

# Agriculture & Environment Sub-Committee

July 20, 2016

5:00-7:00pm

Planning Commission Office  
230 East Main Street

Georgetown-Scott County  
Comprehensive Plan Update





# Time Line and Work Plan

## July:

- Minimum lot size
- Rural Residential
- Agricultural Subdivisions
- Staff begins compiling a draft of the Environment Chapter

## August:

- Define Creek Conservation Corridors
- Environmental Impact Plan
- Conditional Use Permit Limitations

# Time Line and Work Plan

## September:

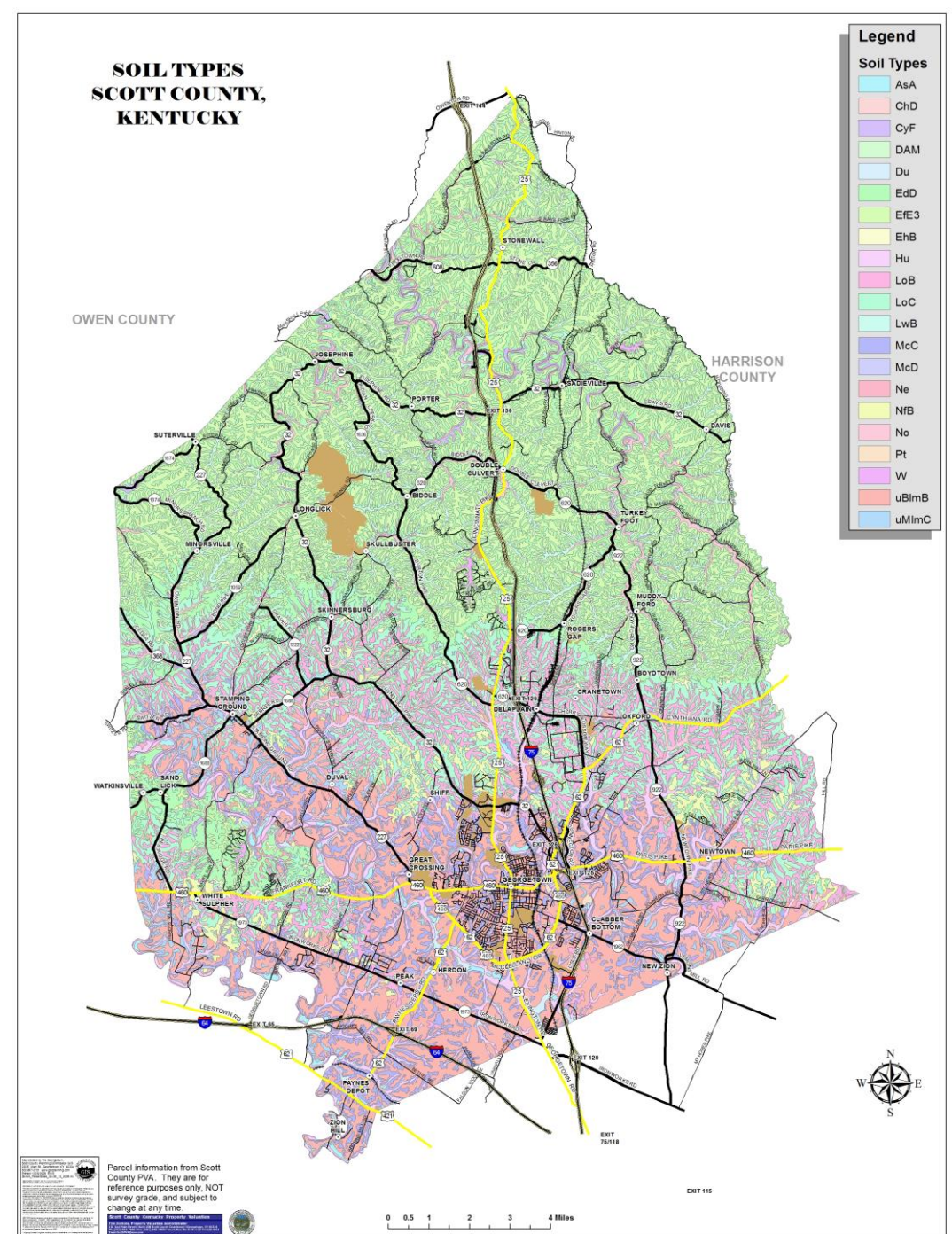
- Cell Towers
- Package Treatment Plants
- Committee Review and revise draft Environment Chapter



# Goal

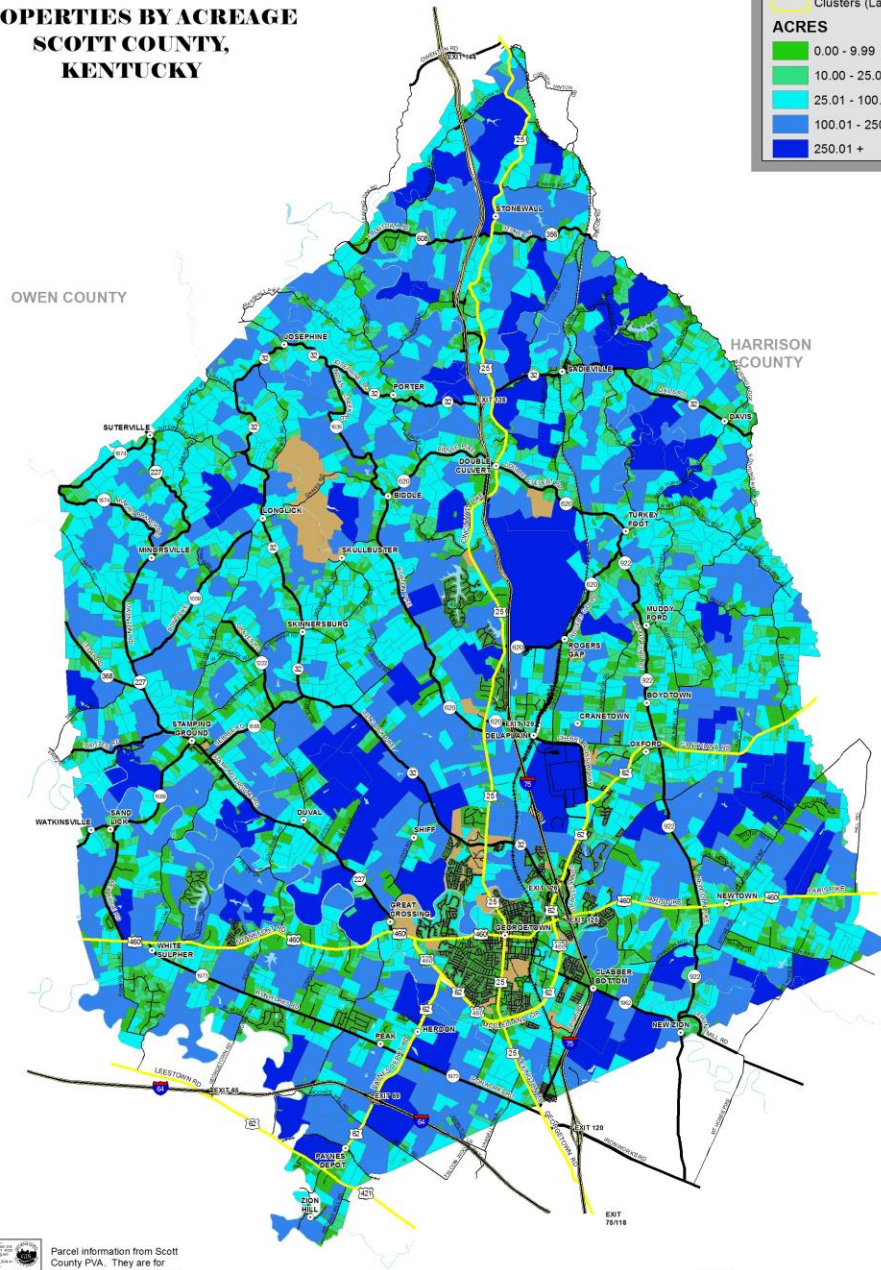
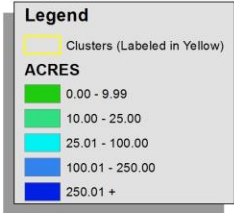
## Overarching goal for today's discussion:

- Preserve prime farmland for agricultural uses
  - USDA definition: ...land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses...
  - Farmland of Statewide Importance: ...includes areas of soils that nearly meet the requirements of prime farmland and that economically produce high yields of crops...





**AGRICULTURALLY ZONED  
PROPERTIES BY ACREAGE  
SCOTT COUNTY,  
KENTUCKY**



Parcel information from Scott County PVA. They are for reference purposes only, NOT survey grade, and subject to change at any time.



0 0.5 1 2 3 4 Miles

EXIT 115



# Minimum Lot Size

## A-1 Zoning District

- The A-1 Zoning District has a minimum lot size of 5 acres
- Any subdivision creating 4 or more tracts of 5-10 acres (including the parent tract) is required to rezone to the A-5 district.

## A-5 Zoning District

- Minimum lot size of 5 acres
- Cluster Subdivision are also allowed in this zoning district with lot sizes between 1.75 – 2.0 acres. (The overall density still remains 1 dwelling unit per 5 acres.)

# Minimum Lot Size

## Larger lot sizes

- Owners looking for a residential lot are less likely to buy a 10+ acre lot
- Larger lot sizes may price some out of living in agricultural areas
- Larger lots would reduce the number of entrances onto already strained rural roads

## Smaller lot sizes

- Owners looking for a residential lot are more likely to buy a 1 - 4 acre lot
- Smaller minimum lot sizes increases the number of people who would consider living outside city limits
- Smaller lots may not support septic systems
- Smaller lots would increase the number of entrances onto rural roads

# Rural Residential

## 3 Types of Rural Residential Existing:

1. 5-Acre Lots
2. Cluster Subdivisions
3. Rural Community/Neighborhood

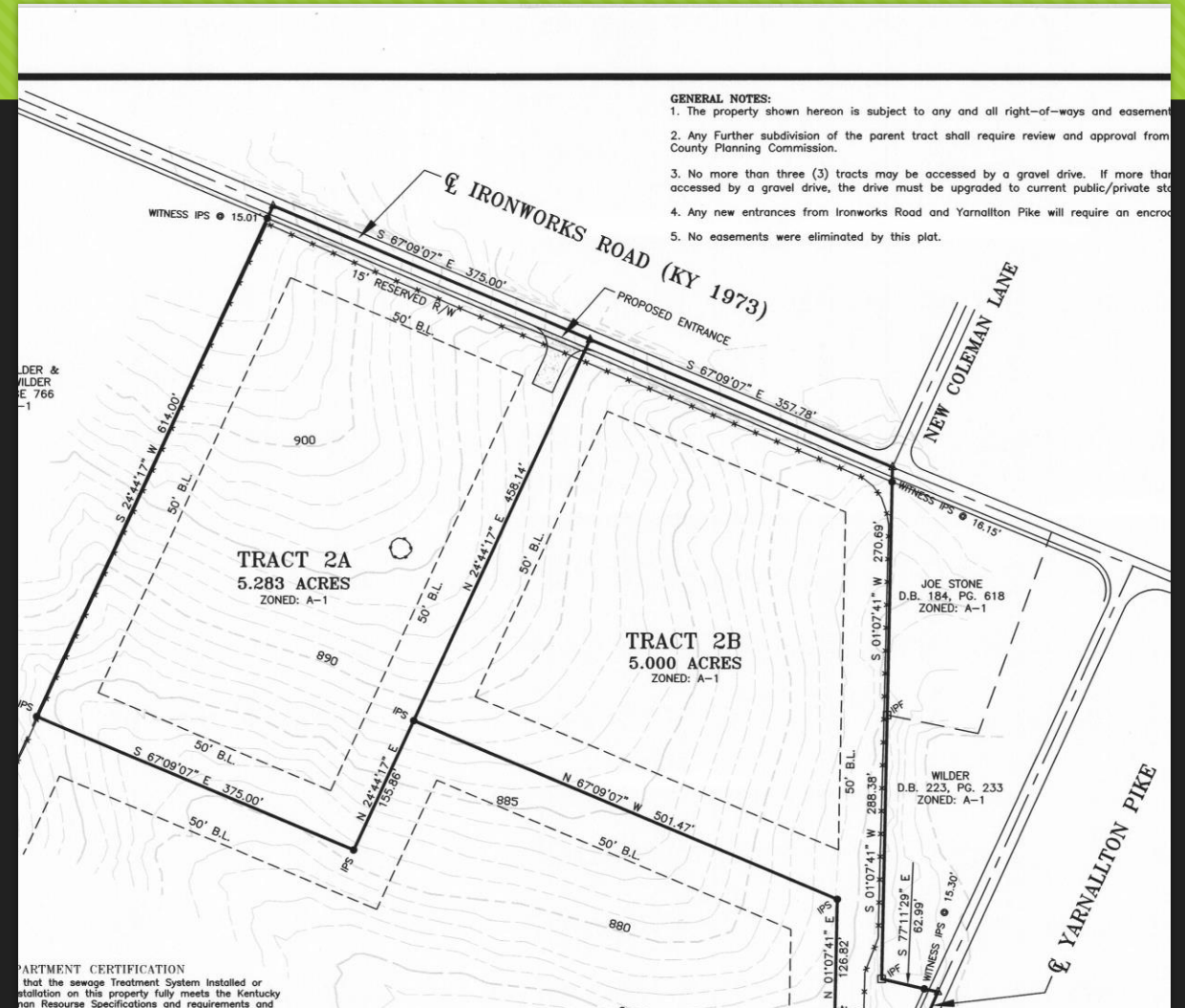




# Rural Residential

## 5-Acre Lots:

- Allow for low-density residential development
- Relatively simple process for landowners
- These lots are relatively unsuitable for agricultural purposes
- Many have road access via unimproved gravel drives since road frontage is not a requirement



# Rural Residential

## Cluster Subdivision:

- Allow for low-density residential development
- Creates a larger tract that cannot be further subdivided for agriculture/open space
- Required fencing and landscaped buffering when adjoining A-1 property
- Residential tracts have internal direct road access

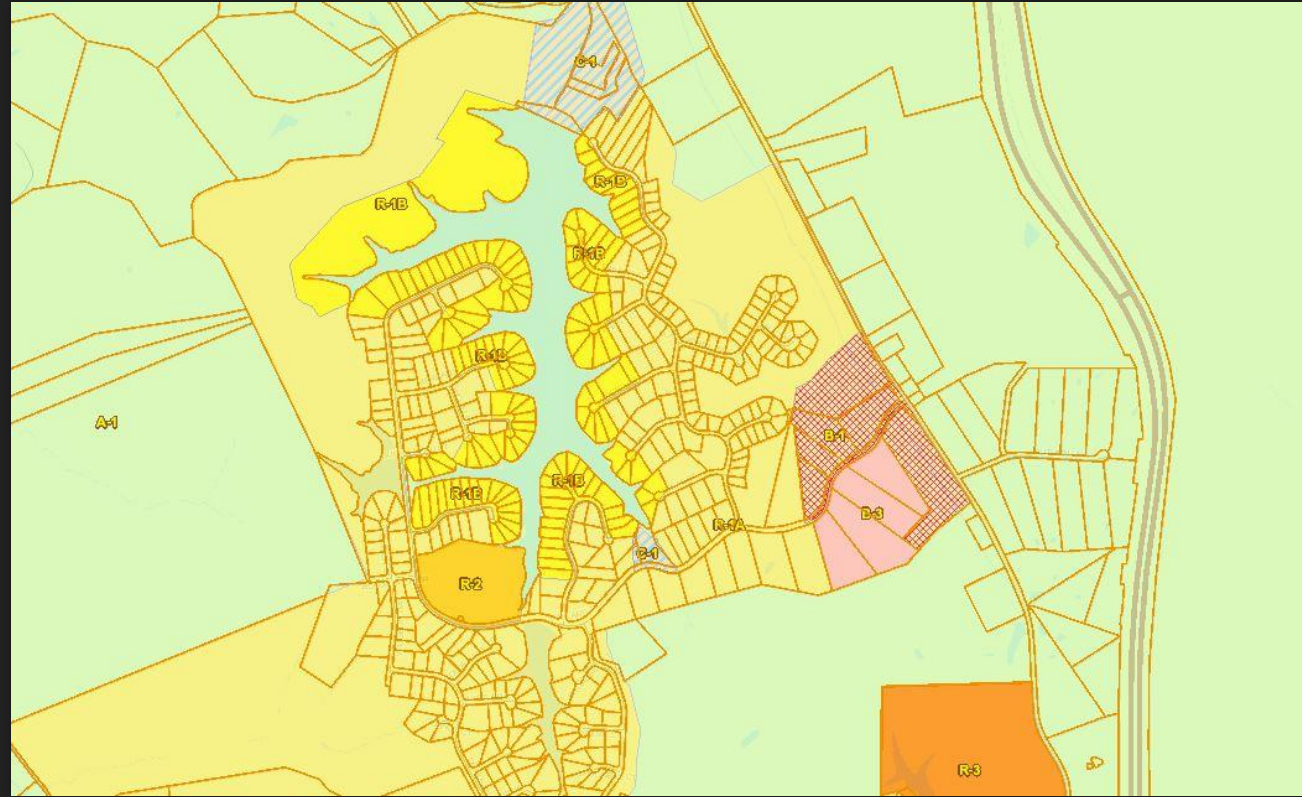




# Rural Residential

## Rural Community/Neighborhood:

- Higher density development outside of urban areas
- Provides commercial spaces to support the community/neighborhood
- Lots are often too small for on-site septic, and require HOA maintained sewer treatment
- Several of these exist in Scott County, but new proposals of this type have not been seen in a number of years





# Rural Residential

**How does the future of Rural Residential in Scott County look?**

- **Density**
- **Buffering**
- **Road access**
- **Septic vs. sewer**
- **Location**

# Agricultural Subdivisions

## Current Regulations

- **Minor Plats for 3 or fewer lots created as long as the property has not been part of a subdivision since 1999 are reviewed by staff**
- **Any plat that does not fit these criteria requires review by the Planning Commission**
- **Creating 4 or more lots between 5-10 acres (or for clusters) requires rezoning to the A-5 district**

# Agricultural Subdivisions

## New Ideas

- **Bourbon County: Time restrictions on subdivisions**
- **Different regulations for the prime farmland of Scott County**
  - **Larger lot size for prime farmland**
  - **Clusters required for prime farmland**
- **Increased minimum lot size**



# What happens next?

## Homework:

- How do we define and protect Creek Conservation Corridors
- What elements should be in an environmental impact study?

## Next Sub-Committee Meeting

- Wednesday, August 17<sup>th</sup>  
from 5:00-7:00pm
- Planning Commission Office,  
230 East Main Street