

# ***GEORGETOWN - SCOTT COUNTY COMPREHENSIVE PLAN***

## ***Volume One***

**URBAN LAND USE ELEMENT**

**RURAL LAND USE ELEMENT**

**TRANSPORTATION ELEMENT**

**COMMUNITY FACILITIES ELEMENT**

**SADIEVILLE ELEMENT (1996)**

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2006  
VOLUME I

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# GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN VOLUME I - 2006 UPDATE

## ACKNOWLEDGEMENTS

### GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

#### Members

Barry Brock, Chair   Mike Bradley   Janet Holland   Robert Hopkins   John Lacy  
Melissa Gregory   Jimmy Richardson   Helen W. Mitchell   Greg Hampton

#### Staff

Michael Sapp, Director	Eric W. Larson, Assistant Director
Drew Ardary, Planner	Rhonda Cromer, Planner
Benjamin Krebs, Engineer	Perry Johnston, Engineering Technician
John Carter, Senior Engineering Technician	Kevin Combs, Engineering Technician
Earl Smith, GIS Manager	Todd Reidenbach, GIS Technician
Jeremy Manning, GIS Analyst/IT Specialist	Charlie Perkins, Attorney and Secretary
Mary Snyder, Office Manager	Carolyn Martin, Administrative Asst.

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Mike Hockensmith	Robert Hopkins	Jason Hurt
Day Johnston	Bob Leonard	Julie McKee
Helen Mitchell	Cathy Taylor	
Drew Ardary - Planner		

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Brian Hayes	David Loney	Fred Neuville
Carolyn Oldfield	Debbie Osborne	Thomas Persley
Sara Sutton	Sharyn Straitiff	Frank Wiseman
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Phil Logsdon	Larry Prather	Earl Smith
Mark Reed	Jim Wade	Mike Wright
Rhonda Cromer - Planner		

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Jack Conner	Robert Bruin	Greg Reeves
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Michele Pogrosky	Gene Thomas	Michael Clark
George Lusby	Earlene Arnett	Darlene Free
Everette Varney	Bill Parker	Lois Holmes
Brad Frazier	Mike Napier	Jeff Morris
J.R. Brandenburg	Dallas Blankenship	Zan Rexroat
Bobby Hammons	John Simpson	David Stuart
Bill Jenkins	Connie Minch	
Rhonda Cromer - Planner		

### **APPROVALS**

The 2006 Georgetown-Scott County Comprehensive Plan was adopted by the Georgetown-Scott County Planning Commission On April 12, 2007

The 2006 Georgetown-Scott County Comprehensive Plan was adopted by the Scott County Fiscal Court On April 26, 2007

The 2006 Georgetown-Scott County Comprehensive Plan was adopted by the Georgetown City Council On May 29, 2007

The 2006 Georgetown-Scott County Comprehensive Plan was adopted by the Sadieville City Commission On May 22, 2007

The 2006 Georgetown-Scott County Comprehensive Plan was adopted by the Stamping Ground City Commission On May 1, 2007

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES**

**APRIL 12, 2007**

The regular meeting was held in the Scott County Courthouse on April 12, 2007. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Greg Hampton, Janet Holland, John Lacy, and Jimmy Richardson, Planning Director Michael Sapp, Assistant Director Eric Larson, Planners Drew Ardary and Rhonda Cromer, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Robert Hopkins.

Chairman Brock noted that Helen Mitchell has resigned as a Planning Commissioner so that she may take care of her elderly mother. He thanked her for her admirable service to the community, on both the Planning Commission and the Board of Adjustment.

Motion by Gregory, second by Hampton, to approve the March invoices. Motion carried.

Motion by Lacy, second by Holland, to approve the March 8, 2007 minutes. Motion carried.

With the addition of Personnel Issues under New Business, motion by Richardson, second by Holland, to approve the April agenda as presented. Motion carried.

Postponements/Withdrawals

Mr. Brock reported that the Juett Property Amended Cluster Subdivision, Lake Forest Phase 1, Brown Property Townhomes, and the Whispering Hills RV Campground applications have been postponed to the May meeting.

**Motion by Lacy, second by Holland, to accept the four items for postponement. Motion carried.**

Consent Agenda

Representatives of the Paynes Landing Amended, Ward Hall Property Amended, and Kevin Turner Property applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Holland, second by Gregory, to approve the three (3) items on the Consent Agenda subject to their respective conditions of approval. Motion carried.**

ZMA-2007-06 Longview Land Company – Rezoning request for 42 acres from A-1 (Agricultural) to R-1A PUD (Single-family residential), located west of Galloway Road and north of U.S. 460 W. (Frankfort Road). PUBLIC HEARING

Chairman Brock opened the public hearing.

Ms. Cromer reviewed the staff report, stating that the request is in compliance with the Comprehensive Plan because of a specific exception for this property from the general policy of discouraging expansion of PUDs in the rural area.

It was noted that all required documentation regarding notice requirements was submitted.

Bill Pulliam, applicant, clarified that the access will be from the Longview Golf Course entrance, not Longview Drive in Longview Estates.

Jim Nance, Galloway Road resident, expressed concern that the drainage problem on his property and on Galloway Road will be worse. Mr. Pulliam stated that the new master plan shows an executive golf course on the corner of U.S. 460 and Galloway, instead of houses, which should alleviate that concern. In fact the drainage from this 42 acres will drain to a pond to the west and away from Galloway Road.

There being no further concerns, Chairman Brock closed the public hearing.

**Motion by Lacy, second by Holland, to recommend approval of the rezoning request for 42 acres from A-1 to R-1A PUD, based on its compliance with the Comprehensive Plan, and subject to the four (4) conditions of approval. By roll call vote, motion carried 6-0.**

PSP-2006-75 Crestwood Ironworks, LLC – Preliminary Subdivision Plat for twenty-one (21) cluster residential lots on 500 acres zoned A-1, located on the south side of Ironworks Road near Etter Lane.

Bruce Lankford, representing the applicant, submitted documentation regarding notice requirements. Mr. Perkins stated that an inspection of the site revealed that the sign meets the criteria in the ordinance, but the topography of the site prevents it from being seen from Ironworks Road. The applicant was willing to relocate the sign and postpone the hearing to the May meeting. He stated that Mr. Lankford indicated that the person who brought attention to the matter did receive notice and are present at the meeting, but Mr. Perkins suggested still

postponing the hearing. Mr. Bruce Smith, representing the Newton family, felt it was appropriate to postpone the matter.

**Motion by Lacy, second by Holland, to postpone the application to the May meeting. Motion carried.**

PSP-2007-13 Victoria Estates, Phase 3B, Section B-1, Block 2 – Preliminary Subdivision Plat for 14 single family residential lots, located on the west side of Overlook Pass in Victoria Estates Subdivision.

Mr. Ardary reviewed the staff report, including the variance regarding the length of the cul-de-sac.

William Daugherty, representing the applicant, agreed with the fourteen (14) conditions of approval.

**Motion by Richardson, second by Gregory, to approve the Preliminary Subdivision Plat, including the requested variance, subject to the fourteen (14) conditions of approval. Motion carried.**

PSP-2007-14 Pursel Property – Preliminary Subdivision Plat for five single family detached residential lots on 26.92 acres, located on the north side of Johnson Mill Road, just east of its intersection with Crumbaugh Road.

Mr. Ardary reviewed the staff report, including the requested variance regarding spacing between driveways.

The access agreement between Tracts 1 and 2 was discussed.

Brent Combs, Thoroughbred Engineering and representing the applicant, stated that they intend to record only two of the tracts for transfer to their two children, and asked that the improvements to Johnson Mill be delayed until the remaining three tracts are sold. Chairman Brock stated that the road would need improved even if just one tract were recorded. Mr. Perkins agreed that each tract shown on a final plat must have road improvements to its frontage.

Chairman Brock suggested added an eighth condition stating that, as final plats are submitted, a note shall be shown on the plat stating that road improvements to the frontage of those lots will be completed prior to recording of the plat. The applicant agreed to the condition.

**Motion by Bradley, second by Richardson, to approve the Preliminary Subdivision Plat, including the requested variance, subject to the eight (8) conditions of approval. Motion carried.**



PDP-2007-08 Great Crossing Cell Tower – Preliminary Development Plan for 250' free standing lattice telecommunication tower, located approximately 1,000 ft. south of U.S. 460 W. (Frankfort Road).

Mr. Ardary reviewed the staff report, including the requested variances. He noted that the variance for the access easement was stricken.

Adam Howell, Nextel Partners, agreed with the thirteen (13) conditions of approval.

Larry Wood, adjoining property owner, expressed concern about the possible health hazard of living close to a cell tower, and felt that the applicant or school board should have discussed the matter with them.

Commissioner Lacy expressed concern about the setback variances. Commissioner Holland expressed concern about the location of the tower in the event that it would fall. Mr. Howell stated that it would only fail in a catastrophic disaster which would also destroy the surrounding property. Matt Ward, Nextel Partners, provided for the record a letter from the manufacturer indicating that the tower meets the federal structural standards.

Mr. Ardary reviewed the KRS 100 statute that limits the authority of the Planning Commission in the placement of cellular communication towers. The first limitation prohibits the Planning Commission from regulating placement on the basis of the environmental effects of radio frequency emissions, which addresses Mr. Wood's concern.

Mr. Howell stated that there will be two carriers on the tower thus far.

Commissioner Bradley felt that the requested setback variances are not justified. Mr. Howell stated that the School Board indicated that they cannot accommodate the tower if the setbacks cannot be reduced to the requested distances.

**Motion by Lacy, second by Gregory, to approve the Preliminary Development Plan, to provide better wireless communication and networking opportunities to Scott County students, subject to the thirteen (13) conditions of approval, and including the three (3) variances regarding setbacks. Motion carried 4-2, with Richardson and Bradley dissenting.**

#### 2006 Comprehensive Plan Update – PUBLIC HEARING

Chairman Brock opened the public hearing.

Mr. Sapp presented the 2006 Comprehensive Plan. He specifically reviewed areas that have changed on the updated Land Use Map, including three properties to be added to



the urban service boundary. He reviewed the efforts that will continue this year to provide on-going updates.

Carolyn Oldfield, Rural Committee member, stated that the Conservation District in Scott County has over 200 followers who have signed a petition stating that they want to learn more about farmland preservation programs.

With no other comments from the Commission or public, Chairman Brock closed the public hearing.

**Motion by Lacy, second by Bradley, to recommend approval of the 2007 Comprehensive Plan and Land Use Map as presented. By roll call vote, motion carried 6-0.**

Mr. Sapp introduced Eric W. Larson, the new Assistant Director of Development Services.

Personnel Issue

Motion by Gregory, second by Richardson, to go into Executive Session to discuss personnel matters. Motion carried.

Motion by Gregory, second by Richardson, to come out of Executive Session. Motion carried.

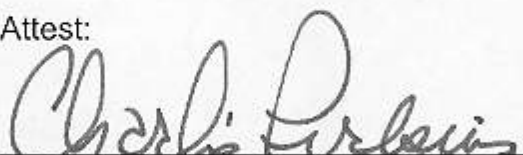
**Motion by Bradley, second by Holland, to approve full time status for Todd Reidenbach, GIS Technician, and Perry Johnston, Engineering Technician. Motion carried.**

The meeting was then adjourned.

Respectfully,

  
\_\_\_\_\_  
Barry Brock, Chairperson

Attest:

  
\_\_\_\_\_  
Charlie Perkins, Secretary

SCOTT FISCAL COURT  
RESOLUTION NO 07-02

WHEREAS, after all required notices, consultation, review and public hearing, the Georgetown/Scott County Planning and Zoning Commission adopted its recommended 2006 update to the Comprehensive Plan at its regular meeting held April 12, 2007 at 6:00 p.m. The recommended 2006 update includes the revision and reporting of the Goals and Objectives for each required element of the Plan; and

WHEREAS, after required notices, review and consultation, the update to the Comprehensive Plan was presented to the Scott Fiscal Court at its regular meeting held April 13, 2007.

NOW, THEREFORE, BE IT RESOLVED BY THE SCOTT FISCAL COURT AS FOLLOWS:

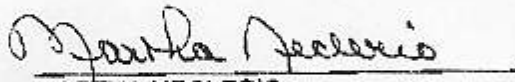
That the Georgetown/Scott County Planning & Zoning Commission's recommended 2006 update to the Comprehensive Plan was approved and adopted as appropriately providing guidance for the public and private actions and decisions to assure the development of public and private property in the most appropriate relationship, pursuant to KRS 100.083, et seq.

The foregoing Resolution was adopted by motion of MR. HUGHES, with a second by MR. HOFFMAN and approved by the UNANIMOUS vote of the Scott Fiscal Court during its regular meeting held April 26, 2007.

APPROVED AND ADOPTED BY:

  
\_\_\_\_\_  
GEORGE LUSBY  
SCOTT COUNTY JUDGE EXECUTIVE

ATTESTED BY:

  
\_\_\_\_\_  
MARTHA NECLERIO  
SCOTT FISCAL COURT CLERK

CITY OF GEORGETOWN  
RESOLUTION 07-011  
Sponsor: Mr. Thompson

A RESOLUTION OF THE CITY OF GEORGETOWN ADOPTING AND  
APPROVING THE 2006 UPDATED CITY OF GEORGETOWN-SCOTT COUNTY  
COMPREHENSIVE PLAN

WHEREAS, the City of Georgetown-Scott County Planning Commission has prepared the 2006 update of the Comprehensive Plan, including revisions to the goal and objectives; and

WHEREAS, the Planning Commission adopted the 2006 update of the Comprehensive Plan at its regular meeting held April 12, 2007; and

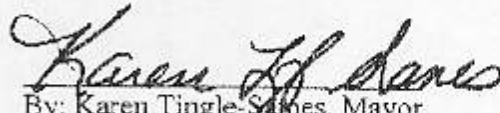
WHEREAS, the Planning Commission has recommended the 2006 update to the City of Georgetown for adoption.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF GEORGETOWN AS FOLLOWS:

1. That the City hereby adopts the 2006 revised Georgetown-Scott County Comprehensive Plan, including the goals and objectives as set forth therein.

This RESOLUTION was approved by vote of the City Council, City of Georgetown on the 29th day of May, 2007.

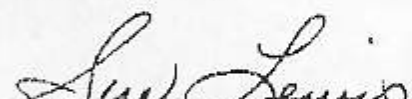
CITY COUNCIL OF GEORGETOWN

  
By: Karen Tingle-Simes, Mayor

Approved as to form and legality:

  
Patricia K. Foley, City Attorney

ATTESTED BY:

  
Sue Lewis, City clerk/Treasurer

CITY OF SADIEVILLE  
RESOLUTION NO. 2007-03

WHEREAS, after all required notices, consultation, review and public hearing, the City of Georgetown - Scott County Planning Commission adopted its recommended 2006 update of the Comprehensive Plan at its regular meeting held April 12, 2007 at 6:00 p.m. The recommended 2006 update includes revision and reporting of the Goals and Objectives for each required element of the Plan; and

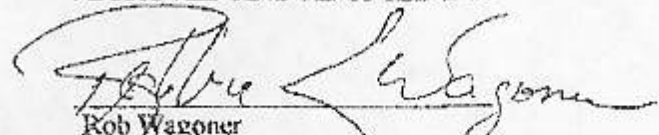
WHEREAS, after required notices, review and consultation, the update to the Comprehensive Plan was presented to the City of Sadieville City Commission at its special meeting held May 22, 2007.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SADIEVILLE CITY COMMISSION AS FOLLOWS:


That the Georgetown - Scott County Planning Commission's recommended 2006 update to the Comprehensive Plan was approved and adopted as appropriately providing guidance for the public and private actions and decisions to assure the development of public and private property in the most appropriate relationship, pursuant to KRS 100.083, et. seq.

The foregoing Resolution was adopted by motion of Mayor Wagoner, with a second by Commissioner Reese, and approved by the unanimous with 0 opposing vote of the City of Sadieville City Commission during its special meeting held May 22, 2007.

APPROVED AND ADOPTED BY:

  
Rob Wagoner  
Mayor, City of Sadieville

ATTESTED BY:

  
Cynthia Foster  
Sadieville City Clerk

CITY OF STAMPING GROUND  
RESOLUTION NO. 07- 003

WHEREAS, after all required notices, consultation, review and public hearing, the City of Georgetown - Scott County Planning Commission adopted its recommended 2006 update of the Comprehensive Plan at its regular meeting held April 12, 2007 at 6:00 p.m. The recommended 2006 update includes revision and reporting of the Goals and Objectives for each required element of the Plan; and

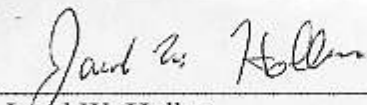
WHEREAS, after required notices, review and consultation, the update to the Comprehensive Plan was presented to the City of Stamping Ground City Council at its regular meeting held May 1, 2007.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF STAMPING GROUND CITY COUNCIL AS FOLLOWS:

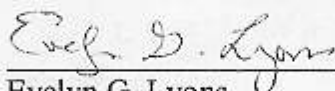
That the Georgetown - Scott County Planning Commission's recommended 2006 update to the Comprehensive Plan was approved and adopted as appropriately providing guidance for the public and private actions and decisions to assure the development of public and private property in the most appropriate relationship, pursuant to KRS 100.083, et. seq.

The foregoing Resolution was adopted by motion of Chad Smith, with a second by Frank Farn, and approved by the (unanimous) [ # to #, with \_\_\_\_\_ opposing] vote of the City of Stamping Ground City Council during its regular meeting held May 1, 2007.

APPROVED AND ADOPTED BY:

  
\_\_\_\_\_  
Jared W. Hollon  
Mayor, City of Stamping Ground

ATTESTED BY:

  
\_\_\_\_\_  
Evelyn G. Lyons  
Stamping Ground City Clerk

# GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN VOLUME I - 2006 UPDATE

## *EXECUTIVE SUMMARY*

### OVERVIEW

This document is Volume I of the 2006 Update of the Georgetown-Scott County Comprehensive Plan. The purpose of the plan, in addition to providing a “snapshot” of where Scott County is in terms of its growth management, is to provide decision-makers throughout the county guidance in their efforts to develop and implement consistent and constructive growth policy decisions - decisions that will result in responsible economic and civic benefit to the citizens of Scott County.

The Kentucky Tourism Cabinet projects that Scott County will experience a continuing county-wide annual growth rate of approximately 8.7% as measured from 2005 to 2010. U.S. Census Bureau statistics indicate a projected average county-wide growth rate through 2030 of 9.1% annually. Based on raw statistics provided by the public school system, school enrollment increased an average of 3.54% annually between 2000 and 2005, and is expected to continue at or above that pace for the duration of the 5-year planning window envisioned by this plan. In addition, housing starts show an average annual growth rate of 6% over the same period. This translates to a steady increase in the need for community facilities and services at the rate of approximately 9% per year to keep pace with the projected growth. Ideally, these facilities and services will be put in place just prior to the time they are needed. For this to occur, however, broad planning and budgeting activities at all levels of government throughout Scott County must be initiated in the short term in order to provide for the growth in advance of its arrival.

Growth projections notwithstanding, a number of significant developments are already on the horizon that will most certainly impact life within Scott County. For example, the announced expansion of Toyota into assembly of its hybrid automobiles and its looming emergence as the world’s number one carmaker indicate a continued opportunity. The arrival of the World Equestrian Games in 2010, well within the planning window addressed by this update of the Comprehensive Plan, also paints a picture of substantial growth and opportunity for all areas of Scott County, particularly when the “ramp-up” and “follow-up” activities associated with this world event are considered.

Volume I of the Comprehensive Plan Update is organized into four individual chapters, each of which focuses on one of the required elements of the plan as prescribed by Kentucky statutes. Chapter 1 addresses Urban Land Use; Chapter 2 addresses Rural Land Use; Chapter 3 contains information regarding the Transportation network; and Chapter 4 describes needs and plans associated with Community Facilities-related organizations, activities, and services. Each chapter contains a set of related goals and objectives based on a common principle that, taken together, will



move Scott County forward by ensuring realistic deliberations concerning growth decisions in the future. By using a series of citizen advisory committees in partnership with the professional staff in the Planning and Zoning office, a concerted effort has been made to ensure balance, fairness, and an accurate reflection of community desires in the goals and objectives set forth in this Comprehensive Plan.

## URBAN LAND USE

The Urban Land Use Element makes up Chapter One of this volume of the 2006 Comprehensive Plan Update. In summary, it confirms the fact that Scott County continues to experience rapid change and demonstrate great potential. This Element outlines a plan for guiding growth in a direction that will help accomplish future economic and service delivery goals for Scott County for the benefit of its citizens and municipalities. The goal statements, as detailed in this and other elements of the Comprehensive Plan, seek to incorporate and balance the many issues facing Scott County. They are based on the following fundamental principle:

### **Fundamental Principle For Urban Land Use:**

***The Fundamental Principle for managing growth within Scott County is to produce a positive impact on the overall quality of life throughout the County and achieve a proper balance between the property rights of individuals and the rights and needs of the general public and community.***

The Growth and Land Use Plan will encourage and guide opportunities for growth and help achieve goals for improving aspects of the community such as the economy, social diversity, and public services. It will also help manage growth to conserve and enhance our fiscal, historic, and environmental resources. For the purposes of this plan, urban areas are defined as those areas of Scott County that are within incorporated or defined Urban Service Boundaries.

The Urban Land Use Element contains five major sections including: Goals and Objectives, Growth Projections, Urban Service Boundaries, a Land Use Plan addressing urban growth and development, and Special Planning Areas – a section identifying specific areas of the county that warrant special planning attention due to their condition and growth potential.

Section I, the Goals and Objectives section sets the goals and establishes the policies that will guide future growth and land use in the urban areas of Scott County. It includes recommended goals and objectives for growth, urban form, and open space. Section II, Growth Projections, provides projections for population growth and land needs that are the foundation for managing growth and the Land Use Plan. It summarizes the many factors evaluated during 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. In Section III, the reader will learn about the actions and recommendations associated with establishing or adjusting Urban Service Boundaries within the county. The decision criteria to be used in developing recommendations regarding the extent of and adjustments to defined Urban Service Boundaries within Scott County are described in full in this section. The actual decision criteria used are found in Appendix C of this element. Section IV of the Urban Land Use Element,

the county's Urban Land Use Plan, outlines aspects of the general plan for land use, particularly but not exclusively in the urban areas of Scott County. Finally, in Section V of this element Special Planning Areas are addressed. Here the reader will find summary descriptions of the specific areas requiring special attention or having or needing to have small area plans developed. The continuing need for collaboration between organizations and implementing a balanced approach to land use issues while giving due consideration for historic and environmentally sensitive areas and issues, is stressed and supported by the goals and objectives in this section.

## RURAL LAND USE

In Chapter 2 of the Comprehensive Plan readers will find the goals and objectives associated with Rural Land Use issues and areas. These goals and objectives are based on the following fundamental principle:

### **Fundamental Principle For Rural Land Use:**

***The guiding principle for management of growth and development in rural areas of Scott County is that actions taken and decisions made 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.***

It is a fact that Scott County continues to experience rapid change and great growth potential, particularly in its rural areas. The Rural Land Use Element of the Georgetown-Scott County Comprehensive Plan proposes a plan for guiding growth in the rural areas of Scott County in a direction that will help accomplish future goals and promote economic growth throughout Scott County. For the purposes of this plan, rural areas are defined as those areas of Scott County that are unincorporated and/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, agricultural, and environmental resources.

The major sections of the Rural Land Use element include Goals and Objectives, Growth Projections and Land Needs, and a proposed Land Use Plan for Rural Areas. In Section I -- Rural Development and Preservation -- Goals and Objectives, the reader will find proposed 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 of this element provides projected population growth and housing and residential land needs that constitute the foundation for growth and land use management within Scott County. It 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, the Rural Land Use Plan, contains summary descriptions of 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 and standards framework for guiding growth in rural areas of Scott County.

## TRANSPORTATION

Chapter 3 of Volume I contains the Transportation Element of the Georgetown-Scott County Comprehensive Plan. This element of the Georgetown-Scott County Comprehensive Plan consists of “goals and objectives” as required by KRS 100.193, and establishes the county-wide transportation plan for the future as required by KRS 100.187. The Transportation Element is based on an analysis of the adequacy of existing and proposed transportation facilities needed to accommodate existing and projected development within the Georgetown and Scott County community as required by KRS 100.191.

The Transportation Element will help to guide public and private land development decisions, serve as a basis for the dedication of public rights-of-way when land is subdivided, re-zonings are sought for more intense uses, conditional use permits are requested, or other activities involve the creation or significant expansion of use, and guide the prioritization of local and State transportation improvement projects. The overall purpose of the comprehensive plan will be realized as the goals and objectives of this and other chapters are adopted and supported by the various local legislative bodies within Scott County.

The information contained within this element is intended to assist the Planning Commission, State and local government officials, developers, and citizens in understanding the transportation system contained within Scott County and its municipalities. A broad understanding of the transportation network is essential with respect to making sound decisions regarding investments in and prioritization of transportation related construction and maintenance projects. These decisions affect virtually all of the residents of Scott County and should be made with all deliberation and the best information available. The information in this chapter documents the structure, classification schemes, and levels of service for the existing transportation network within the county. It will help the reader understand the complexities of the transportation network and the opportunities for improvement throughout the 10-year planning window envisioned by the Comprehensive Plan.

As with the other plan elements, the goals and objectives established for the county transportation network are based on an overriding fundamental principle. That Fundamental Principle is:

**Fundamental Principle For Transportation:**

***The guiding principle for decisions made regarding the transportation network within Scott County is that such decisions are made based on due-diligence and with an eye toward striking a proper balance between the needs of the public and the need to encourage and manage growth throughout the county. Decisions should result in a safe and modern transportation network that serves the needs of an increasingly mobile public, maintains and supports community commerce and integrity, and is sensitive to the historic and environmental aspects of Scott County.***

Chapter Two, Section 1, Supporting Information, will assist the reader in understanding the remainder of the document. It provides context, and key terms and their definitions as used throughout the Transportation Element. In Section II, Transportation Goals, Objectives, Policies, and Standards, the general goals, objectives, policies, and standards that have been developed and adopted by the Planning Commission and its staff to guide decision-makers are outlined. Function-specific goal statements are included for Transportation Adequacy, Roadway System Access, Land Use, Roadway Location, Air Service, Rail Facilities, and Phasing and Coordination. Specific Project Priorities, Section III of this planning element, describes the “on-the-ground” application of the goals, objectives, policies, and standards to current and future transportation network improvements. It provides a prioritized list of those improvement projects considered most important to enhancing the quality of life for Scott County Citizens. The Kentucky Six-Year Highway Plan is the centerpiece for this section, and incorporates the bulk of the Scott County goals for construction. Municipal goals are also included for Georgetown, Sadieville, and Stamping Ground. In Section IV, Implementation Method, readers will discover the principle methods proposed for funding the planned transportation improvements.

**COMMUNITY FACILITIES**

Chapter 4 of Volume I of the Georgetown-Scott County Comprehensive Plan is the Community Facilities Element of the Plan. This element describes in general terms the facilities and services situation as it currently exists and outlines projected needs for the next five-years. It also contains summary information contained within the capital plans of the various departments responsible to provide services throughout the county. If implemented this plan will provide decision-makers with much of the information they need to properly manage what is considered a steady and inevitable pattern of growth throughout the county and its municipalities. This element of the Comprehensive Plan also provides information about the major types of public infrastructure and services that will be needed to accommodate expected growth and accomplish the goals of the Comprehensive Plan. The primary purpose of Chapter 4 is to provide a broad information base from which a coordinated capital improvement program can be developed. The intent is to encourage and facilitate informed choices by decision-makers. For each type of service or facility, this element of the plan describes standards (where they exist) for adequate services and facilities; the current environment and deficiencies; a projection of future needs; and the implications of various alternatives for meeting those needs.

Community Facilities Element, Section 1, includes Goals, Objectives, and Implementing Actions, and outlines the comprehensive goals, objectives, and implementing actions, or “next steps” needed to move forward in the effort to achieve the aims of the Comprehensive Plan, including recommendations from the community at large. Each of the major departments and agencies that function as facilities and/or services providers of Community Facilities and Services is represented in Section II of the Community Facilities Element. These profiles contain forward-looking prioritized plans for developing and maintaining their respective levels of service to the community over the next 5-10 years. The profile sections also contain department-specific goals and objectives that will facilitate achievement of the general goals and objectives contained in Section 1. These goals and objectives are established within the framework of the following Fundamental Principle:

**Fundamental Principle For Community Facilities:**

***Growth throughout Scott County over the next five-years is inevitable. The question regarding growth is not “if” but rather “when, where, and how much.” Given that reality, to meet the facilities and services needs of the future, the fundamental principle that guides decision-makers is the absolute requirement for ongoing collaboration between and among agencies and municipalities with respect to planning and developing capital budgets and their associated investment in facilities and services.***

**APPENDICES**

At the end of Volume I are appendices that contain pertinent background, explanatory and clarifying information that will help the reader understand context and detail associated with various other sections of the document.