1 -- Analysis

- Accelerating actual growth rate since 1990
- Actual growth rate historically exceeds projected growth rate
- Average actual growth rate 1970-2005 = 10.6%
- Average projected growth rate 2010-2030 = 6.8%
- Average combined growth rate 1970-2005 = 9.1%
- Kentucky Tourism Cabinet projected growth rate for Scott County = 8.7%
- Statistical projections indicate a moderate growth rate countywide with an annual population increase of approximately 3062. However, it should be noted that the data indicates that, historically, actual growth exceeds projections by a significant margin. The combined growth rate of 9.1% is the recommended planning number.
- Assumptions – The statistics contained in Table 2-1 above are either raw numbers or linear (straightline) projections and assume no significant changes to the historical growth patterns. Events such as Toyota expansion, significant new industry influx, the World Equestrian Games, and economic stability in neighboring counties do have the potential to impact the rate

and timing of growth within Scott County.

GROWTH IMPACTS: URBAN – RURAL – MUNICIPAL

While growth will occur county-wide, the most rapid growth will likely take place in urban areas, those areas within defined Urban Service Boundaries, and will most likely be centered in (expanded) existing and planned developments. All Scott County municipalities are expected to share in the increased population. Unincorporated areas of the county are expected to experience steady growth but at a rate slightly below (8.9%) the projected county average (9.1%). As of 2005, in terms of urban growth, the three incorporated municipalities within the County, Georgetown, Sadieville, and Stamping Ground, constitute approximately 64% of the total county population. Thus the county-wide trend is toward urbanization of the general population.

2000 Census data indicate that the population of Georgetown was 18,080 in 2000 and is projected to be 21,230 by 2010. This amounts to approximately 56% of the total county population as projected at that time. The growth rate in Georgetown has significantly accelerated since 1990 when population statistics showed its population to be 11,414. If the current growth rate continues the population of Georgetown will have increased nearly 86% over the 20-year period between 1990 and 2010. The population increase is projected to continue through the 2030 statistical window to approximately 27,531 which indicates a more modest growth rate over the next 20 years. It is a safe assumption to accept that the bulk of the Scott County population will continue to be centered in the Georgetown area and that the county as a whole will continue to attract new residents from neighboring areas, particularly Fayette County due to elevated housing and property costs there, and the continued favorable commuting patterns between these two urban employment centers. It is also reasonable to project that the bulk of the rural growth will occur in the northern reaches of Scott County due to the availability of land parcels and their more favorable prices.

2005 records indicate the Sadieville population, within the existing city limits, to be approximately 300 people. The greater Sadieville planning area population is approximately triple that contained within the city limits. These numbers are slightly higher than the 2000 projections, and in fact represent a sharp increase in growth rate since 1980. The growth rate in Sadieville is slightly higher at 9.7% than the projected county average and is expected to accelerate over the next five years due to expanded infrastructure availability, planned annexation and reclassification activities, and known development plans.

2000 census records indicate the Stamping Ground population, within the existing city limits, to be approximately 566 people. The average projected growth rate in Stamping Ground is 8.4% through 2030 or slightly lower than the 9.1% projected county average. However, steady growth is predicted for the greater Stamping Ground Urban Service Boundary area based on known development plans.

GROWTH IMPACTS: HOUSING AND RESIDENTIAL LAND

Based on 2000 statistical Census Bureau data, the average Scott County household size is 3.01 people. This level is expected to hold steady, averaging slightly more than 3 people per household, through 2030. In 2000 an estimated 12,743 residences existed in Scott County. Based on 2005 population levels and the current average household size, an estimated 15,752 residences are currently located within the county. Given linear projections on general population growth (9.1%) approximately 1,731 new housing units will be needed each year to meet the anticipated demand over the next 5-10 years county-wide. Based on 2000 housing availability levels and projected growth rates, a total of 17,712 units will be required by 2020, and a total of 20,449 units need to be in place by 2030. Land requirements for commercial and light industrial concerns can also be expected to increase proportionately. Based on a relatively low density of three units per gross acre county-wide, approximately 577 acres of developable land will be needed each year to accommodate projected growth demands for residential housing through 2010.

GROWTH IMPACTS: SCHOOLS

The average Scott County resident in 2000 was 33 years old. Typically, this is the age group in the middle of their “family building” years and steady growth can be expected in the supply of school age children throughout the planning window. Less than 10% of the population is 65 years of age or older. The Scott County Public School System reports an actual historical student enrollment annual growth rate of 3.54%. However, this does not account for students who attend non-public school establishments. Most indications are that the number of students in these situations is increasing. It can safely be assumed that based on indicated growth rates in the general population, the number of students attending school in Scott County will exceed the recorded historical rates and require accelerated facility building and expansion projects. The highest percentage of the school age population will be the elementary and middle school age groups, ages 5-14, followed closely by students of high school age, 15-18.

GROWTH IMPACTS: TRANSPORTATION AND COMMUTING PATTERNS

Growth trends indicate a steady march toward a more urban Scott County. The majority of the county’s population now resides within the respective Urban Service Boundaries of the existing municipalities. Further, the projections indicate that these urban areas will experience a slightly higher growth rate than will the more rural areas of the county. Development of streets and roads that serve to provide access from development areas to collectors and arterials, and connectors between municipalities and employment centers may need to receive the higher priority, if choices have to be made in that regard.

Most Scott County residents work within Scott, Fayette, and Harrison counties. However, the county also draws its workforce from as many as 43 counties in the greater Bluegrass, Central, and Northern Kentucky areas. Scott County workers also travel to as many as 14 other counties in Central and Northern Kentucky for their employment. The majority (67%) of Scott County commuters enjoy a one-way commute time of less than 25 minutes. These commute times, for the

most part, are considered reasonable but careful planning will be required to maintain these levels as the traveling population increases and county and city streets become more crowded more often and for longer periods of time. The continuing lack of transportation alternatives in the county results in 94% of all non-commercial travel being conducted in private vehicles – 82% of which contain two or fewer occupants.

RURAL LAND USE ELEMENT

SECTION III

RURAL LAND USE PLAN

SUMMARY

This section describes the policies for services for existing and future subdivisions in rural or unincorporated areas of Scott County. For the purposes of this plan, rural areas are defined as those areas of Scott County that are unincorporated or outside of defined Urban Service Boundaries. The following sections clarify policies concerning expansion, incorporation, and service provision.

LAND USE PLAN CATEGORIES

Land Use Map: The Land Use Map and related text including goals, policies, and recommendations, propose the best land use mix for the long-term benefit of the community. The map also reflects existing land use deemed likely to be long-term. The best land use mix often means preserving property for future uses such as more dense housing types, schools and parks, and shopping and employment uses since single-family development typically precedes these uses. Failure to create a long-term balance land use mix makes it more expensive to provide public services and facilities, and creates longer trips and more traffic congestion for residents.

Agricultural: This category is the general designation of rural lands – those outside of the urban service boundaries, rural planned unit developments, the Western Rural Residential Area, and the Northern Private Urban Service Area. This category allows use of land for production of agricultural or horticultural crops, and for dwellings for persons engaged in the agricultural use on the tract at a maximum density of one dwelling unit per five acres. This also allows rural residential use (dwellings for sale or lease to the public) in "cluster subdivisions" and agriculture-related businesses.

Residential: This category allows residential uses and those home occupations, small-scale businesses, and institutions that will not detract from the basic residential integrity of the neighborhood. A future effort should create "small area plans" for areas with potential for new development or infill, to identify appropriate locations for housing of low, medium, and high density, and for schools, parks, neighborhood commercial areas, etc. There are currently two residential designations on the future land use map.

Urban Residential: This subcategory allows for more dense residential uses within the Urban Service Boundary.

Rural Residential: This subcategory allows for less dense residential uses outside of the Urban Service Boundary and unincorporated areas.

Commercial: This Comprehensive Plan recognizes the importance of encouraging commercial growth in Scott County to diversify the economy and provide for a more self-sufficient community. The hierarchy of commercial uses and standards proposed will give flexibility for new commercial development while providing for appropriate locations in relation to roads and other land uses. Where possible, new commercial growth should be concentrated and planned as a unit, rather than "strip"-type development.

Industrial: Employment uses within the Urban Service Boundary are intended to provide concentrated areas of high quality employment facilities for uses such as light and heavy manufacturing, warehousing and distribution, indoor, screened, and outdoor storage, and a wide range of other industrial services operations.

Quasi-Public: This land use category includes prominent facilities that benefit the public and do not fit well into other categories. Such land uses are characteristically large and distinctive facilities that are service oriented. These facilities contribute to the general welfare of the entire community. Public/ Institutional uses include public facilities such as schools, fire stations, and government offices; cemeteries; private educational institutions; and private recreation facilities. Churches and similar institutions may be included here if they are large; otherwise, they are included with the surrounding or adjacent uses.

Commerce/Business and Technology (BIT): This land use is designed to accommodate a wide range of uses including professional, business, governmental and medical offices, corporate headquarters, and uses that rely on advanced scientific and engineering capabilities. This land use is also designed to accommodate related limited light manufacturing and production facilities that could benefit from locations in or adjacent to the North Georgetown Employment Center (Triport and Lanes Run Business Park), and the Royal Springs Aquifer Recharge Area.

This land use designation is intended to provide sites in a campus or park type setting with an emphasis on internal connection and access, natural characteristics and open space preservation, and buffering of adjacent, less intensive land use. This land use is also intended to encourage originality and flexibility in development, and to ensure that development is properly related to its site and to the surrounding developments. Quasi-Public land use is intended to provide space for research facilities, pilot plants, prototype production facilities, and manufacturing operations requiring a high degree of continual or recurrent application of scientific input and activity as an integral part of the manufacturing process.

Downtown: The purpose of this land use designation is to provide areas for commercial activities concentrated within the central business districts of Georgetown, Sadieville, and Stamping Ground. This land use should be the focal point of community activity and should encourage local enterprises, government activities, and community services. Additionally, it encourages pedestrian and bicycle trips by providing safe, easy-to-use, attractive paths separate from vehicles. It avoids unrelated strip uses and single uses surrounded by vast surface parking lots.

Mixed Use: Land patterns, particularly as they impact transportation requirements, greatly affect air quality. Protecting and enhancing air quality should be important considerations in municipal land use and transportation planning. By co-locating land uses and encouraging multi-modal transportation choices, cities help the community and individuals benefit from reduced traffic congestion, improved air quality, more opportunities for exercise and socialization, more integrated urban design, and an improved quality of life. Good land use planning facilitates multi-purpose trips and shared parking. It locates schools next to parks and restaurants near offices, housing and theaters, and libraries and day-care near jobs, housing, or shopping. It encourages pedestrian and bicycle trips by providing safe, easy-to-use, attractive paths separated from vehicles. It avoids unrelated strip uses and single uses surrounded by vast surface parking lots.

Future Small Area Plans: This land use designation includes geographic areas which need further land use analysis due to the complexity of the physical and historic uses. These identified areas will require a future small area plan.

Office: This category includes services which are provided within the confines of offices, such as the following major uses: financial and credit institutions, security and commodity brokers, holding and investment companies, architectural and engineering firms, legal and medical services, insurance and real estate agents and other related professional services.

Greenbelt: This open space land will be established at the time an overall property is zoned for development. Uses shall be those of the Agricultural category.

SPECIAL PLANNING AREAS -- RURAL

1. **Scott County Airport:** The Scott County airport is located on U.S. 460 East, near the Bourbon County line. A primary concern for the new airport is that only compatible agricultural land uses should be permitted within the 65 ldn noise contours beyond the ends of the runways. Compatible agricultural land uses would include 5-acre tracts, but residential subdivisions at greater density would not be compatible. Additionally, the airport should not become an impetus for surrounding commercial or industrial development. The level and type of aviation use for the new airport is not expected to promote or support commercial or industrial activity on the surrounding area. The airport property is large enough to accommodate necessary commercial and service needs, at least within the next five years. The airport development will not provide the infrastructure, such as sewer or road improvements that would be needed to support surrounding commercial, industrial, or residential development. Both industrial and commercial land is amply provided for within the Georgetown Urban Service Boundary. In general, urban growth around the new airport would be inconsistent with rural development and preservation policies. Only compatible agricultural land uses should be permitted within the sensitive noise contours of the airport. All services incidental to or necessary to support the new airport shall be limited to the airport property.
2. **U.S. 25 S./Fayette Border:** There is a concentrated area of existing development near the

Scott/Fayette county boundary, including Sam's Restaurant, International Transformer Corporation, and several small businesses and mobile home parks. Expansion of urban uses in this area would be inconsistent with the rural development and preservation policies. Any expansion must be limited to residential development that is legally grandfathered from current policies, and such expansion should not set precedent for further urban development that is inconsistent with this Comprehensive Plan. Limited infill of commercial businesses has been allowed, consistent with the policies for neighborhood commercial use in rural areas. All uses should be encouraged to connect to the existing water and sewer services if feasible.

SMALL AREA PLANS:

Sadieville – I-75/KY-32 Interchange:

This area is located on the westernmost edge of the Sadieville Urban Service Boundary and is planned to be developed into the commercial and services area for Sadieville and the surrounding area. A small area development plan for this area would guide the inevitable development that will occur here during the next five years.

Sadieville – Historic Downtown:

The historic downtown Sadieville area is defined in the Bluegrass Tomorrow Regional Economic Report as a “stressed” area. It currently contains a mixed development of substandard and modern housing, several historic buildings, and a downturned Main Street area in need of a major renewal effort. A Main Street/Neighborhood Development Plan needs to be developed and funded for this area.

Georgetown Northwest Bypass:

The area north and west of Georgetown that has been identified for the new alignment of the remainder of the Georgetown By-pass will become highly susceptible to the impact of rapid development. Planning now, in advance of construction, is of critical importance.

Scott County Reservoir:

The primary source of water for Scott County is the Royal Springs Aquifer. Portions of the County are also served by Kentucky American Water. Secondary supplies are acquired as needed from the City of Frankfort via a pipeline from the west. Scott County needs to develop a new primary source of water due to the sensitivity of the Royal Springs Aquifer and the dependent nature and cost of secondary sources. Benefits of this effort would include a self controlled source, a source costing 35% to 50% less per gallon than existing sources, and a dependable source for the rapidly growing service needs within Scott County. For nearly 20 years, a reservoir has been proposed in northwest Scott County, specifically, north of Longlick and east of US 32 on Lytles Fork. Once completed, the reservoir will impound water on approximately 285 acres and be capable of producing 4 million gallons per day. Construction of the reservoir is dependent on permitting by the Kentucky Division of Water and the United States Army Corps of Engineers. The County is currently negotiating the permit terms and performing the required Environmental and Alternate Water Supply Analyses. Construction

timeframe is anticipated to be 5 years and would include approximately 12 miles of water lines to deliver the water to Georgetown's current distribution system.

The proposed Scott County Reservoir and its surrounding area will need special attention with respect to establishment and development. A defined plan for this area including a land use analysis of the surrounding area, completed in advance of development, will help ensure that the area is developed in a balanced and mutually beneficial way.

Dry Run Study Area:

The Georgetown-Scott County Planning Commission has proposed a pilot project for watershed planning that will encompass properties within the City of Georgetown and Scott County. One of the results of this pilot project is the completion of a Small Area Development Plan designed to address the definition of the watershed, hydrologic model, land use (Comprehensive Plan) elements, and Best Management Practices (BMP's) in the area known as the Dry Run Watershed Basin.

The Dry Run Watershed Basin consists of approximately 8,000 acres (12.5 square miles), and is located generally north of downtown Georgetown at the confluence of Dry Run Creek and North Elkhorn Creek (i.e., Moss Park and Bi-Water Farm). The basin extends north towards and including approximately one-half of the Toyota Motor Manufacturing of Kentucky (TMMK) property. It also includes Anne Mason Elementary School, Derby Estates, Scott County Fire Station #1, and Harbor Village. Approximately one-third of the proposed study area is located within the current Georgetown Urban Service Boundary (USB) which has the potential for expansion, per the Comprehensive Plan process, to over one-half of the study area within ten years.

Based on development projections, the Dry Run Basin is an area identified for significant future growth and urban development within the City of Georgetown and central Scott County. Several factors are present that will guide growth into this basin. These include construction (completion) of Champion Way, construction and population of Anne Mason Elementary School, installation of a sanitary sewer trunk line and related infrastructure, and construction of the proposed Northwest Bypass connecting US 460 at Western Elementary/Canewood to Cherry Blossom Way/Delaplain Road at I-75 (exit 129). This area was also identified as a growth corridor during the 1991 Comprehensive Plan review.

The City of Georgetown acquired and updated a hydrologic model for the Lanes Run study area as part of its Business Park Development Plan. As noted in the Lanes Run Study, "a hydrologic study was performed on Lanes Run (creek) to demonstrate that the proposed Georgetown Business Park will not increase the peak flow rate of Lanes Run." The overall conclusions of the study, based on a series of design elements for the Business Park and subsequent developments including Cherry Blossom Golf, Rocky Creek Development and Wyndamere, are that flow rates are reduced by constructing a series of retention and detention basins, including water quality features. The ultimate goal of the study and any future updates is to minimize or reduce the

severity of flood damage to downstream properties by reducing the flow rates for major storm events. This study was also supplemented by a Storm Water Manual for Georgetown and Scott County. This manual details water quality and quantity designs, and requirements for new developments and is designed to be one part of an overall storm water plan for the area, and provide an appropriate means of maintaining the integrity and durability of existing and proposed storm water systems within our neighborhoods and developments.

PROPOSED COMPONENTS

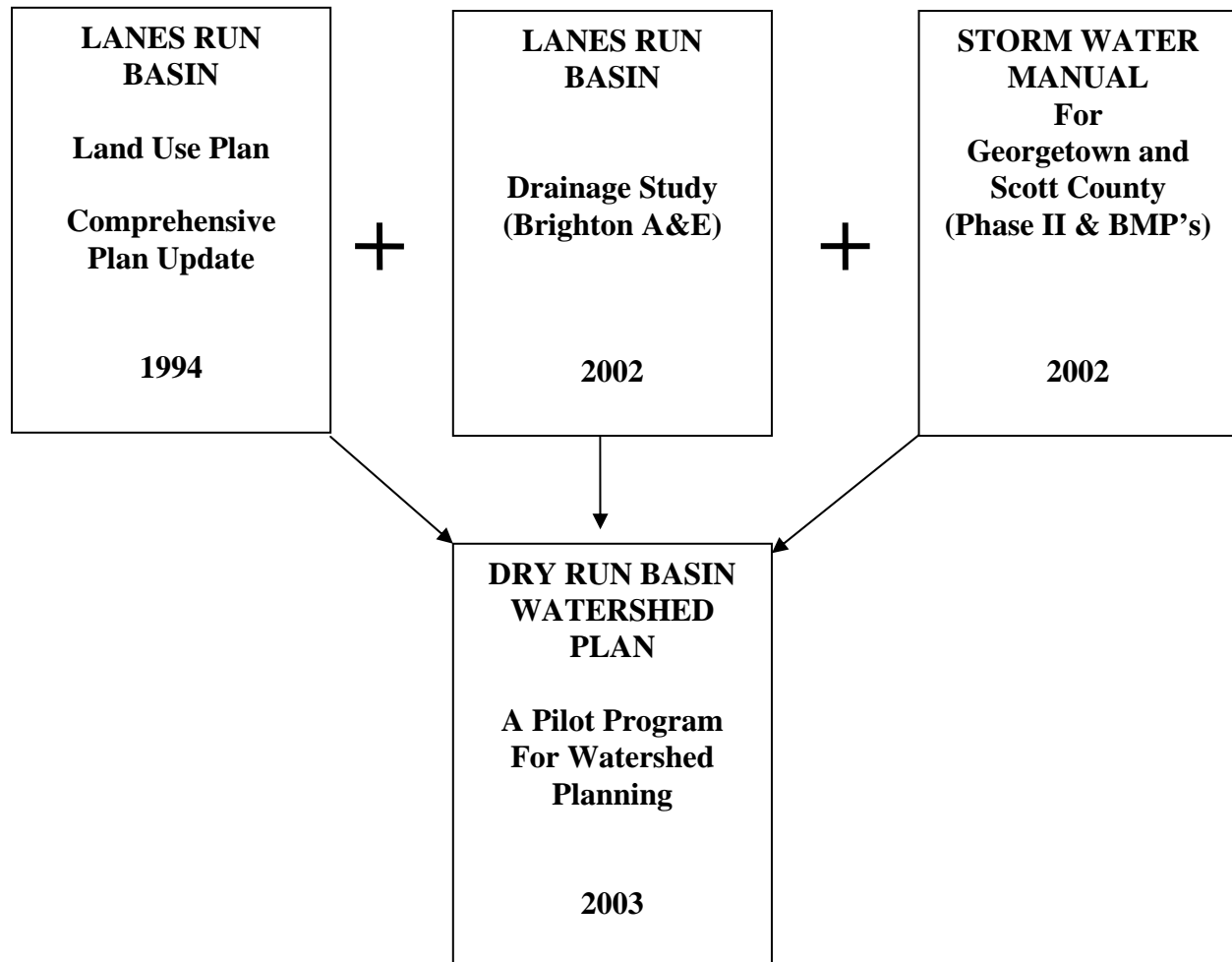
Specific components of the watershed plan include the following:

1. Watershed Characterization Assessment (WCA)
 - 1.1. Research existing natural resource information on the Dry Run Watershed
 - 1.2. Stream Corridor Assessment (SCA)
 - 1.3. Develop GIS of Watershed Characterization Results
2. Watershed Protection and Restoration Strategy (WPRS)
 - 2.1. Develop GIS mapping of areas to be protected and restored based on WCA
 - 2.2. Prepare WPRS maps and report
3. Hydrologic Computer Model for Channel Protection
 - 3.1. Develop Hydrologic Computer Model of the existing Watershed
 - 3.2. Model Land Use Alternatives
 - 3.3. Prepare report of Model findings and map of proposed land use(s) and required BMP's
4. Develop Dry Run Watershed Small Area Plan as part of the Comprehensive Plan
 - 4.1. Land Use(s) and BMP's
 - 4.2. Watershed Protection and Restoration Strategy
 - 4.3. Adopt Future Land Use Map, BMP's, and WPRS into the Dry Run Watershed Small Area Plan – Comprehensive Plan
 - 4.4. Adopt and/or amend *Zoning Ordinance*, regulations and/or overlays in compliance with the Dry Run Watershed Plan
5. BMP Technology Transfer (Watershed Planning as a BMP)
 - 5.1. Develop presentation, including PowerPoint and maps
 - 5.2. Present at conferences
 - 5.3. Present to interested groups
 - 5.4. Write article on Dry Run Watershed Protection and Restoration Plan

The following is a diagram illustrating the components the Dry Run watershed plan, using the documents and manuals adopted by the City of Georgetown and Scott County. Note – similar components would be used in creating a unified watershed plan for the Dry Run Basin.

ADOPTED COMPONENTS FOR LANES RUN DRAINAGE BASIN

The following studies and/or ordinances have been adopted that would be the equivalent of the proposed Dry Run Basin Watershed Plan. The three (3) elements that would create a similar document in the Lanes Run Drainage Basin include: The Lanes Run Basin Land Use Plan (component of the 1994 and 1996 Comprehensive Plan), Lanes Run Basin Drainage Study, and Storm Water Manual for Georgetown and Scott County.



Once completed, the watershed and small area development plan would provide a long range plan for development within this area. The Watershed Plan would be a proactive measure to guide development, storm water management, and establishing water quality features (BMP's) including open space, riparian areas, trail linkages, etc. The plan would also provide the baseline elements for a drainage study that would be used by the design and development community as they propose various developments within the basin area.

North Broadway:

A conceptual plan is under development for the area of North Broadway generally extending from its intersection with Main Street in downtown Georgetown north to the North Elkhorn Creek bridge, and from the Royal Spring Branch on the west to just east of Hamilton Street. While changes to this concept plan are likely as it develops, it is recommended that steps be taken to move the plan forward to its next logical level and keep the discussion underway.

The overall goal of this small area plan is to highlight and enhance the unique character of the North Broadway corridor and its surrounding neighborhoods to support an economically viable commercial district and protect the community's educational, financial, and emotional investments in historic resources.

Objectives for this plan include:

1. Create a distinctive and attractive image for the area that will enhance the historic and architectural character of the buildings.
2. Encourage pedestrian and tourism use of the downtown area by creating safe and comfortable routes between parking areas, surrounding neighborhoods, and throughout the business and historic districts.
3. Create outdoor spaces where social activities and special events can be easily conducted and attended.
4. Protect the traditional role of the downtown Georgetown area as the center for government, financial, and religious institutions and services, and support its evolving role into a center for tourism, specialty retail, and residential areas that provide for a unique living environment.
5. Provide a link from Georgetown College to the Royal Springs Park and Greenway.
6. Connect residential neighborhoods to the enhanced greenways.
7. Encourage redevelopment and upgrading of the existing commercial strip by improving appearances and connections with surrounding neighborhoods.
8. Protect the water quality of Royal Spring Branch and the North Elkhorn Creek.
9. Provide a gradual transition from areas zoned highway commercial to recreational commercial and medium density residential, encouraging an appropriate mix of residential and small business.
10. Reduce the visual and traffic impacts of the commercial and industrial sites.

West Georgetown Plan:

Concept: Respect wishes of farm owners within agricultural districts to remain in farming. Remove agricultural districts from the USB, unless owners have expressed a desire to develop (Ward Hall and farm). The western urban area needs special treatment because of significant historic resources and prime agricultural lands.

By State law, agricultural districts cannot be annexed. Since one of the overall USB policies recommends that all development within the USB should be annexed, agricultural districts should not be considered part of the USB. The current urban service boundary follows the proposed

bypass, and should continue this route, yet excluding the agricultural districts.