

Agriculture & Environment Sub-Committee

August 17, 2016

5:00-7:00pm

Planning Commission Office
230 East Main Street

Georgetown-Scott County
Comprehensive Plan Update



Time Line and Work Plan

August:

- Define Creek Conservation Corridors
- Conditional Use Permit Limitations
- Cell Towers

September:

- Committee Review and revise draft Environment Chapter

Creek Conservation Corridors & Minor Waterways

Two levels of protection established by 1991 Comprehensive Plan

1. Creek Conservation Corridors:

1. First defined based on all streams designated C-1 on the 1977 Zoning Map.
2. Later Expanded to include:
 1. Streams with a 100-year floodplain,
 2. Creeks that supply municipal water systems or the main tributaries that discharge into such streams above the water intake, or
 3. Creeks that are a recreational or scenic resource
3. Examples: North and South Elkhorn Creek, Royal Spring Branch, Cane Run, Eagle Creek, and the lower reaches of Lanes, McConnell, and Miller Run.

Creek Conservation Corridors & Minor Waterways

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1. Creek Conservation Corridors:

- 4. The protected area should include not only the stream itself, but also:**
 - 1. 100-year floodplains**
 - 2. Riparian habitat: vegetation and wildlife closely associated with the waterway**
 - 3. Steep creek bluffs and banks that cannot be developed without causing erosion or destruction of the habitat and visual character of the stream.**
 - 4. Land uses and development adjacent to or near the creek that could affect its natural qualities should also be included in the Creek Conservation Corridor for planning purposes, although these would not be zoned C-1.**

Creek Conservation Corridors & Minor Waterways

Two levels of protection established by 1991 Comprehensive Plan

2. Minor Waterways:

1. All USGS blue-line streams
2. These would not be rezoned C-1
3. Main objective would be to manage land uses and development to protect water quality and minimize potential for erosion or negative impacts from increased runoff downstream.
4. Maintaining the scenic, habitat, and open space value of these waterways would be encouraged but not required

Conditional Uses in the A-1 Zone

Conditional Uses in the A-1 zone include:

- Cemeteries,
- Public and private parks and recreational areas,
- Commercial feed lot operations,
- Slaughter houses,
- Airports,
- Churches, libraries, schools, hospitals, institutions, and clubs,
- Home occupations that exceed the limitations in the definition of such
- Bed & Breakfasts
- Animal Hospitals and clinics
- *Kennels*
- Secondary single family residence on same tract for related family members or for hired farm workers.

Conditional Uses in the A-1 Zone

LFUCG

For any of the following conditional uses... a total of 10,000 square feet shall be the maximum allowable for all structures proposed for such uses.



Cell Tower Siting

Owensboro:

Potential sites that should be considered (in order from most-preferred to least-preferred) include street right-of-way, existing utility towers, industrial zones, commercial zones, and government buildings.



Cell Tower Siting

LFUCG:

- Local government owned property
- Whenever possible they shall be sited to minimize their adverse effect on residential uses in the immediate area
- Only when no other adequate site is available shall a cellular antenna tower be permitted in a residential zone.
- Prohibited in: flood hazard areas, environmentally sensitive or geologic hazard, 1,200 FT of a local historic district or landmark, 1,200 FT of a National Register District or Property, scenic byway

What happens next?

- **Next Sub-Committee Meeting**
- **Wednesday, August 17th**
from 5:00-7:00pm
- Planning Commission Office,
230 East Main Street

