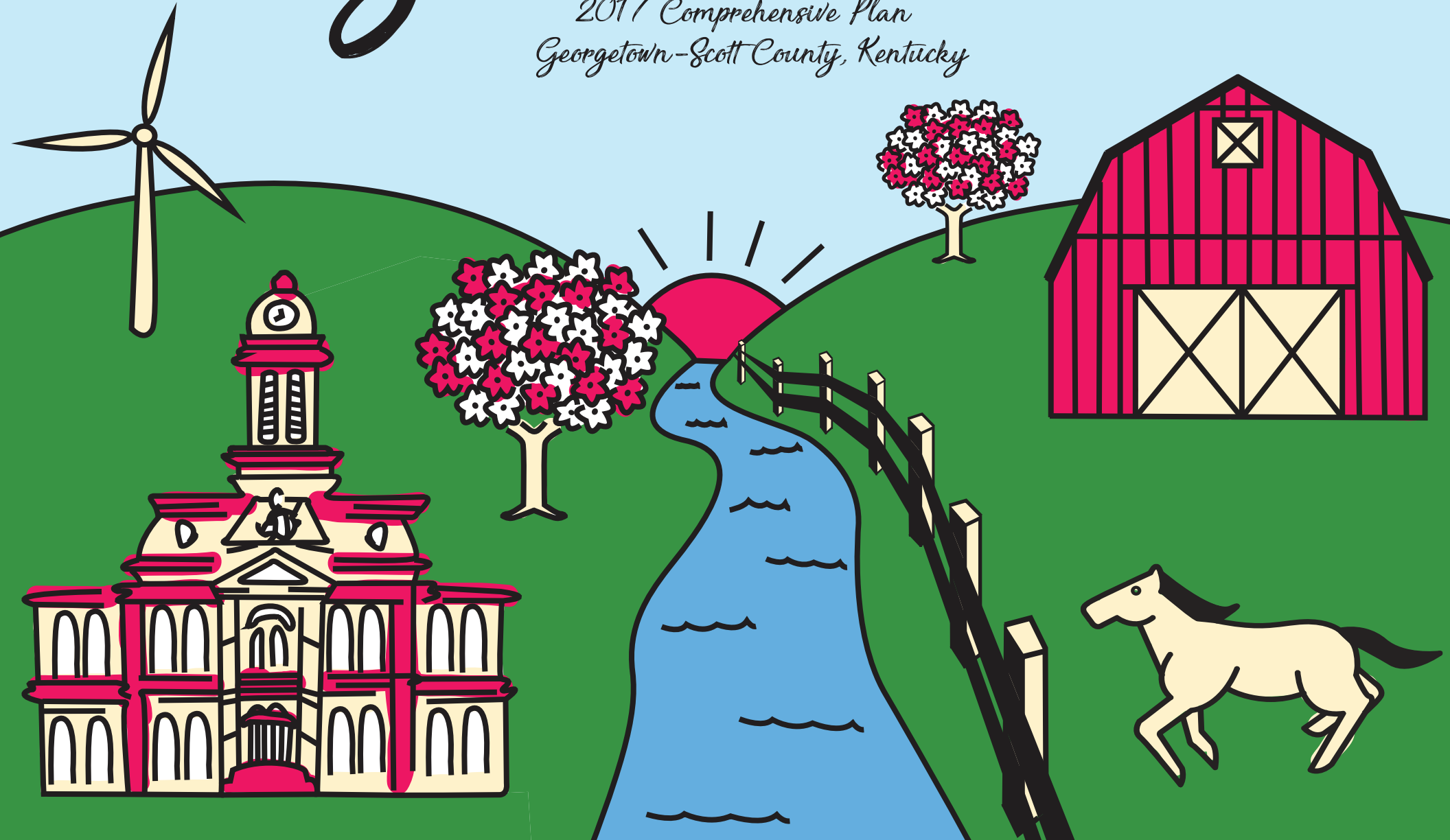


Great Scott!

*2017 Comprehensive Plan
Georgetown-Scott County, Kentucky*



GREAT SCOTT!

The 2017 Comprehensive Plan for Georgetown-Scott County, Kentucky

Adopted by:

Comprehensive Plan Steering Committee - December 12, 2017
Georgetown-Scott County Planning Commission - December 19, 2017
Georgetown City Council - March 12, 2018
Scott County Fiscal Court - January 12, 2018
Sadieville City Commission - March 19, 2018
Stamping Ground City Commission - March 20, 2018





TABLE OF CONTENTS

Acknowledgements.....	v
Executive Summary.....	x
Vision Statement.....	xiii
Chapter 1: Context.....	1
Chapter 2: Community Form.....	25
Chapter 3: Infrastructure & Public Facilities...	81
Chapter 4: Heritage.....	107
Chapter 5: Housing.....	125
Chapter 6: Human Services.....	139
Chapter 7: Environment.....	153
Chapter 8: Economic Growth.....	171
Chapter 9: Implementation.....	187
Glossary.....	217
Appendix.....	231





ACKNOWLEDGEMENTS

The Great Scott! Comprehensive Plan is the result of the work of many individuals, community groups and organizations who contributed their valuable time, ideas and support throughout the public engagement process.

Thank you to all involved!

Executive Steering Committee

Rob Jones
Planning Commission, Chair

Steve Smith
Planning Commission

Frank Wiseman
Planning Commission

Rick Hostetler
Scott County Magistrate

Bill Burke
Scott County Magistrate

Chad Wallace
Scott County Magistrate

Polly Singer Eardley
Georgetown City Council

Connie Tackett
Georgetown City Council

David Lusby
Georgetown City Council

Claude Christensen
Mayor of Sadieville

Dale Perry
Stamping Ground Representative

Kandice Whitehouse
At-Large Representative

Christie Robinson
At-Large Representative

Mike Hockensmith
At-Large Representative

Planning Commissioners

Rob Jones
Chair, Exec. Comm., County Appointee

Mark Sulski
Vice-Chair, Exec. Comm., City Appointee

Steve Smith
Executive Committee, County Appointee

Byron Moran
Executive Committee, City Appointee

Regina Mizell
County Appointee

Frank Wiseman
County Appointee

John Shirley
City Appointee

Jeff Caldwell
City Appointee

Johnny Cannon
Joint City-County Appointee

Staff

Joe Kane, AICP, LEED AP
Director

Megan Enyeart Chan, AICP
Senior Planner

Matt Summers
Planner II

Whitley Wolfe
GIS Analyst

Ryan Cooper
GIS Technician

Jay Farris
GIS Technician

Mary Somerville
Office Manager

Andrew Tackett
Receptionist

Brent Combs
Engineer

Ben Krebs
Engineer

John Carter
Senior Engineering Technician

Perry Johnston
Engineering Technician

Alaina Hagenseker
Planning Intern



Comprehensive Plan Committees

We would like to extend special thanks to the following professionals and citizens from our community who brought their expertise and local knowledge to our working sub-committees. All members attended at least two committee meetings.

Land Use Committee

Third Mondays

David Lusby, *Chair*
 Joe Kane, *Staff Lead*
 Larry Bottom
 Ed Bringardner
 Susan Byars
 Megan Enyeart Chan
 Ryan Cooper
 Roy Cornett
 Kyle Fannin
 Alaina Hagenseker
 Bret Halverson
 Jeff Jennings
 Mike Mizell
 William (Bill) Offutt
 Christie Robinson
 Christina Rush
 Polly Singer Eardley
 Matt Summers
 Andrew Tackett

Infrastructure & Public Facilities Committee

Fourth Tuesdays

Steve Smith, *Chair*
 Joe Kane, *Staff Lead*
 Frank Allen
 Estrella Aguilar
 Leigh Ellen Baird
 Larry Bottom
 Mike Bradley
 Martin Carpenter
 Megan Enyeart Chan
 Eric Colson
 Brent Combs
 Ryan Cooper
 Mike Craft
 Alaina Hagenseker
 Brian Hayes
 Michael Hennigan
 Phil Logsdon
 Nick Moran
 Daryl Mulder
 Dale Perry
 Steve Roggenkamp
 Ruth Rowles
 Matt Summers
 Curt Woodson

Agriculture & Environment Committee

Third Wednesdays

Claude Christensen, *Chair*
 Matt Summers, *Staff Lead*
 Larry Bottom
 Susan Byars
 Robert Conley
 Roy Cornett
 Alaina Hagenseker
 Rick Hostetler
 Perry Johnston
 Joe Kane
 Whitley Keltner
 Cindy King
 William (Bill) Offutt
 Blanche Overton
 Stephen Price
 Roger Quarles
 William (Chip) Richardson
 Mac Stone
 Andrew Tackett



Economic Growth Committee

Fourth Mondays

Rob Jones, *Chair*
 Matt Summers, *Staff Lead*
 Larry Bottom
 Mike Bradley
 Megan Enyeart Chan
 Amelia Cloud
 Jack Conner
 Alaina Hagenseker
 Grover Hibberd
 Mike Hockensmith
 Rick Hostetler
 Ethan Howard
 William (Bill) Offutt
 Ashleigh Perry
 Don Rochester
 Steve Roggenkamp
 Mark Smith

Heritage & Urban Form Committee

Third Thursdays

Polly Singer Eardley, *Chair*
 Megan Enyeart Chan, *Staff Lead*
 Kay Bechel
 Ryan Cooper
 Kitty Dougoud
 Patricia Fannin
 Bailey Gilkerson
 Alaina Hagenseker
 Rick Hostetler
 Joe Kane
 Shirl Marks
 Cathy Mattingly
 Byron Moran
 Lori Saunders
 Mary Somerville

Human Services & Community Building Committee

Fourth Thursdays

Kandice Whitehouse, *Chair*
 Megan Enyeart Chan, *Staff Lead*
 Frank Allen
 Amber Broaddus
 Martin Carpenter
 Millie Conway
 Alaina Hagenseker
 Donna Hostetler
 Theo Leverenz
 Paula Mata
 Scot Mitchell
 Ashleigh Perry
 Nathaniel Price
 William (Chip) Richardson
 Matt Summers
 Ellen White



Focus Group Participants

We would like to extend special thanks to the following professionals and citizens from our community who attended our single evening sessions.

Bicycle & Pedestrian

11/19/2015

- Megan Enyeart Chan, *Staff Lead*
- Curt Breswick
- Brent Combs
- Ryan Cooper
- Jeanne Davis
- Troy Hearn
- Phil Logsdon
- Christie Robinson
- Steve Roggenkamp
- Muhammad Saifullah
- Matt Summers
- Connie Tackett
- April Thomas
- Chad Wallace

Human Services

11/23/2015

- Megan Enyeart Chan, *Staff Lead*
- Millie Butcher Conway
- Melissa Mattox
- Regina Mizell
- Julie Pattie
- Nathaniel Price
- Leah Riney-McCombs
- Pauline Shackelford
- Matt Summers
- Rita Thompson
- Kandice Whitehouse

Neighborhoods

12/1/2015

- Megan Enyeart Chan, *Staff Lead*
- Lindsey Apple
- Tim Brett
- Susan Byars
- Amy Cloud
- Kitty Dougoud
- Patricia Fannin
- Bret Halverson
- Barbara Moore
- Polly Singer Eardley
- Matt Summers
- Jason Wentworth
- Sandy Whelan
- Chasity Wooten

Growth and Economic Development

12/2/2015

- Joe Kane, *Staff Lead*
- Michael Blowen
- Jack Conner
- Mike Hockensmith
- Kim Menke
- Christie Robinson
- Matt Summers

Building Industry

12/3/2015

- Joe Kane, *Staff Lead*
- Dennis Anderson
- Megan Enyeart Chan
- Brent Combs
- Joel Day
- Fred Eastridge
- Mark Hammel
- Rob Jones
- Rory Kahly
- Joe Kane
- Jordan Seiter
- Chad Wallace
- Matt Welch

Agriculture & Environment

12/8/2015

- Joe Kane, *Staff Lead*
- Steve Smith
- Matt Summers
- Gene Thomas
- Frank Wiseman



Student and University Involvement

A scenario planning workshop was created through a partnership among the University of Louisville Center for Land Use and Environmental Responsibility, the Georgetown-Scott County Planning Commission, and the Sub-Committees. Master's level graduate students from the University of Cincinnati helped develop conceptual plans for the improvement of downtown Georgetown, and held two meetings with Local high school students to gather ideas and share feedback. This project was made possible through donations from Toyota Motor Company North America, Georgetown/Scott County Tourism, and the Scott Education and Community Foundation.

University of Louisville Scenario Planning Workshop

3/28/16

Dr. Tony Arnold, *Facilitator*
Holden Pederson, *Facilitator*
Andrea Pompei Lacy, AICP, *Facilitator*

Frank Allen
Larry Bottom
Mike Bradley
Susan Byars
Amy Cloud
Ryan Cooper
Leigh Ellen Baird
Bruce Gordon
Bret Halverson
Rick Hostetler
Amanda Jones
Rob Jones
Cindy King
Theo Leverenz
Cathy Mattingly
Michael Mizell
Nick Moran
Blanche Overton
Ashleigh Perry
Dale Perry
Christie Robinson
Steve Roggenkamp
Ruth Rowles
Christina Rush
Michelle Simon
Steve Smith
Sable Snyder
Kandice Whitehouse
Frank Wiseman

University of Cincinnati School of Planning

Fall 2016 Planmaking Studio

Conrad Kickert, *Instructor*
Ryan Geismar, *Instructor*

Sadaf Aarsalani
Jennifer Bakes
Anthony Bridgewater
Tianyi Chen
Sunida Chinnawong
Amber David
Andres De Wet
Sean Hare
Jalisa Harris
Gargi Kadoo
Sadaf Khalil Zhare
Tiancheng Liang
Karyn Loughrin
Samantha McLean
Nathan Mertens
Alani Messa
Peishan Qu
Rosemarie Santos
Trevor Smith
Anna Snyder
Taylor Stephens
Yinan Wu
Alican Yildiz
Wen Zhang
Lu Zhao
Xing Zheng
Xun Zhou

Elkhorn Crossing School AP Engineering Class

Fall 2016

Brian Coleman, *Engineering Instructor*

Tori Cambron
Mario Diaz
Taylor Gregory
Vladislav Nikolic
Nathaniel Nowlin
Craig Slone
Hisui Takeda
Kevin VavValkenburg
Grant Henderson
Cameron Jackson
Cecelia Wittry

Scott County High School AP Human Geography Class

Fall 2016

Haylee Baker
Ash Coleman
Jacob Fryer
Logan Hancock
Brandon Poole
Mattea Riley
Angel Shoup
Emily Siler



EXECUTIVE SUMMARY

Begin with a letter or other opening statement?

What is the Comprehensive Plan?

The Comprehensive Plan serves as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships. The Goals and Objectives serve as the foundation for the Comprehensive Plan and provide policy guidance in the preparation of chapter materials. The Action Items include potential strategies for implementation. The Comprehensive Plan is intended to provide a broad-based perspective on growth and development within our community, and reflects the direction established through public input and best practices.

How was the Plan Developed?

The Great Scott! Planning process began in the fall of 2015. Our first step was to conduct focus groups to learn major concerns and desires from several groups representing the larger public. At this time, we also released an update to a survey originally conducted 25 years ago, as part of the 1991 Comprehensive

Plan. After receiving initial public input through focus groups and public survey, we formed the Executive Steering Committee. The Executive Steering Committee, made of up representatives from all four legislative jurisdictions and several at-large public representatives, was an advisory group that guided staff's process throughout the creation of this plan. The Executive Steering Committee helped us to form six major sub-committees, or working groups. We used these sub-committees to gather ideas, present staff recommendations, and ultimately gather the feedback that made this plan possible. The sub-committees met on a monthly basis during 2016. We held several large-scaled public meetings and workshops to review the process and major milestones, such as project kick-off, development of draft goals and objectives, and to review the draft document.

For more details about the process used to create this plan, please see Chapter 1, Context.

Who does the Comprehensive Plan Serve?

The Comprehensive Plan sets a vision for where Scott County, the cities of Georgetown, Sadieville, and Stamping Ground, and our departments intend to progress. It is used in coordination with local land use regulatory documents, such as

the Zoning Ordinance, Subdivision and Development Regulations, and a variety of other city/county level ordinances. While the Comprehensive Plan is not a regulatory document, it guides future actions, and decision-making, and lays out a work plan for further steps that we as a community must take to ensure the plan is followed.

Although lengthy, we have tried to make this plan easy to navigate. There is a lot of information throughout the plan that will be interesting to all users. But, specific user-groups may have different interest levels. A few user-oriented suggestions are encouraged below:

To use this plan as a...

...Citizen:

- Feel free to skip around between chapters, follow links between subjects, and take notes.
- Check out the glossary at the end of the document. In general, we've tried to define terms where they are first used in the document, but we've compiled a glossary of all the planning jargon we sometimes forget to explain as we go.
- Want to make sure certain ideas are pursued? Volunteer to serve with one or more of the sub-committees. The working groups developed as part of the Comprehensive Plan

update will be converted into follow-up or “action” committees that will meet on a semi-regular basis to review staff work, new ordinances proposed, and generally make sure the work plan is still accurate and being followed. While staff can tackle many of the Action Items identified in this plan, we can’t do it alone, and will need active volunteers to pursue projects based outside of our department.

...Elected Official:

- The review of zone change applications is a critical time to ensure decisions follow the Comprehensive Plan. Does the proposed zone change fit Kentucky Revised Statutes (KRS) requirements? Does it fit with the Comprehensive Plan’s goals and objectives? How about its conformance with the Future Land Use map recommendations, including the overlay maps?
- Budget Guidance: include review of the Comprehensive Plan when considering annual budgets, funding projects, responding to public requests, applying for grants, etc.

...Development Professional:

- Do you want your zone change, development plan, or subdivision plat review to go more smoothly? Peruse this plan, and the goals and objectives at the beginning of each chapter to help see if your plan fits within the direction our community is moving.
- Pair the information from this plan with the Zoning Ordinance

and Subdivision and Development Regulations.

- Do you have any concerns about a proposal? You’re always welcome to schedule a pre-application meeting with us to talk through your proposal before the submittal deadline.

...Staff Planner:

- Of course, the whole document is important, but pay attention to the Action Items and Implementation chapter; these were made especially with us in mind.

How is the Plan Organized?

Chapter 1, Context, provides an overall “snapshot” of our community as it exists today. In this chapter, you will find the history of our community as well as research, data, and mapping of existing conditions. We have also provided anticipated projections for the continued growth of our community. This chapter provides background data supporting each of the following chapters, although specific details are located within the corresponding chapters.

Chapter 2, Community Form, describes general land use and growth principles for our community. It outlines the basic shape, look, and feel of our buildings, streets, land uses, and open spaces. It describes the urban and rural character that can be found throughout our community, and what types of development and land uses are appropriate throughout the community.

Chapter 3, Infrastructure and Public Facilities, is closely tied to the Community Form chapter, but shifts emphasis to our mobility network and places dedicated to public use or service. Infrastructure topics include streets, connectivity, bicycle accessibility, pedestrian accessibility as well as utility regulation and provision, both public and private utilities. Community facilities include parks and recreation, police, fire, emergency services, public offices, and schools. The chapter identifies areas in need of improvements to existing infrastructure and public facilities, or completely new infrastructure, facilities or personnel.

Chapter 4, Heritage, focuses on the local cultural and historic resources that help make Georgetown, Stamping Ground, Sadieville, and Scott County unique. Cultural and historic resources include traditions, arts, achievements, and values that are part of our Scott County’s history and identity, as well as the physical structures and natural environments that reflect or enhance those values. From public engagement, we have heard that a careful balance of small town character, rural farmlands, and growing and thriving cities is desired.

Chapter 5, Housing, examines market demand, conditions of existing housing stock, and integration of residential areas to places of employment, commerce, and recreation. With the population expected to nearly double in the next 25 years, this chapter focuses on maintaining and improving standards of living for all Scott County residents, and making sure that our



zoning requirements provide the right amount of flexibility to adapt to changing market demands to better serve our residents and provide adequate resources without sprawl.

Chapter 6, Human Services, focuses on increasing social capital and networks, provision and access to educational resources, health and wellness resources, and public facilities. Human Services are programs and policies relating to human health and the welfare of groups and members in our community (sub-sets include: young, elderly, sick, poor, etc.). This is a broad field, focused on prevention as well as remediation of problems. The overall intent is to improve quality of life for all service populations.

Chapter 7, Environment, strives to protect the ecological qualities and character of rural Scott County and support methods to reduce negative impacts of new growth on our agricultural areas and natural habitats. The chapter also emphasizes ways in which we can modify land use and development practices to use more sustainable methods to protect our water, air, and lands.

Chapter 8, Economic Growth, provides ways that Scott County and its cities can focus growth and development efforts to diversify, expand, and strengthen our economy and provide more local jobs and spending. The chapter discusses life-cycle costs of development and incremental growth to emphasize small-scaled, continuous development and improvement. It also describes a desire to highlight our

local history as an attraction, allowing for growth and change, but calling on our history as an important aspect of future growth.

Chapter 9, Implementation, lays out a plan of action. Throughout chapters 2-8, top priority Action Items have been included to highlight the steps with the “biggest bang for their buck,” so to speak. This chapter delves into the finer details of how we propose to follow through on the desired changes. A chart outlines all Action Items developed as part of this plan. All items have been sorted to show the items with the broadest impact first. Each Action Item includes a brief description, timeline, and necessary partners, and is assigned to a working group, roughly based on the initial sub-committees. These new committees will help to complete the Action Items over the coming years.

The Glossary defines frequently used planning terms. What does “community form” or “human service” mean? What is the difference between “land use” and “zoning?” What do we mean by “livability” or “walkability?” Find out using the Glossary.

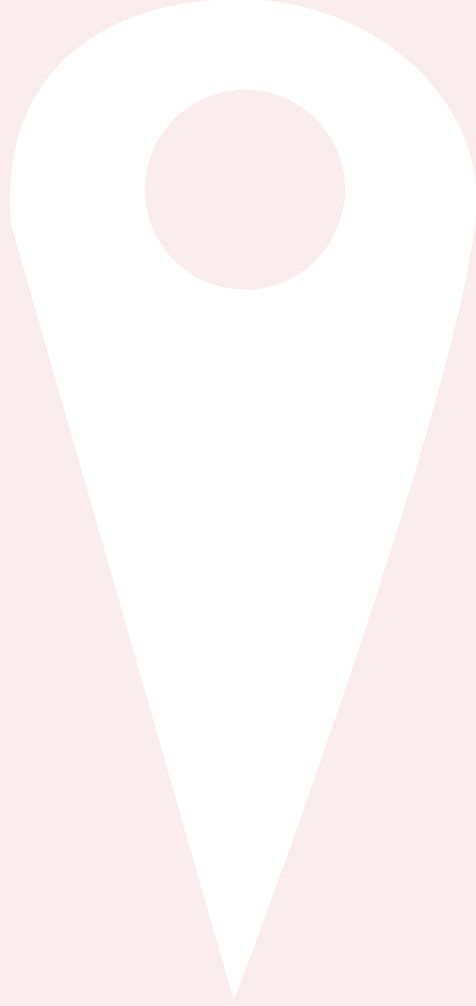
The Appendix includes resources used in coordination with this plan, including maps, charts, graphics, previous reports and adopted studies.



VISION STATEMENT

In 2040, Scott County is a sustainable, vibrant, safe, and healthy community of urban and rural areas. We have quality and affordable growth, a diverse economic base, high standards of living, lifelong learning resources, and abundant opportunity. We invite creative solutions and welcome new people and ideas to adapt to future needs. From the winding Elkhorn to historic downtowns to the scenic bluegrass farmlands, we value and take pride in local natural and cultural resources.





CHAPTER 1: CONTEXT

In this chapter, you will find the history of our community as well as research, data, and mapping of existing conditions. Projections for anticipated growth of the community have also been provided. The data contained in this chapter is intended to provide a broad-based background for the state of Scott County. This background data supports each of the following chapters, although topic-specific details are located within the corresponding chapters as well.

Community History

Scott County has been one of Kentucky's leading agricultural counties since its organization in 1792. The first permanent European-related settlement was made in 1783 by Robert Johnson at Great Crossing. Early settlers, most of whom were farmers, came from Virginia, Pennsylvania, Maryland, North Carolina, and New York. Stockade stations provided safety from Native American attacks, which ended in 1794. Towns, including Georgetown and Stamping Ground, and villages developed around mills, taverns, and rural service centers. Slaves formed an important population segment, and had agricultural, industrial, and domestic duties.

Around 1785, farmers began clearing forests and cane lands for fields of corn, small grains, flax, hemp, garden and orchard crops, and small tobacco

crops. Water mills, tanneries, hatters, small distilleries, and rope and hempen cloth factories were important industries. Buffalo roads and game trails were improved as wagon roads to access Southern and Eastern markets for livestock on hoof and Conestoga wagons. Able-bodied men "cut" local roads. Religion was a major cultural focus. Elijah Craig, a Baptist minister, built several mills and a classical academy on Royal Spring Branch of the Elkhorn Creek between 1786 and 1793. Georgetown was incorporated in 1790 and became the county seat.

Scott County's pre-industrialized economy peaked during the Antebellum Period (1820-1865). Grand Grecian temple style houses were built, and stone fences, built by Irish masons, became the fashion on successful farms. Older mills were improved with steam engines and turbines; lumber milling was important in northern Scott County. In 1829, Georgetown College, the oldest Baptist college west of the Appalachian Mountains, was organized.

Several influential Scott County slave owners identified with the Union during the Civil War, but most of the white population identified with the South. In 1864, the Union Army began to actively recruit Kentucky African-Americans. After the Civil War, freed slaves built houses in rural and urban communities. Between 1890 and 1950,

migrations of African-Americans to northern industrial centers reduced Scott County's African-American population from 33.4% to 11.8%.

Between 1880 and 1900, white burley tobacco replaced hemp as the major cash crop. Railroads renewed Scott County's economy and inspired a wave of commercial and residential building. Sadieville, established on the Cincinnati Southern railroad in 1877, became northern Scott County's center of commerce. Popular use of the automobile brought about improvement of the Dixie Highway (U.S. 25) between Cincinnati and Lexington and beyond.

Most of the older mills, with a few exceptions, closed by 1920. Indian Oil Refinery was a short-lived success between 1905 and 1916. Buffalo Springs Distillery was built in Stamping Ground in 1933, after the end of Prohibition. After 1893, major improvements took place in public education. Anne Payne Coffman led the community in civic improvement after 1910. Construction of Interstate Highways 75 and 64 between 1960 and 1972 made Scott a choice location for modern industry. In 1985, Toyota of Japan announced plans to build a major manufacturing plant north of Georgetown.

The establishment and expansion of the Toyota Plant inspired a new



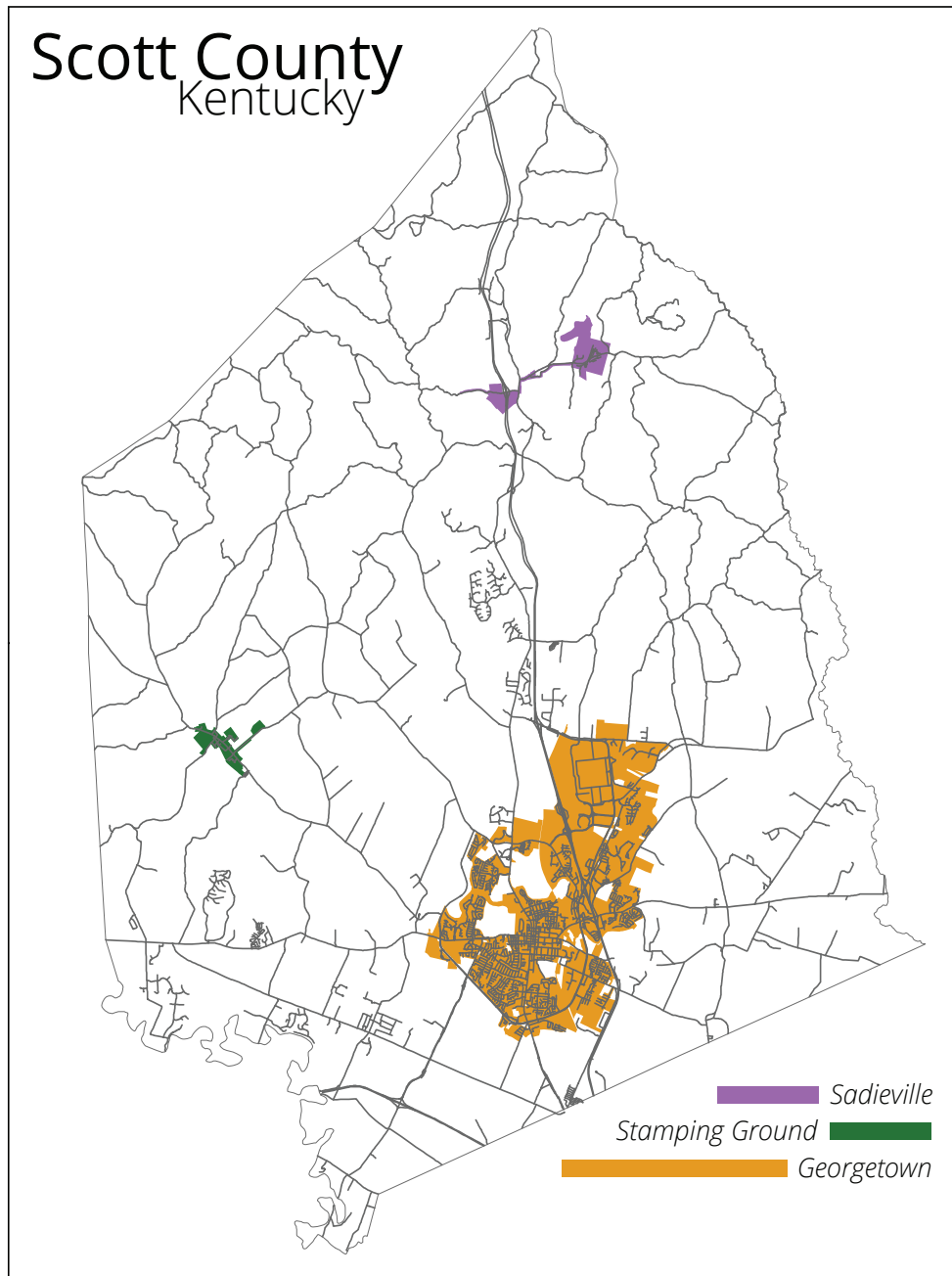


Figure 1. Map of Scott County Cities

wave of industrial growth. The City of Georgetown expanded in land area and in population in the 1990's and early 2000's. The Toyota Plant was annexed into the city limits of Georgetown in the 1990's. A large city-owned Industrial Park was established to the east of Toyota as part of a public-private partnership. Georgetown's population increased from 11,000 in 1985 to 33,000 in 2015.

Scott County's population which hovered around 14,000 from 1810 until 1970 had increased to 55,000 by 2015. The overall county growth, which is driven by the local supply of higher wage manufacturing jobs and jobs in construction trades, is projected to continue into the foreseeable future. The Toyota Plant has become the flagship manufacturing facility for the company and in 2017 Toyota announced 1.3 billion dollars in new plant upgrades and investments. Currently the Georgetown Toyota Plant is the largest structure under roof in North America at 8.1 million square feet, employing 8000+ employees with the annual capacity to produce 550,000 vehicles and 600,000 engines.

The Agricultural Industry has seen sluggish growth, but with Scott County being the northern edge of the inner Bluegrass, many Thoroughbred operations still are present. Cattle and row crop farms are still present and specialty crop operations and agritourism are beginning to emerge as land prices increase.

(credit: Historic Resources Element 1991 Comprehensive Plan)

Planning Foundations

The Georgetown – Scott County Planning Commission is a joint independent agency created by an interlocal agreement in March 1970. Prior to this agreement, the Planning Commission served only the City of Georgetown. The Planning Commission is charged with the long range and current planning for Georgetown, Sadieville, Stamping Ground, and the unincorporated areas of Scott County.

Legislative Authority

Kentucky Revised Statutes (KRS 100) specify that the planning commission of each unit shall prepare a comprehensive plan, which shall serve as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships. A required element of the comprehensive plan, per KRS 100, is a statement of goals and objectives. The goals and objectives serve as the foundation for the Comprehensive Plan and provide policy guidance in the preparation of other elements of the plan including potential strategies for implementation.

This plan contains Goals and Objectives within each of chapters 2-8. The goals and objectives are a guide to assist decision makers as specified by KRS and should not be viewed as a regulatory document. These goals have been developed over several months of public committee work and public

meetings. They reflect the overall desire of the community; each goal and objective may or may not be applicable or appropriate in every instance; and decision makers should consider them as appropriate.

Past Plans

This plan is re-examining and addressing all facets of our community. Several elements from past Comprehensive Plans have not been revised in the last several cycles of updates. This plan, and its Goals and Objectives, will supersede all previously adopted Comprehensive Plans for Georgetown – Scott County. However, previous Comprehensive Plans do contain a wealth of valuable research, text, maps, and ideas. This information, while not specifically rewritten in this current plan, can still be relied upon when discussing various issues and making decisions that impact our community.

Changes to this Plan

This plan has been completely reformatted from past versions of the Comprehensive Plan. Several new chapter organizations have been created to reflect modern phrasing and thinking. For example, in this plan, instead of describing land use as a standalone chapter, the plan combines the basic functions of land use, transportation, and community design into one chapter, called “Community Form.” This is done to emphasize the interrelation of a wide variety of topics, and to focus on more holistic ways of thinking about the

development of planning and land use patterns. For example, it is nearly impossible to discuss land uses without also discussing the connectivity and relations of those uses – how people use land, get between places, and experience the physical and social qualities of space are linked, and should be considered together.

Other major changes include the use of an implementation chapter. Action Items and citizen-based Action Committees have been developed to ensure that progress continues between updates of the plan. Too often good ideas and research have sat stagnant, waiting for action. With the addition of a series of items for staff follow-up and citizen engagement to help pursue the ideas developed by the public and committees throughout this plan, we hope that continued progress can occur.

Finally, the planning staff felt strongly that with the reorganization and shaping of the plan, it was also important to consider the functionality of the document itself. A brief “how to” section describes types of elements certain users might find most interesting. Care has been made to include links between various sections and chapters, and to provide a single document containing the full plan.



Process

The Great Scott! Planning process began in the fall of 2015. Our first step was to conduct focus groups to learn major concerns and desires from several groups representing the larger public. At this time, we also released an update to a survey originally conducted 25 years ago, as part of the 1991 Comprehensive Plan. After receiving initial public input through focus groups and public survey, we formed the Executive Steering Committee. The Executive Steering Committee, made of up representatives from all four legislative jurisdictions and several at-large public representatives, was an advisory group



Figure 2. June 2016 Public Meeting

that guided staff's process throughout the creation of this plan. The Executive Steering Committee helped us to form six major sub-committees, or working groups. We used these sub-committees to gather ideas, present staff recommendations, and ultimately gather the feedback that made this plan possible. The sub-committees met on a monthly basis during 2016. We held several large-scaled public meetings and workshops to review the process and major milestones, such as project kick-off, development of draft goals and objectives, and to review the draft document.

Public Involvement

Public involvement was a critical component in the development of this Comprehensive Plan. A broad range of stakeholder and general public input was desired from the outset. The following list contains a description of each type of public input format utilized with this project:

Public Opinion Survey – This online and print format survey was an update to a survey originally conducted as part of the 1991 Comprehensive Plan update. The survey was open between Fall 2015-Winter 2016, and was available online at the Planning Commission website, and available in hard copy format at the Planning Office, Scott County Library, and the Pavilion.

Purpose: The survey focused on questions about the following main themes:

- News and Communication

- Community Image
- Community Issues and Priorities
- Attitudes about Growth
- Demographic Information

Outcomes: The survey was completed by **467 participants**. Feedback was used to guide research and questions among staff, the executive committee, and the working committees. Survey findings are summarized below.

Executive Steering Committee – The Planning Commission voted at their regular September 2015 meeting to form a Comprehensive Plan Executive Steering Committee for the 2016 Comprehensive Plan update. The Committee was formed by fourteen (14) members from the following areas:

- Scott County Fiscal Court, three (3) members (Bill Burke, Rick Hostetler, Chad Wallace)
- Georgetown City Council, three (3) members (David Lusby, Polly Singer Eardley, Connie Tackett)
- Planning Commission, three (3) members appointed (Rob Jones, Steve Smith, Frank Wiseman)
- Stamping Ground Commission one (1) member or designee (Dale Perry)
- Sadieville Commission one (1) member (Claude Christensen)
- At-Large, three (3) members (Mike Hockensmith, Christie Robinson, Kandice Whitehouse)

Purpose: The Comprehensive Plan Executive Steering Committee was responsible for establishing the work plan and public participation process

for the update. They reviewed staff recommendations, helped to identify individuals to involve with the working committees, and reviewed staff and committee recommendations and forwarded them to the Planning Commission for final review.

Outcomes: After appointment of the members, the Executive Steering Committee met approximately once a month between October 2015 to September 2016, while the majority of research and public meetings took place. They met again toward the completion of the Comprehensive Plan final document.

Focus Groups – These groups were organized at the outset of the Comprehensive Plan update to help staff begin to understand the types of concerns members of the community had that could be addressed by this plan. The Executive Steering Committee worked with staff to select the focus group topics, and help identify individuals to bring to the table for discussion.

Purpose:

1. Meet with a targeted group of 10-15 representatives from each focus area.
2. Conduct preliminary research/discussions to guide content and work of the future sub-committees. The goal was to identify problems, wishes, or successes in each group.
3. Conduct one meeting with each group before the end of 2015 before the big “kick-off” of the

plan update process.

- a. Standard set of open-ended questions for each group. Base Question: “With the context of our local growth, what are the issues you face that you would like to see addressed with this Comp Plan?”
 - b. Group-specific questions
4. Steering Committee members were asked to attend one or more focus group meeting, and share results to the Executive Steering Committee, for future sub-committees, and/or at public meetings.

Outcomes: Seven (7) focus group meetings were held in November and December of 2015. A total

of **54 individuals** attended these meetings. The themes and suggestions developed in these meetings were then shared with the Executive Committee to determine the next steps. The feedback led to the development of our Sub-Committees (working groups).

The focus groups met on the following dates:

- Bicycle and Pedestrian Group: 11/19/15
- Low-Income/Affordable Housing/ Homelessness: 11/23/15
- Sadieville Town Hall: 11/30/15
- Neighborhoods: 12/1/15
- Growth and Economic Development: 12/2/15



Figure 3. Attendees at June 2016 Public Meeting



- Building Industry: 12/3/2015
- Agriculture and Environment: 12/8/15

A summary of the major themes that arose within each group can be found in the Community Snapshot of this chapter under the sub-heading Focus Group Summary of Themes to Address in Plan. Reports from each meeting summarize findings in more detail.

Sub-Committees – After discussion with the Executive Steering Committee and feedback from the focus groups, it was determined that a series of working groups should be developed to help review existing text, goals, and objectives, and direct staff in the

development of updates to fit the new framework of the plan. These working groups began meeting in February of 2016 after the first large-scale public meeting.

Purpose: A Sub-Committee was developed for each anticipated chapter of the Comprehensive Plan. The original purpose was to have a single group for each chapter. The Sub-Committees met approximately once per month from February to August 2016. These groups were tasked with helping staff identify desired changes and protections for our community. They helped craft vision statements and fundamental principles to guide their work. Ultimately, after

several meetings, staff realized that there was a lot of overlap in content between some of the committees, so they worked to pull resources and information presented to each group and developed by each group to be shared. The final organization of the Comprehensive Plan document largely follows the original structure, but a new chapter, “Housing,” was developed, and several committees provided input to more than one chapter.

These working groups are:

- Land Use, Chair: David Lusby, Staff: Joe Kane, Megan Enyeart Chan
- Agriculture and Environment, Chair: Claude Christensen, Staff: Matt Summers, Joe Kane
- Heritage and Urban Form, Chair: Polly Singer Eardley, Staff: Megan Enyeart Chan, Joe Kane
- Economic Growth, Chair: Rob Jones, Staff: Matt Summers, Megan Enyeart Chan
- Infrastructure and Public Facilities, Chair: Steve Smith, Staff: Joe Kane, Matt Summers
- Human Services and Community Building, Chair: Megan Enyeart Chan, Matt Summers

Outcomes: **66 non-staff members** were actively involved with the six (6) Comprehensive Plan Sub-Committees over the eight (8) months that the committees met on a regular basis. These members attended at least two of the multiple committee meetings (the count excludes those who only expressed interest or attended



Figure 4. Attendees at June 2016 Public Meeting

a single meeting). Committee members continued to offer support by reviewing draft material and Action Items via emails with staff. Committee members included elected officials, department personnel, and local citizens. These groups, and committees overall, helped staff to develop a vision statement and fundamental principles to guide their work. Then, they developed goals, objectives, and Action Items to outline the direction our community wishes to pursue and what steps we can take to get there.

Based on the high level of involvement, and need for continued support to achieve the Action Items developed by each committee, after adoption of the Comprehensive Plan, these committees will be transitioned into “action”-based working committees. Each committee will be responsible for setting a work plan to accomplish the Action Items that resulted from the comprehensive plan. The committees are each expected to oversee the prioritization and completion of 5-10 actions that were developed as part of this plan.

Public Meetings – A series of large-scale public meetings were held with the public at critical points throughout the plan update process.

Purpose: To involve the public at-large in the development of the community’s Comprehensive Plan. It was desired that the public have as many ways of being involved in the plan as possible, and for those who could not serve on a committee, we wanted a process

to review draft content, and provide an opportunity for feedback. The public meetings were to be held at major points during the process of the update: project kick-off, review of goals and objectives, and review of the final plan.

Outcomes: **The first public meeting was held on Tuesday, January 26th, 2016** from 6:00-8:00 PM at the Scott County Extension Office, 1130 Cincinnati Road. **Approximately 110 members** of the public attended the meeting. As attendees entered the meeting facility they were asked to sign in and write on an index card how they would describe Georgetown and Scott County. The activity was conducted to get a sense of how the public sees the community they live in.

The meeting consisted of two parts; first, a presentation from Director Joe Kane regarding the purpose of the Comprehensive Plan. He discussed the planning process, the regular 5 year updates, how the plan would change from the last major update in 1991 to the new update in 2016, and expectations for Scott County in 2040. Second, a series of break-out tables focused on three key themes allowed attendees to share their opinions: 1) the present, 2) the future, and 3) how to get involved. Four break-out tables were dedicated to themes 1 and 2 (present and future). Attendees were asked for input regarding the present and the future of Scott County. Another section of the room was devoted to tables for each of the six sub-committees. Each committee chair answered questions about the committee’s role and topics, and

encouraged attendees to sign up to serve on the committee.

The second public meeting was held on Tuesday, June 14, 2016 from 6:00-8:00 PM at the Scott County Extension Office, 1130 Cincinnati Road. This meeting was conducted to review the draft Goals and Objectives that each committee was working on from their respective chapter. **Approximately 60 members** of the public attended the meeting. Director Joe Kane provided a summary of the process to date. Then, Senior Planner Megan Chan described the basic content to be contained within each chapter, and an overview of the draft Goals and Objectives.

Seven (7) break-out tables, one for each chapter, were set up to allow attendees to provide feedback on the content and process of the plan update. Each chapter provided a copy of the draft Goals and Objectives and other material prepared by each committee for comment. The committee chairs were available for discussion and a comment drop box was available as well. Targeted questions and activities were designed for each table to help the committee with research related to topics they were currently reviewing. Finally, a sign-up sheet was included at each table to encourage new members to sign up to serve on the committees.

The draft Goals and Objectives were presented at the Planning Commission meeting on September 29, 2016. Megan Chan described the process and current state of the Comprehensive Plan, and public process to date. Then, she provided a





Figure 5. Planning Commission Director Joe Kane Presents at the January 2016 Kick-Off Meeting

summary of each chapter, draft Goals, Objectives, and sample Action Items still under development. With minor changes, the Commission endorsed the Goals and Objectives. The text was then forwarded to each of the legislative bodies for review and approval in October and November of 2016. All four legislative bodies prepared resolutions adopting the Goals and Objectives. The Resolutions can be found in the Appendix, under Legislative Body Resolutions.

The draft Urban Service Boundary and draft Future Land Use map were presented to the Planning Commission on January 12, 2017.

Applications for inclusion or exclusion in the Urban Service Boundary were accepted. A single application was heard and recommended for inclusion at the February 9, 2017 Planning Commission meeting.

The final public meeting was held on December 14, 2017 to release the

final draft of the Comprehensive Plan at the regular Planning Commission meeting.

Scenario Planning Workshop –

This workshop was developed as a partnership among the University of Louisville Center for Land Use and Environmental Responsibility, the Georgetown-Scott County Planning Commission, and the Georgetown-Scott County Comprehensive Planning Sub-Committees.

Scenario Planning is a tool to help communities plan and prepare for a range of possible futures, given that the future is uncertain and that risk and change can upset the most well-conceived plans. Scenario planning involves considering various proposed goals, plans, and actions against several possible futures – or scenarios – to assess how they would perform if the future were substantially different than predicted. Scenario planning is not about trying to predict the future. Instead, it's about planning for what might be possible, even if it seems unlikely or undesirable. It's also about considering several possible different futures or scenarios that might play out. While impossible to accomplish this all in one day, the intent was to focus on how to broaden the way we think about our community's future, and bring back lessons to the rest of the Comprehensive Planning process.

Purpose: The intent of the exercise was to expand the scope of trends examined by the sub-committees beyond a projection based on the last 30 years to include additional plausible scenarios. It was also scheduled to prove a valuable collaboration for the different sub-committees to see areas where they overlap with other sub-committees, and identify areas of commonality. We also hoped that this activity would increase flexibility with our Comprehensive Plan's vision, goals, and objectives in order to improve the community's adaptive capacity and resilience.

Outcomes: A scenario planning workshop was held on March 28, 2016. This meeting brought

together members from all six of our Comprehensive Plan sub-committees to discuss possible futures along three separate scenarios that might occur:

Scenario 1: Population Growth & USB Limits (Led by Megan Enyeart Chan & Andrea Pompei Lacy)

By 2040, based on recent growth trends, the population will double. Sadieville, Stamping Ground, and Georgetown have determined they will freeze the Urban Service Boundaries and City Limits, effective immediately in 2016.

Scenario 2: Aging Population and Unemployment Changes (Led by Matt Summers & Alaina Hagenseker)

In 2015, 6.7% of the population was 70 years of age or older and median household income was roughly \$62,000. In 2040 20% of the population is 70 years of age or older, median household income has dropped by 15% to \$52,700, and 10% of the workforce is unemployed.

Scenario 3: Natural Disasters (Led by Dr. Tony Arnold & Holden Pederson)

In August 2016, an EF5 tornado with a 2-mile diameter hits Georgetown, and roughly follows the I-75 corridor to Sadieville.

While meeting, the attendees were asked to think specifically about the following three questions as they related to the track their group was discussing:

1. How would the possible future



Figure 6. June 2016 Meeting



Figure 7. 2016 Kick-Off Meeting

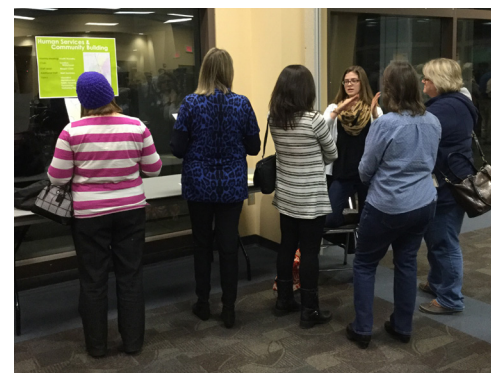


Figure 8. 2016 Kick-Off Meeting



Table 1. Timeline of Major Dates and Milestones

DATE	MILESTONE
September 10, 2015	Project Initiated by Planning Commission
October 2015 - September 2016	Executive Steering Committee Meetings Typically met monthly during major research portions of the project; specific meeting dates: 10/13/15, 10/27/15, 11/17/15, 12/15/15, 1/19/15, 2/16/16, 5/17/16, 6/21/16, 7/19/16, 8/16/16, 9/20/16
November - December 2015	Focus Group Meetings Bicycle and Pedestrian (11/19/15), Low-Income/Affordable Housing/Homelessness (11/23/15), Sadieville Town Hall (11/30/15), Neighborhoods (12/1/15), Growth and Economic Development (12/2/15), Building Industry (12/3/2015), Agriculture and Environment (12/8/15)
Fall 2015 - Winter 2016	Public Opinion Survey Open Available online, hard copies available at Planning Commission, Scott County Library and the Pavilion
January 26, 2016	Public Kick-Off Meeting
February - August 2016	Sub-Committee Monthly Meetings Land Use: Third Mondays Agriculture and Environment: Third Wednesdays Heritage and Urban Form: Third Thursdays Economic Growth: Fourth Mondays Infrastructure and Public Facilities: Fourth Tuesdays Human Services and Community Building: Fourth Thursdays
March 28, 2016	Scenario Planning Workshop
June 14, 2016	Public Meeting to Review Goals & Objectives
August 2016	Sadieville and Stamping Ground Urban Service Boundary and Future Land Use Meetings Sadieville (8/3/16), Stamping Ground (8/4/16)
September - November 2016	Finalize and Adopt Goals & Objectives Steering Committee Endorsement (9/20/16) Planning Commission Endorsement (9/29/16) Sadieville Resolution (10/24/16) Stamping Ground Resolution (10/25/16) Scott County Resolution (10/27/16) City of Georgetown (11/14/16)
December 2016 - January 2017	Action Item Feedback from Committees Staff and committee members prioritize Action Items for implementation of the Plan
January - February 2017	Review of Urban Service Boundary & Future Land Use Map Presentation to Planning Commission: 1/12/17, Applications for inclusion/exclusion in the USB: 2/9/17
November 2017	Draft Document Reviewed by Committees
December 14, 2017	Final Document Reviewed by Planning Commission
Winter 2017-2018	Plan Adoption by Legislative Bodies



Scott County Snapshot

Public Opinion Survey Results

This online and print format survey was an update to a survey originally conducted as part of the 1991 Comprehensive Plan. The survey was open between Fall 2015-Winter 2016. It was available online at the Planning Commission website, posted and shared via Facebook, and available in hard copy format at the Planning Office, Scott County Library, and the Pavilion.

DEMOGRAPHIC INFORMATION

The survey was completed by **467 participants**. All areas of the county were represented by respondents, with equal distribution in northern and southern Georgetown (80+ from each), and 50-70 participants in the Northern, Eastern, Southern, and Western areas of Scott County. Stamping Ground and Sadieville each had 10-15 participants. Of the respondents, 49% indicated that they lived in suburban areas of the county, 29% in rural areas, and 20% in urban areas.

More women took the survey than men; 61.5% of respondents identified as female, and the remaining 38.5% as male. About two-thirds of respondents were aged 35-64. **A majority of respondents worked in Scott County (60%),** with Fayette County being the second-most common county of employment (20%). These numbers

were similar to the 1991 survey responses, although there was a slight shift away from employment in Fayette County to other surrounding counties. Most survey respondents were not born in Scott County. Only 14% of respondents were born in Scott County (down from 30% in 1991). However, most of the survey respondents have lived in Georgetown for an extended time; **25% have lived in the community for over 30 years, while another 37% have lived in the community between 11 to 30 years, and 17% between 6-10 years.** Only 21% of respondents had lived in Scott County for five or less years.

COMMUNITY IMAGE

When asked, **“What places contribute to the community’s character?”** survey respondents’ top five locations were: 1) Main Street shopping, 2) horse farms, 3) the Elkhorn Creek, 4) the Kentucky Horse Park, and 5) Countryside. This shows a change in attitude since the 1991 survey. When asked the same question in 1991, the top five responses were: 1) Main Street shopping, 2) Georgetown College, 3) Cardome Academy, 4) the Scott County Courthouse, and 5) The Library. This shows continued favor toward downtown activities and character (remaining at #1), but a shift away from iconic buildings and public facilities toward elements that make up our scenic countryside (rankings #2-5). This correlates with responses to separate questions that show an

In What Part of the County Do You Live?

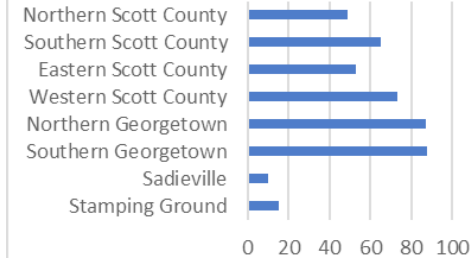


Figure 10. Location of Residence of Survey Respondents

How Many Years Have You Lived in Scott County?



Figure 11. Length of Residence for Survey Respondents Living in Scott County

Age of Survey Respondents

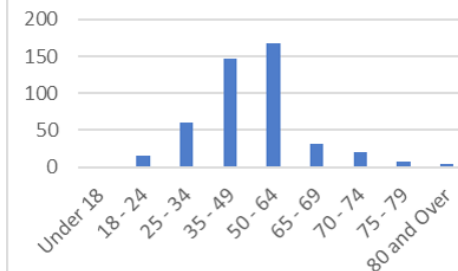


Figure 12. Age of Survey Respondents



interest in the preservation of both the unique downtown character and distinct rural amenities currently available in Scott County.

The survey asked, “How important or unimportant are the following to you as far as what you personally value in a community?” The following table shows a summary of the categories selected of moderate to extreme importance. An overwhelming majority (94%) of the 2015 respondents listed the following elements shown in the first column of the Table 1 as important to their personal values. The second column compares how well our community is performing in these high-ranking priority areas from 1991 and 2015.

The survey shows a strong preference for traditional elements, such as peace and quiet, stability, friendliness, privacy, and cleanliness. Somewhat more surprising was the decline in perceived performance of the community in several of these desired community assets. Over the 25 years between the two surveys, respondents’ perspectives show a decline in (real or perceived) performance rankings for privacy of others, cleanliness, community pride, and environmental protections. These categories dropped at least 10% in performance rankings of “good” or higher.

In addition to the list of desired community assets found in Table 1, at least 80% of respondents to the 2015

survey identified the following areas as either “moderately importance”, “very important” or “extremely important”:

- More publicly funded programs to encourage recycling of items that are potentially damaging to the environment
- More repairs and better maintenance of local streets and roads
- Improve the quality of local drinking water
- More cooperation in all areas of government between the various city and county governments in Scott County
- Design standards for new community development

Table 2. Desired Community Assets & Performance Comparison, Then and Now

94%+ OF RESPONDENTS LISTED THESE ELEMENTS “MODERATELY IMPORTANT”, “VERY IMPORTANT” OR “EXTREMELY IMPORTANT”:	PERFORMANCE RANKED AS “GOOD”, “VERY GOOD”, OR “EXCELLENT”		
	1991	2015	CHANGE
A QUIET AND PEACEFUL PLACE TO LIVE	91.1%	91.6%	+0.50%
AN AREA THAT IS STABLE	72.3%	88.0%	+15.70%
A PLACE WITH FRIENDLY PEOPLE	95.3%	90.2%	-5.10%
A RESPECT FOR THE PRIVACY OF OTHERS	92.2%	77.0%	-15.20%
A CLEAN PLACE WITHOUT JUNK OR ROADSIDE DUMPS	85.5%	75.0%	-10.50%
A HIGH QUALITY EDUCATIONAL SYSTEM IN PLACE	73.1%	64.2%	-8.90%
LOTS OF JOB OPPORTUNITIES FOR BOTH YOUNGER AND OLDER JOB SEEKERS	67.7%	62.5%	-5.20%
A STRONG SENSE OF COMMUNITY PRIDE AMONG PEOPLE	92.4%	77.9%	-14.50%
A CONCERN FOR PROTECTING THE ENVIRONMENT SHARED BY CITIZENS, BUSINESS, AND GOVERNMENT	82.6%	56.4%	-26.20%



Scott County Snapshot

COMMUNITY ISSUES AND PRIORITIES

This section of the survey is focused on identified community issues to assess interest and priorities. Participants were asked several questions related to architectural standards, a topic that receives frequent conversation, but has had recent trouble obtaining support at the legislative level. One set of questions asked, “Would you favor or oppose architectural/building design standards for new commercial development for the entire county, specific “gateway corridors”, and/or the downtown(s)?”

The answers to the above three questions show strong support in favor of design standards in general.

Over 50% favor increased architectural and design standards for the entire county. Support grows as the scope of coverage is narrowed. When focused on only specific gateway corridors, the support increases to 68%. When focused on just downtown Georgetown (or could be implied all downtowns) the support increase to 79%. These are very high numbers showing support for increased design standards. When asked from the alternate perspective (meaning zero standards), 53.3% of respondents indicated that they oppose having no architectural/building design standards at all.

Respondents were more split when it came to commercial development restrictions. When asked, “Would

you favor/oppose the development of major new shopping areas even if this means that downtown Georgetown would suffer a decline and no longer be the center for commercial activities?” the responses were relatively mixed between “favor,” “oppose,” and “undecided.”

ATTITUDES ABOUT GROWTH AND POLICY MEASURES

Attitudes toward growth have remained similar between the 1991 and 2015 surveys. Currently, 71.2% of respondents desired slow to moderate growth in their part of the county (largely the same percentages as 1991, which were 70.8%). 87.8% desire slow to moderate growth in the

“Would you favor or oppose architectural/building design standards for new commercial development for the entire county, specific “gateway corridors”, and/or the downtown(s)?”

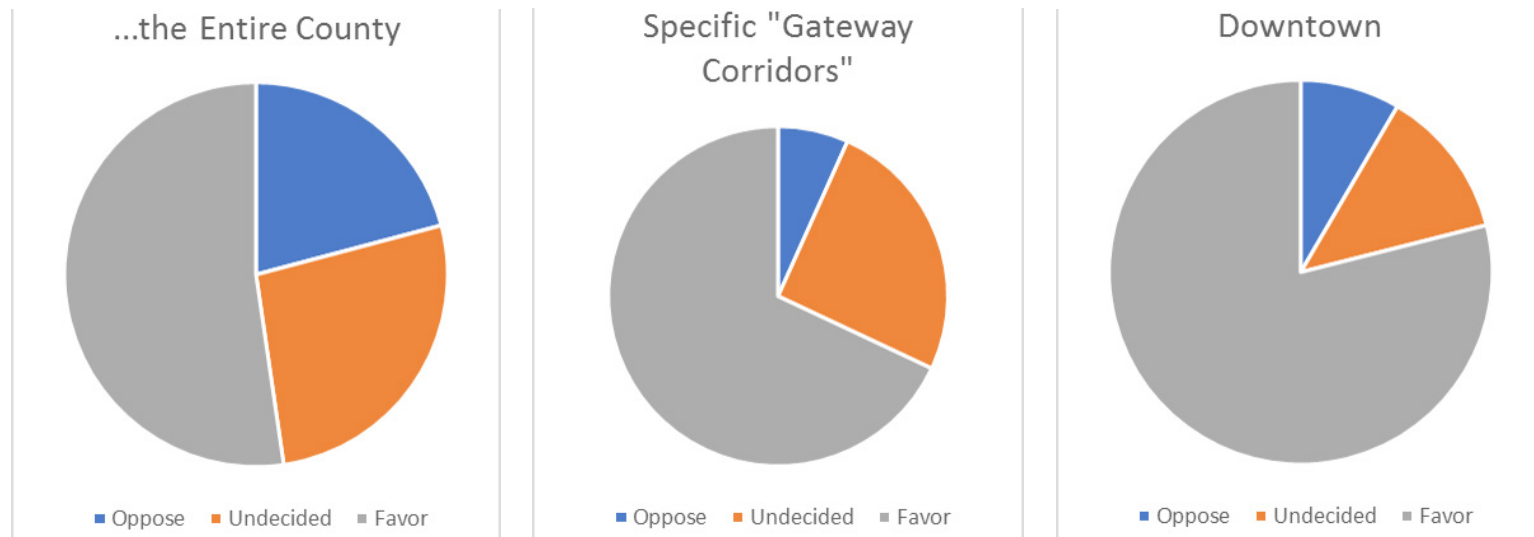


Figure 13. Survey Responses Regarding Architectural/Building Design Standards for Various Locations in Scott County

whole county (which also very similar in comparison to 1991 of 84.5%). This shows a general trend that members of the community recognize growth is likely going to continue, but they would prefer slightly slower growth near their location in the county.

Since 1991, the surveys show residents desire slightly more protection for prime farmlands. The 1991 Survey shows that about 56% of respondents thought that “more protection for prime lands to restrict development” was necessary, while 26% felt that the “existing regulations are about right,” and 9% that the community needed “less protection for prime lands to encourage development.” When compared to the results from the

2015 survey, the rates of support for prime farmland protection are about the same, with a slight (6%) increase in support for increased farmland protection.

The balance of growth and farmland preservation is a continuous point of discussion in the community. General planning best practices encourage slow expansion of the city limits, and only at a pace necessary to meet the demands of a growing city. The need to expand growth into areas now designated as county land can be balanced with changes to land use and development policy within existing areas inside the Urban Services Boundary (infill, density, etc.). In 1991, only 32.7% of respondents wanted the rural lot size

to be 5 acres. This has risen to 50% in the 2015 study. Currently, there are very mixed public perceptions for desired minimum lot size in the County. A summary of responses is included below. This was a major topic of discussion for the Agriculture and Environment sub-committee and the Land Use sub-committee. Further study is needed to determine not only citizen interest, but to analyze the minimum lot sizes in surrounding counties, and how our policies across communities impact each other.

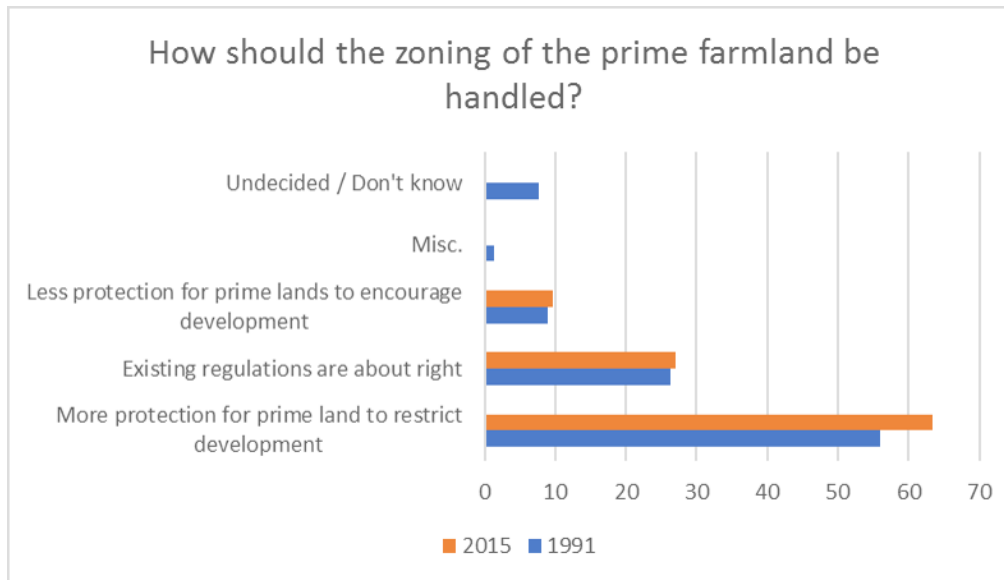


Figure 14. Survey Responses Regarding Zoning of Prime Farmland

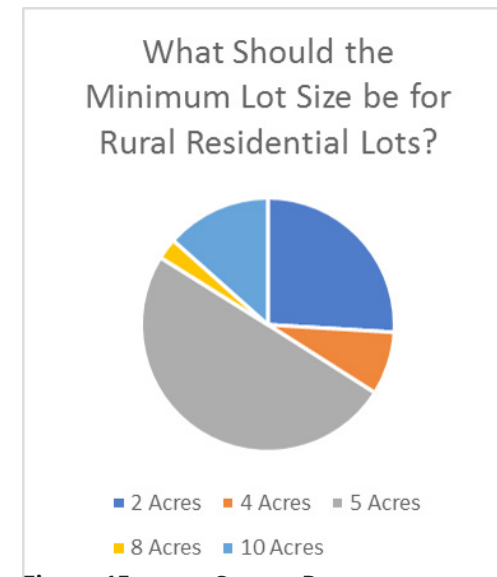


Figure 15. Survey Responses Regarding Minimum Lot Sizes for Rural Residential Lots



Scott County Snapshot

THEMES - Incentives to encourage specific behavior or spending changes

The 2015 survey respondents favored incentives for the following:

- Reuse of Vacant Structures (92.4%)
- Vocational training programs (83.6%)
- Burying Power Lines (82.8%)
- Farm business educational training programs (81.9%)
- Protection of Rural Prime Farmland (80.5%)
- Spending local motel tax funds to promote community & attract tourists, visitors, & shoppers (75.7%)
- Providing low interest rate loans for local businesses or farms wishing to expand (75.2%)
- Green Design (71.1%)
- Expanding and improving local emergency and ambulance services to all parts of the county (69.2%)
- Road improvements in developing areas (60.7%)
- Improving parking, sidewalks, and landscaping in downtown Georgetown (60.4%)
- Tax/financial incentives to local businesses or farms to encourage expansion of local operations (60%)

The survey results were used as a starting point to guide conversations with each of the six sub-committees. These led to discussion and selection of goals and objectives that would support desired changes in our community. Action items were then developed to implement policy-level changes, or additional research as required after the completion of this plan.



Figure 16. Downtown Shoppers
(Image Credit: Georgetown Scott County Tourism)



Focus Group Feedback

Seven (7) focus group meetings were held in November and December of 2015. This section contains a summary of the major themes that arose within each group.

Bicycle and Pedestrian Focus Group Themes

1. Connectivity (local and regional) was discussed more than any other topic
2. Pedestrian access along US 25 between downtown and the schools
3. Fitness and exercise were cited as a reason to raise awareness and improve the network
4. Community education, public awareness, perceptions about bicycling and pedestrian activity, publicity of events, youth educational programs
5. Safety of infrastructure

Human Services Focus Group Themes

1. Our community needs to increase awareness of existing human service programs and needs (gathering workable data, reaching a single understanding of the problem, helping people know what services exist)
2. Coordination of resources and cooperation, regular meeting group or communications between groups
3. Lack of adequate affordable housing
4. Incentives for development that increase accessibility to affordable housing and/or small businesses and grocery stores, or locates these services in closer proximity to those who would use or visit them



Figure 17. Bicycle Lane on North Broadway (Image Credit: The Core of Georgetown, University of Cincinnati, Fall 2016)



Figure 18. Image: Georgetown Farmer's Market (credit: Georgetown Scott County Tourism)



Scott County Snapshot

Neighborhoods Focus Group Themes

1. Traffic calming is needed in many places to reduce traffic speed in residential areas
2. Need for more beautification, cleanup and code enforcement: Why is there only one officer for the entire county?
3. HOA continuity between developers and new sections of a subdivision
4. Desire for more functional and usable parkland/greenspace
5. Desire for more activities geared toward younger residents

Growth and Economic Development Focus Group Themes

1. Noted desires for more industrial property, and annexation and infrastructure issues
2. Greater future planning for transportation and land use
3. Diversification of economy
4. Incubators are needed to start getting new industries off the ground in Georgetown-Scott County
5. A job-ready workforce is in high demand

Building Industry Focus Group Themes

1. Need for flexibility in land use regulations
2. Opportunity for incentives to provide desired outcomes
3. Communication/Coordination between local departments and utility providers
4. Support for design standards in downtown Georgetown.



Figure 20. Youth-Oriented Activities (Image Credit: Georgetown Scott County Tourism)



Figure 19. Toyota Motor Manufacturing Tour (Image Credit: Georgetown Scott County Tourism)



Figure 21. Image: LEED Credit Categories (Image Credit: Brown University: <https://www.brown.edu/initiatives/brown-is-green/initiatives/building-design-construction-lead>)

Agriculture and Environment Focus Group Themes

1. Different development standards for northern and southern Scott County, to protect prime farmlands
2. Potential changes to the minimum lot size standards for all or portions of the county
3. Desire for increased access and participation in recycling county-wide
4. Increased signage and education to reduce litter issues
5. Adequacy and sizing of county roads (vehicle size, types, and speed)
6. Keep the county as a rural area with development only inside defined urban areas

Sadieville Focus Group Themes

1. Importance of non-motorized transportation and recreation infrastructure (trails, historic walking routes, boat ramps)
2. Desire for more low and middle income housing and infill projects
3. Neighborhoods amenities, such as sidewalks, rock walls, street lighting, Main Street, and Heritage Park
4. Economic development through development guidelines, provision of IT infrastructure, parking, and recruiting niche businesses
5. Desired building and development including, library branch, community center, infill, and parks
6. Government services, staffing, and coordination



Figure 22. Scott County Farm (Image Credit: Georgetown Scott County Tourism)



Figure 23. Sadieville Welcome Sign (Image Credit: Georgetown Scott County Tourism)



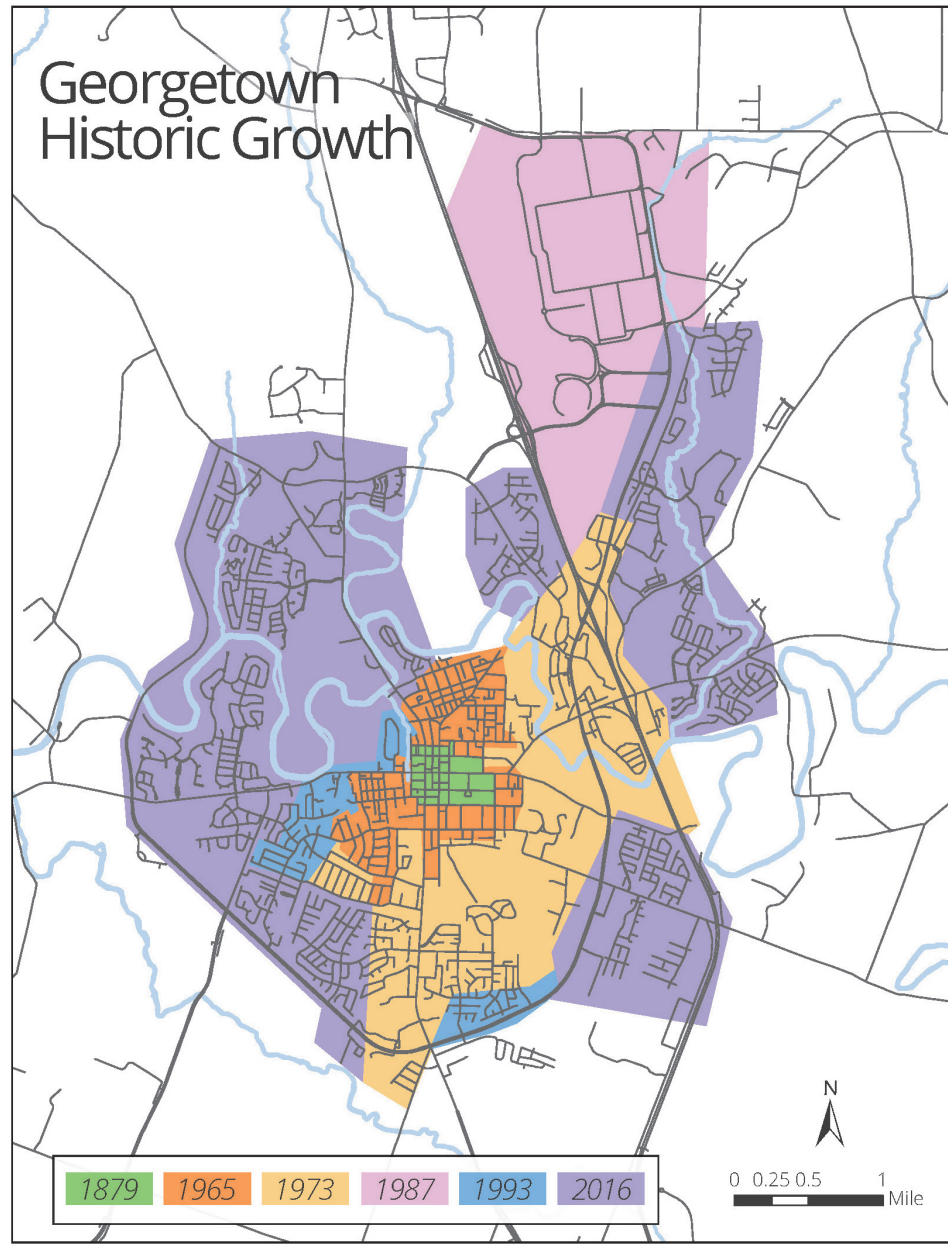


Figure 24. Map of Georgetown's Historic Growth, Generalized Boundaries

Population and Demographic Trends

Growth drives Scott County forward. The Kentucky State Data Center projects that the population of Scott County will double in the next 25 years. The raw population numbers show a community where the population for the county and the largest city in 1970 were 17,948 and 8,629 respectively, and have grown rapidly to 52,420 and 33,322 in 2015.

The rapid growth seen in Scott County is projected to close the population gap between Scott County and Madison County, with Scott County becoming the third largest county in the Bluegrass by 2040. Over the same timeframe, the City of Georgetown is projected to grow large enough to have a higher population than all the Bluegrass counties except for Fayette, Madison, and Jessamine.

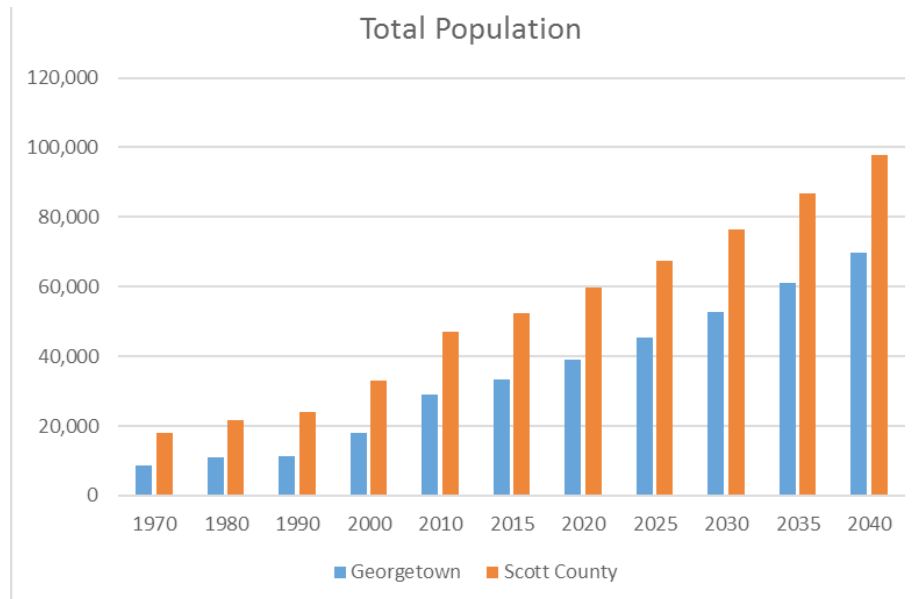


Figure 25. Total Population in Georgetown and Scott County (Data: US Census Bureau & Kentucky State Data Center)

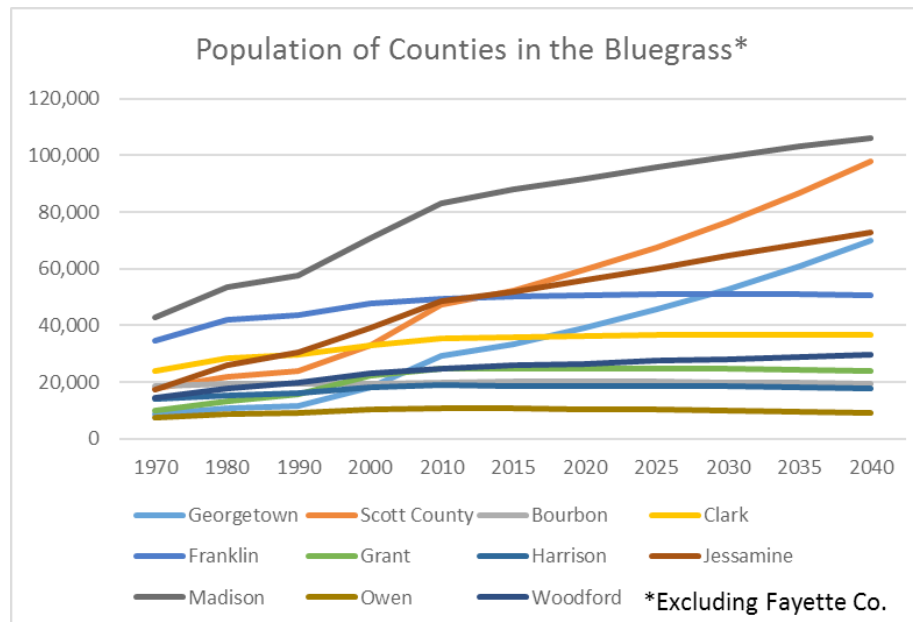


Figure 26. Population of Counties in the Bluegrass (Data: US Census Bureau & Kentucky State Data Center)



Scott County Snapshot

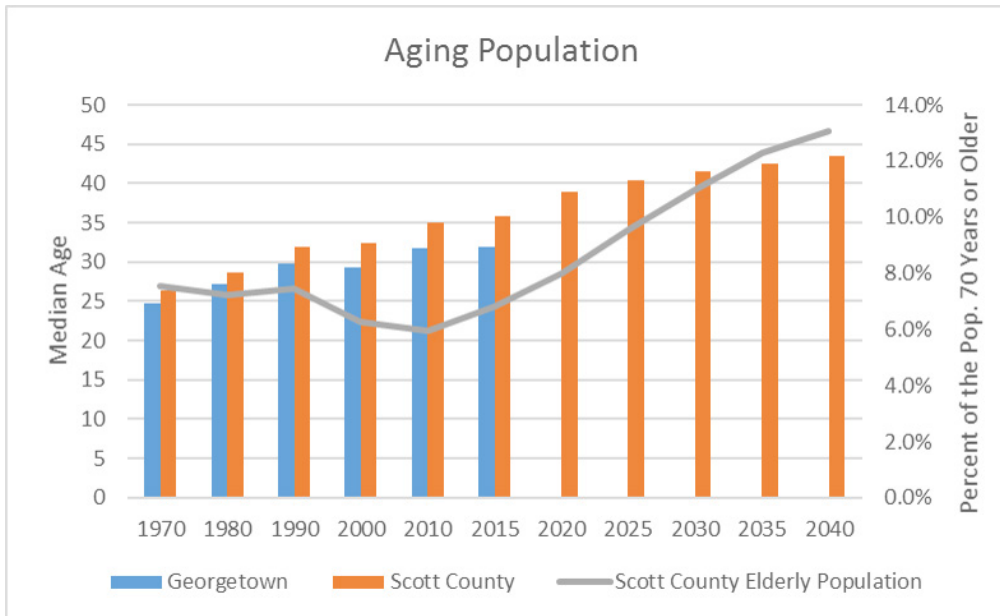


Figure 27. Scott County's Aging Population, by Median Age or Residents (Data: US Census Bureau & Kentucky State Data Center)

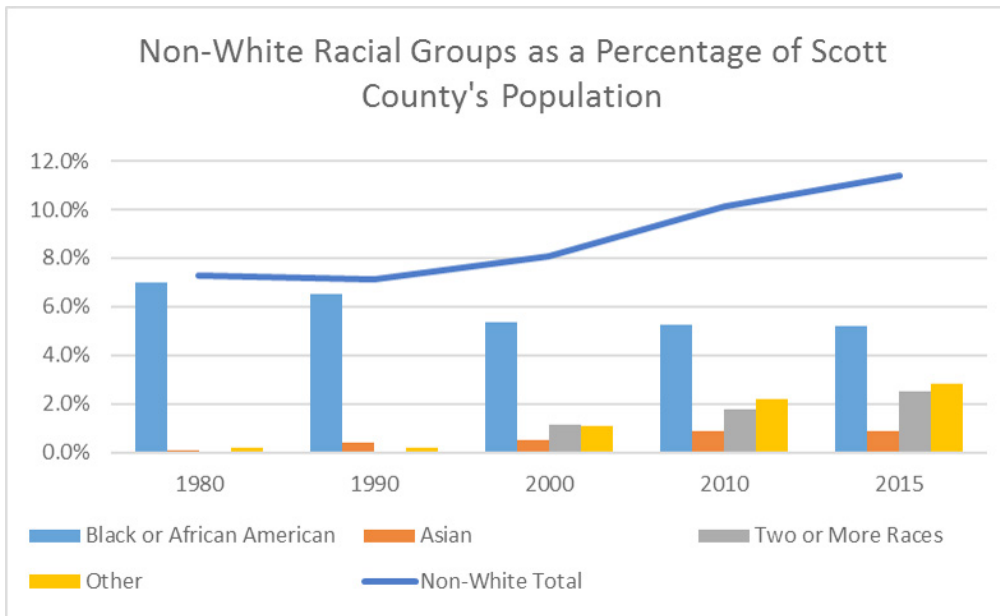


Figure 28. Non-White Racial Groups as a Percentage of Scott County's Population (Data: US Census Bureau)

The growth our community has seen, and the projected growth moving forward is not expected to make our community any younger. Looking back to 1970, through the present, the median age in Scott County has increased from 26.3 years of age to 35.8 years of age. The median age is projected to increase to 43.5 years of age by the year 2040. This will impact the entire county, from the infrastructure and public facilities our community uses and needs, as well as the local economy and the employment opportunities. Presently, 6.8 percent of Scott County's population is 70 years of age or older. By 2040, 13.1 percent of the population is projected to be 70 years of age or older. This will result in a smaller, by percentage, working age population supporting the elderly and retired population.

The community has also increased in racial diversity since 1980. The non-white population has grown from 7.3% in 1980 to 11.4% in 2015. The increase in diversity should continue to increase with the growth expected in Scott County. Greater diversity in our community creates a richer cultural fabric through new ideas, perspectives, and experiences.



In 1980 and 1990, incomes in Georgetown and Scott County were consistent with the State median. Since the 2000 census, the median incomes for Georgetown and Scott County have consistently been about \$15,000 to \$20,000 higher than the State median. When adjusted for inflation, household incomes for Georgetown and Scott County have not significantly changed since 2000.

Per capita income, adjusted for inflation, show many of the same trends as the median household income data. The data suggest that the population and jobs growth our community is experiencing is fueled by employment that is not paying as well as it did in 2000. Despite decreasing family sizes, which typically increases per capita income, the per capita income for Georgetown and Scott County has slightly decreased since 2000.

Growing communities, like ours, face many challenges, but are also afforded great opportunities. Planning the future of such a community is a delicate balance of promoting prosperity, protecting our past, and remaining true to our values.

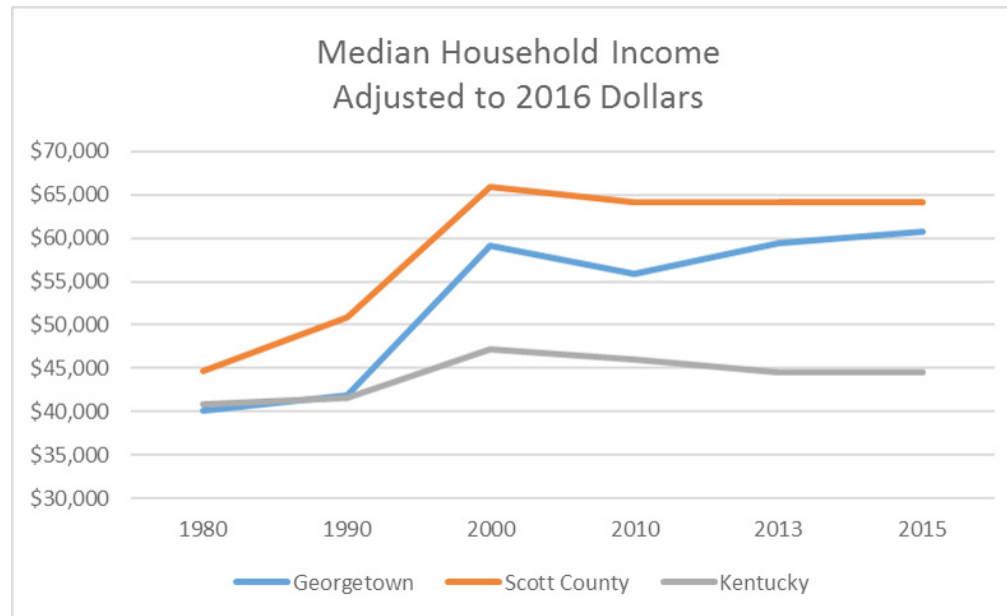


Figure 29. Median Household Income for Georgetown, Scott County, and Kentucky (Data: US Census Bureau & Bureau of Labor Statistics)

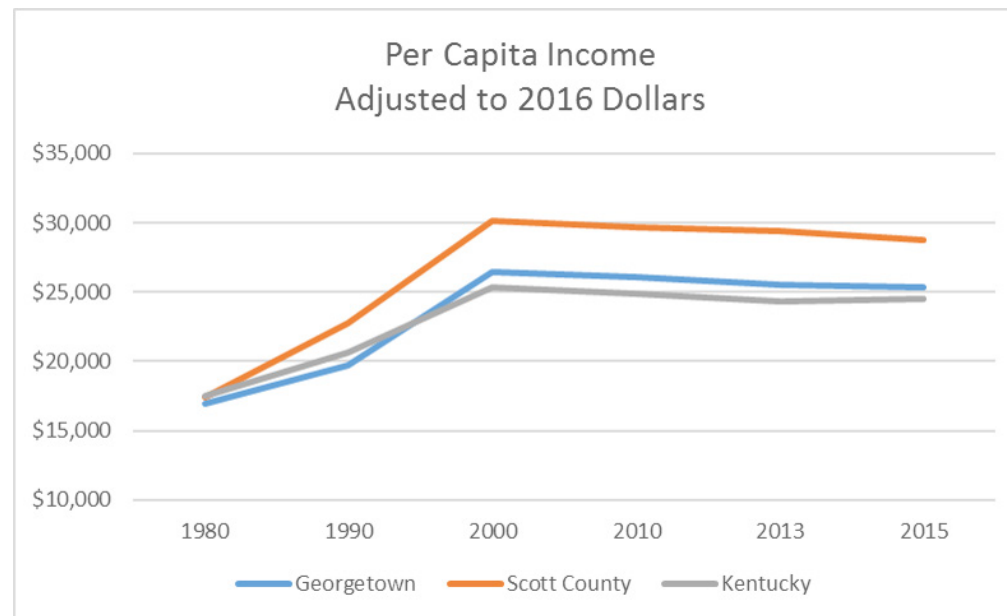


Figure 30. Per Capita Income for Georgetown, Scott County, and Kentucky (Data: US Census Bureau & Bureau of Labor Statistics)





CHAPTER 2: COMMUNITY FORM

Scott County's growth is both an asset and a challenge. The community is fortunate to experience a growing population and increasing numbers of jobs, but we must also prepare for other changes that come with growth. Through focus groups, committees, and large-scale public meetings, several key themes emerged to define issues at hand with our anticipated growth:

1. A desire to retain our small town character and local heritage.

There is a strong sense of pride in our small town history. As we grow, we must learn to balance the old with the new, the small-town feel with an evolving economy, increasing number of jobs, and a larger and more diverse population. Downtown Georgetown, Sadieville, and Stamping Ground have strong anchors and provide identity to each city. In addition, Georgetown College, Ward Hall, Elkhorn Creek, agricultural land, and horse farms are all integral parts of our community identity and should be retained and enhanced.

2. A need for more flexibility in our regulations.

This topic arose as it relates to adapting to changing market conditions, providing for a wider range of building types and housing options, and allowing

for more diverse business and uses to occur in the community. This theme must be held in balance with appropriate long-range planning and anticipation of future needs. However, with appropriate planning, adaptability and flexibility can be integrated into land use regulations.

3. A desire for stronger design and building standards in high-use locations and community gateways.

Through public survey and focus group discussion there was high support to provide increased standards for downtown Georgetown, Sadieville, and Stamping Ground (70% support design standards downtown), as well as commercial and entryway corridors of the City of Georgetown (68% support design standards or beautification along these corridors). These of standards can include building preservation, design aesthetic and materials for new construction, increased landscaping, and amendments to signage allowances to provide a more consistent and appealing character.

4. A need for sustainable growth and land use patterns.

As Scott County continues to grow, it is important to consider the

long-term impact of our growth management policies, such as Urban Service Boundaries, city limits, building site standards, etc. These types of regulations influence how quickly our cities expand, how utilities are provided, and the long-term impact on our natural environment, building maintenance, and capital budgets of the legislative bodies.

With these themes in mind, the chapter dedicated to the topic of Community Form was envisioned. This chapter outlines the desired changes to general land use and connectivity patterns in our community, and set goals and objectives for regulation and implementation. In past plans, separate elements were developed for urban and rural land uses. This chapter incorporates urban land use, rural land use, and form-related issues from three working sub-committees (Land Use, Heritage & Urban Form, and Infrastructure & Community Facilities). This is important because of the inter-relatedness of the various land use types and shape and character of the community as it develops.

The Land Use and Urban Form working committee developed the following fundamental principles for the Community Form Chapter:



What is Community Form?

Community Form is the shape, look, and feel of our cities and county. It describes both urban and rural areas. Community Form includes the physical structure of the community, patterns of building and development, street layouts, and connectivity. It also includes aesthetic elements that influence the character of our built and natural environments, such as building materials and styles, and distinctive cultural, natural, or landscape materials that influence the way space is experienced by people.

Fundamental Principles

- Growth management and land use regulations positively impact 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 Greenbelt acts as a land use buffer between urban and rural areas.
- Growth should occur predominately within existing urban areas.
- Urban centers should be strengthened through incentives, infill and adaptive reuse of existing buildings, incremental and sustainable growth.
- Main corridors into urban centers in Scott County should be planned to provide aesthetically pleasing and functional entryways.
- Neighborhoods should have diverse housing that is both high quality and accessible to varying income levels. Affordable high/low split commercial centers, parks, and other public spaces should be integrated to create dynamic neighborhoods with access to daily needs.

Vision Statement

Through investment in Community Form initiatives, Scott County, Georgetown, Sadieville, and Stamping Ground strive to provide:

1. Diversity of uses – which allows interaction and connectivity between land uses and transportation modes
2. Distinct neighborhoods – which have strong character and equitable access,
3. Dedicated focus to our downtowns – which are the heart of each of our three cities,
4. Employment centers – where industrial and commercial activity are able to thrive and produce for the county and region,
5. Accessible institutions (schools, etc.) – which are distributed throughout the community, allowing for integration and collaboration,
6. Natural and open spaces – which are identified and protected through acquisition, stewardship, and responsible site planning, and which are incorporated as vital components of our infrastructure and economy, and
7. Transportation connectivity – including multi-access points between residential neighborhoods and community areas.



Overview

Scott County has experienced tremendous growth since the late 1990's. That growth was sustained during the latest national economic downturn which began in 2008 and has only recently abated. Scott County was the fastest growing county in Kentucky in 2011 and its population continues to grow at an annual rate between 2-3%. This has obvious consequences for land use planning. The high growth levels require management in order to prevent development from impacting the quality of life and level of public services available to existing residents.

One of the main purposes of the Comprehensive Plan Land Use update is to identify the past rates of land use consumption in order to establish with some level of certainty what our future land use needs will be in

order to allow for stable growth. The amount of land being utilized for residential, commercial and other uses by the current population gives us a generalized baseline.

Population projections can then be used to multiply current ratios of land use per capita by future population to ensure there will be an adequate supply of developable land to meet basic needs for residential, commercial, industrial land and public lands and open space.

An existing land use inventory was completed in 2017 that is being used as the baseline for planning purposes. The inventory indicated that there was the following amount, measured in acres, of land utilized in the following land use categories (see table below). The majority of land in the county, 161,473.79 acres or 91.10%, is utilized

for rural residential or agricultural uses. This includes all the land that is actively being used agriculturally and that land covered in forest or natural cover.

The majority of land in developed urban uses is within the City of Georgetown or the Georgetown Urban Service Area. For instance, 83% of the commercially used land and 93% of the Industrial land is located in the City of Georgetown.

The existing land use inventory identified available undeveloped acreage as those areas that were already zoned and approved for a certain land use and had the infrastructure in place, but were not yet developed. These areas were given the existing land use designation of their intended or zoned use, but then were counted as undeveloped. That

Table 3. Existing Land Use Inventory (2017)

	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	PUBLIC OPEN SPACE
Unincorporated County (acres)	209.30	198.10	28,346.89	4,786.65
(acres per person)	0.012	0.012	1.655	0.279
City of Georgetown (acres)	1,356.39	2,622.32	5,308.91	953.84
(acres per person)	0.047	0.090	0.182	0.033
City of Stamping Ground (acres)	23.42	10.50	514.75	44.14
(acres per person)	0.036	0.016	0.801	0.069
City of Sadieville (acres)	36.42	1.66	658.10	12.21
(acres per person)	0.120	0.005	2.172	0.040
Overall County (acres)	1,625.53	2,832.59	34,828.29	5,796.87
(acres per person)	0.034	0.060	0.738	0.123



Community Form Snapshot

way, good data was created on the amount of land available within each municipality for each land use.

The City of Georgetown and its surrounding Urban Service Area contains most of the land used for higher intensity urban land uses in the county. This is projected to continue, although Sadieville and Stamping Ground are equally interested in developing their economies to sustain a level of growth that will ensure continued stability and are well positioned to do so.

A major component of the Community Form Element is to establish Future Land Use Plans and policies to guide public and private growth and investment. Population projections for the years 2020, 2025 and 2030 were taken from the latest Kentucky State Data Center update. Based on current population projections and existing land utilization, the following acreages are needed to accommodate anticipated growth through the year 2030 (see table).

Scott County has three cities, Georgetown, Sadieville, and Stamping Ground. Each city utilizes an Urban Service Boundary (USB) to define the area within which public sewer and city services may be extended. The Urban Service Area concept is a fundamental planning principle that has been utilized in Scott County since the inception of the first land use plan. Fayette County, Kentucky was

one of the earliest national adopters of this planning strategy in 1958 with the creation of the Fayette County Urban Service Boundary. Scott County followed suit in the early 1970's, as did many of the surrounding Bluegrass counties. The Bluegrass region is a unique ecosystem that is based on an underlying system of karst limestone that has weathered to create soils, springs and environments that support highly productive agricultural and equine industries.

The unique natural and cultural features of the Bluegrass are well appreciated world-wide, resulting in its recent designation as a world heritage site. To protect these treasured rural landscapes and to support urban growth and development, the Urban Service Boundary concept has been used to encourage urban development contiguous to existing urban development and inside a compact Urban Service Boundary. Expanding urban development outward slowly and incrementally allows rural areas to be protected from incompatible urban growth and encourages long term viability of agricultural lands.

Residential Land Use

As the table, "Projected Land Use Needs" illustrates, particularly for residential growth, if land were to be consumed for residential growth at the current average countywide densities of 0.738 acres per person, 17,850

acres of land would need to be utilized to accommodate anticipated growth through the year 2030.

The development patterns over the previous ten years, however, have reflected an increasing percentage of the population settling within existing urban areas. Between 2007-2016, 80% of residential growth in the county occurred in the City of Georgetown.

The pattern of residential growth is anticipated to continue into the future as the existing five-acre minimum lot size in the county and recent tightening of requirements for all new major subdivisions to be rezoned to rural residential is reducing the supply of available lots in rural areas.

The national economic slowdown in the late 2000's which was felt in Scott County and resulted in a slowdown in building activity left a glut of platted lots in the City of Georgetown. This has made urban development less costly and time consuming. However, the number of platted and vacant lots has been depleted in recent years as the local economy continues to absorb these lots and new homes are built.

In the foreseeable future, there will be increasing subdivision activity as the development community fills the demand for more housing. Land currently zoned residential in the cities of Georgetown, Sadieville and Stamping Ground will likely develop first, since no zone change would need



Table 4. Projected Land Use Needs

	2020	2025	2030
Estimate Population	59,589	67,570	76,607
Population Change (Per 5 Years)	7,169	7,981	9,037
Commercial Land Need (0.034 acres per person)	243.75	515.10	822.36
Industrial Land Need (0.060 acres per person)	430.14	909.00	1,451.22
Residential Land Needed (0.738 acres per person)	5,290.72	11,180.70	17,850.01
Open Space Land Need (0.123 acres per person)	881.79	1,863.45	2,975.00
Total Cumulative Land Needed (acres)	6,846.40	14,468.25	23,098.59

Table 5. Single-Family Building Permits per ten year period (2007-2016)

	Single-Family Building Permits, 2007-2016	Percentage
City of Georgetown	2439	79.24%
Sadieville, Stamping Ground and Unincorporated County	639	20.76%
Total	3078	100%

Table 6. Vacant Lots in Georgetown

	2012	2013	2014	2015	2016	2017
City of Georgetown Platted Vacant Lots	1542	1389	1206	1026	807	436



Community Form Snapshot

to occur for development to take place.

The following build-out scenarios project the number of homes that could be built. In the City of Georgetown, 4,412 dwelling units could be accommodated on existing residentially zoned land. At the current average household size of 2.59, build-out of the existing zoned residential areas would accommodate 11,427 people in the City of Georgetown. The build-out in Stamping Ground of the existing residential area would accommodate 85 dwelling units or 220 people and in Sadieville 45 dwelling units or 116 people.

In addition, the currently adopted Future Land Use Map contains large areas planned residential within the Urban Service Boundary of all three municipalities. Much of this planned residential area is currently zoned and used Agriculturally. There are 1,907 additional acres planned residential, but currently used and zoned agricultural. This area is essentially undeveloped for residential purposes.

The majority of residential development in the county (80%) is taking place in the City of Georgetown. The number of lots currently platted and available to build is approximately 450 lots. Additionally, there are 1,000 apartment units approved and under construction or proposed for construction in the next two years. There is an additional 1,754 acres in Georgetown zoned for residential

development, which is enough land to accommodate 4,412 dwelling units and 11,427 people at an average household size of 2.59 persons per household (current census average household size). There are an additional 1,900 acres planned residential but currently zoned and used agriculturally. This could accommodate approximately 6,650 dwelling units at a density of 3.5 dwelling units and acre, which is the current average density in the City of Georgetown. This could accommodate 17,224 people at a household size of 2.59 dwelling units per acre. There is sufficient residentially zoned land to accommodate projected growth for at least the next five-year planning period. Current build out capacity of the Georgetown Urban Service Boundary at existing average densities in the areas currently planned residential is approximately 12,512 dwelling units or 32,406 people.

Of course, not all the areas planned residential will likely develop. Environmentally sensitive areas and floodplains are not removed from the residential planned areas. Some amount of passive and active open space should be protected during development. Some areas may remain agricultural, and there is benefit in maintaining some agricultural uses in urban areas. Schools and public facilities also benefit from locating in residential areas. As a general rule, some amount of cushion needs to remain in the market to guard against market shortages in the residential

supply and price inflation. For planning purposes, twice the amount of needed supply of land would be a conservative amount to maintain. With nearly 4,000 acres planned or zoned residential in the Georgetown Urban Service Area, this should be sufficient to allow for development to occur to meet demand over the next ten years.

Commercial Land Use

The majority of large scale commercial land is in the City of Georgetown. Some exists in the county, primarily around the Triport/Delaplain Road area, which is within the Georgetown USB, but not yet annexed. A commercial building inventory was completed of the Georgetown Urban Service Boundary in 2016. It showed that outside of the immediate Downtown area of Georgetown, there were 1,064 acres of commercially zoned land on which was 3,927,831 square feet of building on 375 parcels. Approximately 595.66 acres and 360,194 square feet are vacant. Approximately 1,000,000 square feet is in residential uses or hotels. Downtown Georgetown adds an additional approximately 120 acres and 300,000 square feet of commercial mixed-use.

Assuming a market area of all of Scott County and excluding the commercial areas of Stamping Ground and Sadieville, there are approximately 588 acres of commercially used land in Scott County, (468 + 120



downtown) and 2,867,637 square feet of office/retail/professional space. Divided by the current population of approximately 53,000 people would equate to 0.011 acres of commercially zoned land per person and 54 square feet of commercial building per person. With a growth rate of 2-3% and a projected population increase of approximately 15,150 over the next ten years, 166.65 acres of additional commercial land and 818,100 square feet of commercial building space would be the anticipated need. With 595.66 acres of commercially zoned land, there is more than enough commercially zoned land to accommodate local needs over the next ten-year period.

Industrial Land Use

The majority of Industrial land uses are within the City of Georgetown or immediately contiguous in the Delaplain Road/Triport area within the Georgetown Urban Service Boundary. The predominant industry is automobile manufacturing. Toyota Motor Manufacturing Kentucky has the largest auto assembly operation in the United States with over 8,000,000 square feet under roof on 1,300 acres west of Cherry Blossom Way.

There are 2,551.9 acres of industrially used land in the Georgetown USB, accounting for over 17% of the Georgetown USB area with 14,871,961 square feet of building area, primarily

in the Toyota campus, the Lanes Run Industrial Park, Triport Industrial Park and Georgetown Industrial Park. With a current county population of approximately 53,000 persons, that is 0.048 acres per person and 280.6 square feet of building per person. With a growth rate of 2-3%, and a projected population increase of approximately 15,150 over the next ten years, 727.2 acres of additional industrial land and 4,251,090 square feet of industrial buildings would be the anticipated need. There are currently 625.5 acres of undeveloped industrially zoned land in Scott County.

A primary concern of the Chamber of Commerce has been the availability of quality Industrial sites and/or buildings that are build-ready with utilities and infrastructure in place for new or expanded Industrial users. This will always be a challenge; however, there is the available land planned for industrial uses in the Toyota Employment Area. A concerted effort must be sustained to extend infrastructure to build out Lanes Run Business Park and to annex and provide consolidated services to the Triport and the Employment Areas in the northern Georgetown Urban Service Area.

Public/Open Space Land Use

Public lands and open space is a category of land use describing civic buildings, parks, schools, emergency service facilities, cemeteries, and more. These areas contribute to the quality of life for citizens of Scott County. Currently there are 953.8 acres, 12.2 acres, and 44.1 acres of Public Lands and Open Space in Georgetown, Sadieville, and Stamping Ground respectively. Scott County overall has 5,796.87 acres of public lands / open space, which calculates to roughly 0.123 acres of Public Land / Open Space per person. With an anticipated growth of approximately 15,150 people over the next ten years, 1,863 acres of public lands / open space will be needed. This acreage can be provided as development occurs through the dedication of parkland, preservation of environmentally sensitive areas, and the creation of schools, libraries, and emergency service buildings.



Georgetown

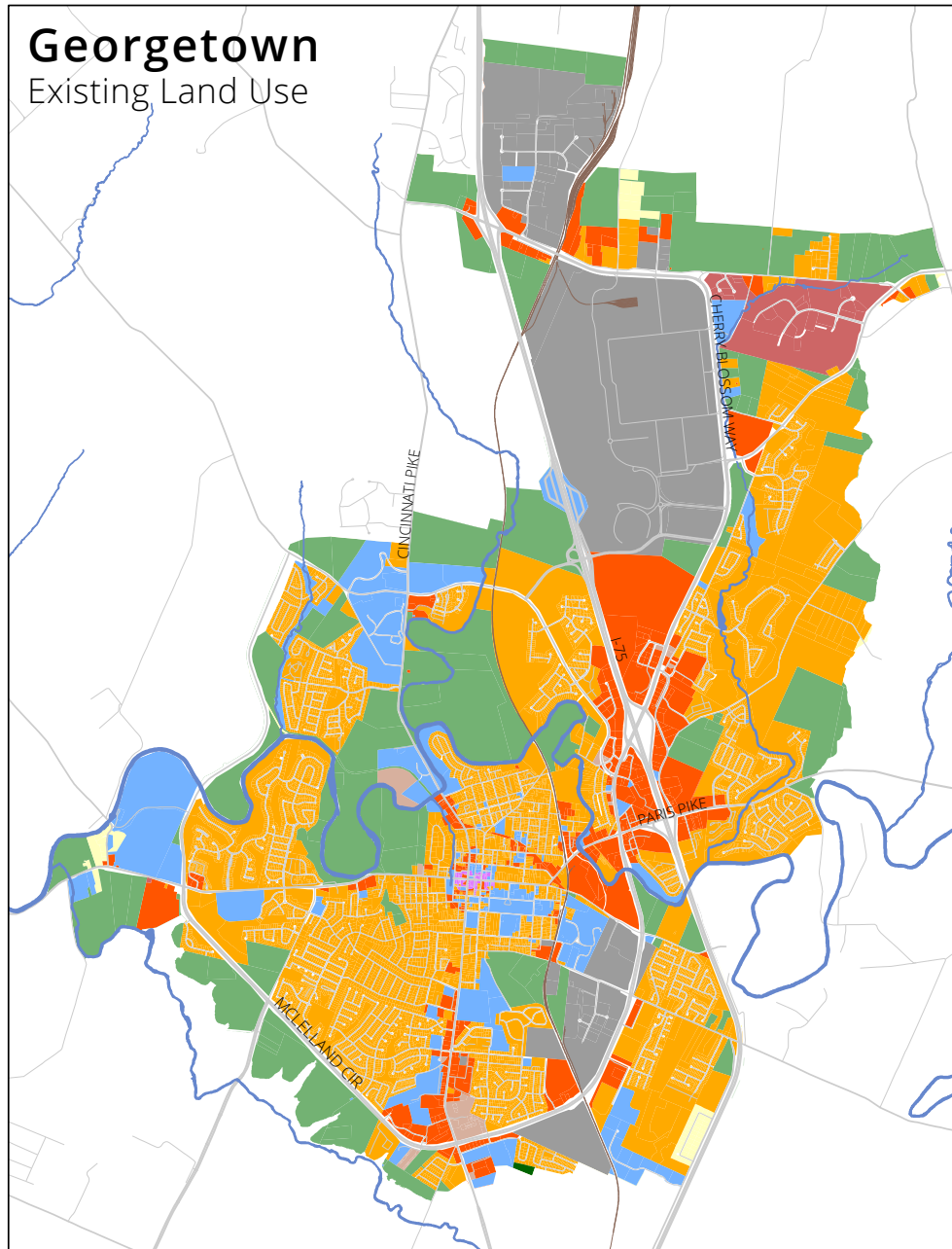


Figure 31. Map of Existing Land Use in Georgetown



Table 7. Existing Land Use in Georgetown

LAND USE	TOTAL (ACRES)	UNDEVELOPED (ACRES)	UNDEVELOPED (PERCENT)	VACANT BUILDING (SQ FT)
Agricultural	2,948.85	0.00	0.00	N/A
Urban Residential	5,197.49	1,606.89	30.92%	N/A
Rural Residential	111.42	83.79	75.20%	N/A
Commercial	1,260.48	605.49	48.04%	1,086.57
Industrial	2,295.36	343.71	14.97%	265,160.00
Quasi-Public	948.90	10.73	1.13%	N/A
Commerce/BIT	326.96	271.81	83.13%	N/A
Mixed-Use	11.40	0.41	3.56%	N/A
Office	84.51	32.36	38.29%	21,600.00
Greenbelt	4.94	0.00	0.00	N/A

Table 8. Residential Build Out for Georgetown

Zoning	Total Gross Acreage	# Existing Dwelling Units	Vacant Land Acreage	Total Potential # Dwelling Units at Buildout
R-1A	333.83	630	52.71	118.14
R-1B	656.59	1,126	109.61	225.64
R-1C	1,450.20	1,676	695.41	1,544.15
R-2	2,766.40	7,134	577.62	1,882.68
R-3	677.88	2,857	108.44	544.06
B-2	843.44	288	207.35	93.88
B-3	72.03	94	3.01	4.10
Total	6,800.38	13805	1754.16	4,412.65



Sadieville

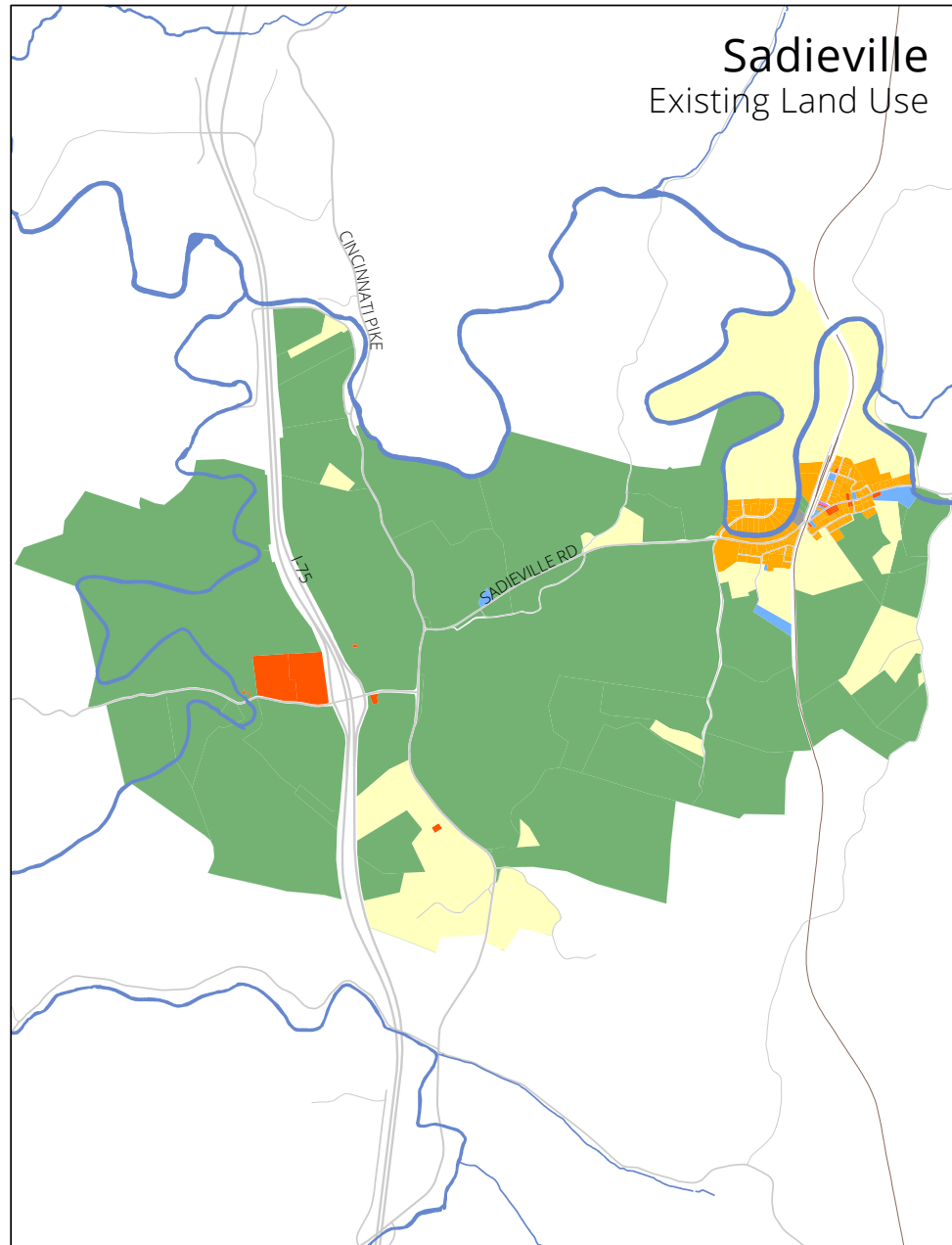


Figure 32. Map of Existing Land Use in Sadieville



Table 9. Existing Land Use in Sadieville

LAND USE	TOTAL (ACRES)	UNDEVELOPED (ACRES)	UNDEVELOPED (PERCENT)	VACANT BUILDING (SQ FT)
Agricultural	2,724.34	0.00		N/A
Urban Residential	84.56	24.74	29.26%	N/A
Rural Residential	573.54	67.32	11.74%	N/A
Commercial	36.16	17.64	48.79%	N/A
Industrial	1.66	0.00	0.00%	1,812.00
Quasi-Public	12.21	1.34	10.96%	2,189.00
Commerce/BIT	0.00	0.00	0.00%	N/A
Mixed-Use	0.26	0.26	100.04%	5,820.00
Office	0.00	0.00	0.00%	N/A
Greenbelt	0.00	0.00	0.00%	N/A

Table 10. Residential Build Out for Sadieville

Zoning	Total Gross Acreage	# Existing Dwelling Units	Vacant Land Acreage	Total Potential # Dwelling Units at Buildout
R-1A	5.13	2	0	-
R-1B	66.07	88	16.93	30.31
R-1C	18.47	2	5.35	0.82
R-2	154.09	21	52.64	10.90
R-3	-	-	-	-
B-2	24.92	-	5.43	-
B-3	5.72	15	0.99	3.15
Total	-	-	-	45.16



Stamping Ground

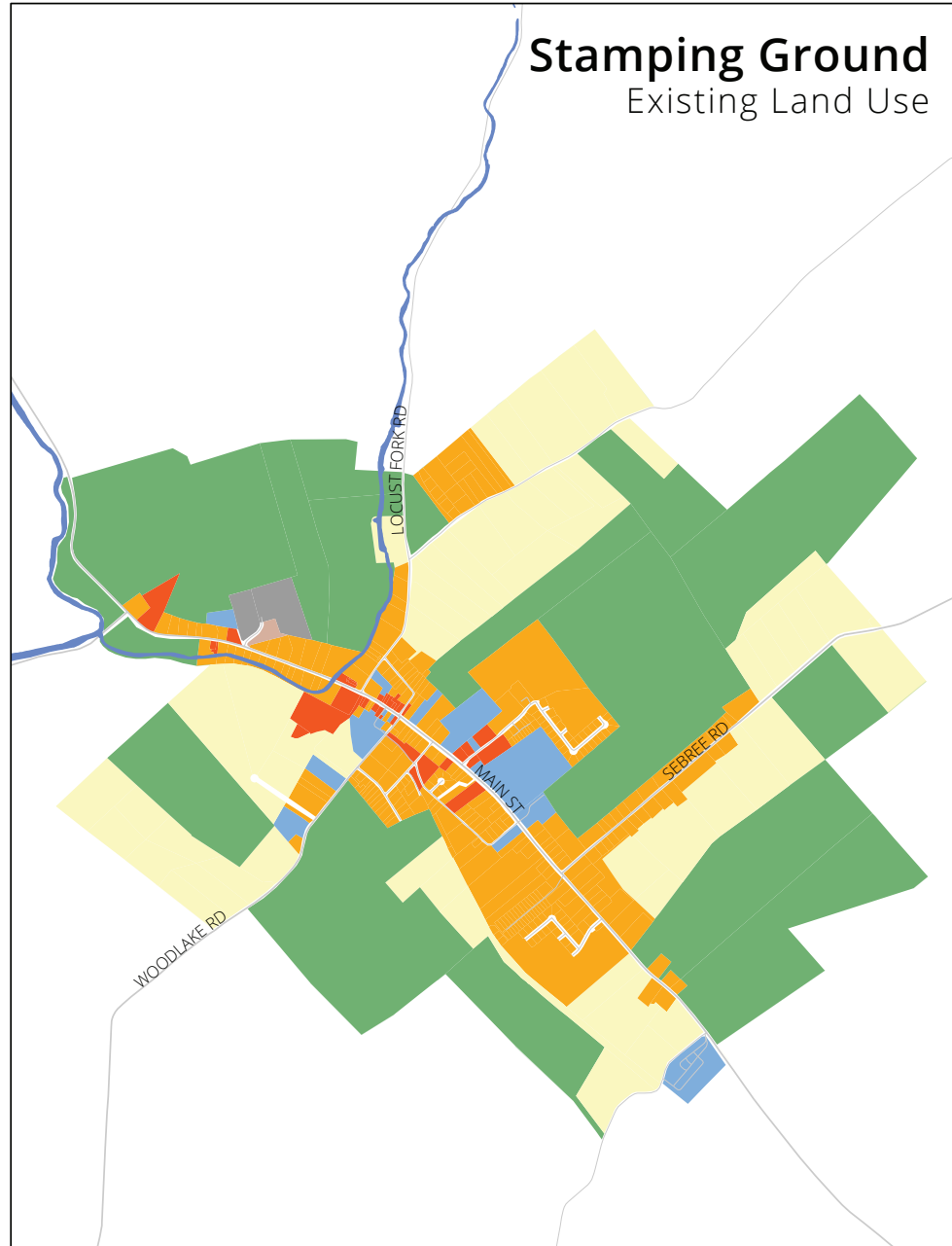


Figure 33. Map of Existing Land Use in Stamping Ground



Table 11. Existing Land Use in Stamping Ground

LAND USE	TOTAL (ACRES)	UNDEVELOPED (ACRES)	UNDEVELOPED (PERCENT)	VACANT BUILDING (SQ FT)
Agricultural	804.53	0.00	0.00%	N/A
Urban Residential	214.61	53.41	24.89%	N/A
Rural Residential	300.14	80.39	26.79%	N/A
Commercial	21.98	6.28	28.57%	9,302.00
Industrial	10.50	7.23	68.87%	N/A
Quasi-Public	44.14	0.15	0.35%	N/A
Commerce/BIT	0.00	0.00	0.00%	N/A
Mixed-Use	0.00	0.00	0.00%	N/A
Office	1.44	0.00	0.00%	1,892.00
Greenbelt	0.00	0.00	0.00%	N/A

Table 12. Residential Build Out for Stamping Ground

Zoning	Total Gross Acreage	# Existing Dwelling Units	Vacant Land Acreage	Total Potential # Dwelling Units at Buildout
R-1A	171.62	139	34.60	35.09
R-1B	85.93	37	24.99	15.17
R-1C	47.44	3	35.95	9.39
R-2	33.22	75	9.92	19.83
R-3	-	-	-	-
B-2	9.05	5	4.87	5.81
B-3	-	-	-	-
Total				85.30



COMMUNITY FORM GOALS & OBJECTIVES

Scott County strives to balance the impact and compatibility of our urban and rural scaled development. It is essential that the community works to ensure efficient use of land and resources that build a cleaner, stronger, and more beautiful community. Streets and land uses should be connected by multiple sources of transportation, including pedestrian, bicycle, automobile, and eventually, public transit. Appearances matter – streets and buildings should be in good condition, made with quality materials, and kept clean, especially in those places that are highly used by the public. Development patterns that strengthen the distinction and separation between Scott County’s urban and rural areas should be encouraged, as well as development patterns that promote higher density near major corridors and away from environmentally sensitive areas. The Greenbelt should be strengthened to further define Georgetown’s southern city limits.



- CF 1. Design for an efficient network of streets and land uses.*
- CF 2. Create places that enrich our built environment's form and character.*
- CF 3. Encourage sustainable development practices at site and community-wide levels.*



CF 1. Design for an efficient network of streets and land uses.

- CF 1.1. Manage the location of the Urban Service Boundary (USB) and City Annexation to maximize efficiency of city networks and services.
- CF 1.2. Plan for higher-intensity uses in areas with multiple transportation options.
- CF 1.3. Focus revitalization efforts in existing centers of activity.
- CF 1.4. Preserve prime farmland for agricultural uses.
- CF 1.5. Provide access between and among rural areas, connections to regional transportation systems, and safe, economical mobility and accessibility for citizens and goods.
- CF 1.6. Make public amenities, work places, and residential areas accessible by multiple transportation types.

This goal (CF 1) is focused on principals of land use management, density, and accessibility. An efficient network of streets and land uses is important for a variety of reasons. First, efficient networks have lower long-term maintenance costs because they are more condensed, requiring less upkeep. Efficient networks reduce the amount of land needed for roads, utilities, and other infrastructure that are expensive for the local government and individual owners to maintain over time. Second, because efficient networks require less land, they reduce

sprawl and its negative impacts on the environment. Concentrating density and redevelopment in existing centers of activity and existing neighborhoods is effective because it allows new development to utilize existing utilities and abandoned buildings. Providing infill also benefits the community by strengthening its urban form and increasing usership of existing areas. Third, efficient networks allow users (people) to access sites and meet needs (such as work, groceries, errands, etc.) within closer distances to where they live, potentially switching to

non-motorized transportation options, such as bicycling or walking. This reduces travel time for users, reduces fuel expenses, and provides a more well-rounded range of transportation options within a community. By providing a mix of compatible uses near each other (rather than segregated land uses), an individual can obtain all or most of their daily needs within a smaller area of the city.



Priority Action Items

Action Item No. 16: Conduct a Transportation Master Plan.

Supports Goals: CF 1, CF 2, IF 2, IF 3, HO 1, EN 1,

Timeframe: Short, 1-3 years

This Action Item is an integral next step in the planning process. Transportation and land use are closely related and must be coordinated to ensure functional and attractive integration. The Transportation Master Plan should result from a full-scale review of existing conditions, level of service, and modal-split. Recommendations should include all modes of transportation - automobile, bicycle, pedestrian, rail, air, heavy trucks, public transit, consider future bus routes, and develop plan for bus stops. Currently, automobiles receive a disproportionately large share of the land and planning resources dedicated to local transportation. Additional emphasis should be placed on the inclusion of non-motorized transportation options as the community moves forward.

Action Item No. 2: Adopt the Georgetown-Scott County Bicycle and Pedestrian Plan.

Supports Goals: CF 1, CF 2, CF 3, IF 1, IF 2, IF 3, HE 2, HS 3, EN 3, EN 5, EG 1,

Timeframe: Short, 1-2 years

This Action Item supports a wide range of Goals and Objectives throughout the Comprehensive Plan. The chapters focusing on Community Form (Chapter 2) and Infrastructure and Public Facilities (Chapter 3) are most clearly and directly tied to the study and implementation of bicycle and pedestrian transportation infrastructure. However, the Goals and Objectives of each of the remaining chapters (Heritage, Housing, Human Services, Environment, and Economic Growth) are also impacted by the availability and use of non-motorized transportation options. The high impact of bicycle and pedestrian planning for so many areas makes the need to adopt the plan a key component to Scott County's future.

Safe, non-motorized transportation options are a priority for new development and infill projects. The Neighborhood Center mixed-use areas and Community Corridors identified with this Comprehensive Plan highlight several areas desired for pedestrian-scaled development. Scott County residents and visitors should have a variety of transportation options, and not depend on primarily automobile infrastructure. Adequate and safe non-motorized transportation networks shape the way our community is accessed and experienced, and are of high demand.

Three phases, or steps, to implementing the Bicycle and Pedestrian Plan are to: 1) adopt the Georgetown-Scott County Bicycle and

Pedestrian Plan, 2) actively pursue project recommendations from the Bicycle and Pedestrian Plan and Parks and Recreation Master Plan, and 3) include bicycle and pedestrian infrastructure project funding in capital budgets.

For further detail about these and other Action Items, see Chapter 9: Implementation, and the list of Staff's Top 10 Action Items.



CF 2. Create places that enrich our built environment's form and character.

- CF 2.1. Allow for flexibility in land use and design pattern within zone districts.
- CF 2.2. Promote multi-use and flex spaces, especially in downtown areas and public spaces.
- CF 2.3. Invest in downtown Georgetown, Sadieville, and Stamping Ground as the heart of each city.
- CF 2.4. Preserve and strengthen the fabric of existing neighborhoods by investing in maintenance and improvements to infrastructure.
- CF 2.5. Provide civic and government facilities in centralized and accessible locations as highly visible focal points and symbols of community identity.
- CF 2.6. Become more walkable and bikeable.
- CF 2.7. Provide an interconnected system of local and regional public open space and recreational opportunities.
- CF 2.8. Require infill and redevelopment projects to be designed for pedestrian use and compatible with the existing character and long term goals for the surrounding area.



This goal (CF 2) is focused on developing and implementing standards to improve the quality of construction, design, and site planning to provide functional and appealing environments for residents and businesses. City centers and major commercial destinations should be enhanced to attract users and increase ownership rates. Incentives, infill projects, adaptive reuse of existing buildings, and incremental sustainable growth can all help to improve form and function of Neighborhood Centers. The Future Land Use supplemental maps identify Gateways and Corridors designated for aesthetic improvements and pedestrian-oriented design and accessibility; these main corridors and entrances into Georgetown, Sadieville, and Stamping Ground should provide both aesthetically pleasing and functional entryways. Buildings and streetscapes located within identified Neighborhood Centers and Community Corridors should be in good condition, made with quality materials, and kept clean, especially in those places that are highly used by the public. Development patterns that promote higher density near major corridors, away from environmentally sensitive areas, should be promoted.

Priority Action Items

Action Item No. 18: Amend the downtown historic district regulations to better support long-term maintenance and preservation efforts.

Supports Goals: CF 2, HE 1, HO 2, CF 3, EG 1, EG 2 **Timeline:** Short, 2-3 years

For many years, the City of Georgetown has discussed adoption of more detailed historic district regulations. Draft materials exist that can be re-examined, as well as new downtown design and streetscaping suggestions from the University of Cincinnati Urban Planning fall 2016 studio. All suggestions should be re-evaluated by the Heritage and Urban Form Committee to determine the best next steps to pursue. At present, two options have been identified:

Option 1) Adopt a revised local historic preservation district ordinance, Design Standards, and Architectural Review Board to ensure the historic qualities of designated areas are maintained and enhanced over time.

Option 2) Consider use of regulations with a Form-Based Code and/or Design Standards in Downtown Georgetown.

While this Action Item is listed in the Community Form chapter, it has been assigned to the Heritage and Urban Form sub-committee for follow-up. The Planning staff, Scott County Historical Society, Kentucky Heritage Council, and all three legislative bodies should be consulted throughout the process for guidance and assistance.

Action Item No. 22: Develop design standards for Neighborhood Center Nodes and Community Corridors.

Supports Goals: HE 1, CF 2, CF 3, HO 1, EG 1, EG 2 **Timeline:** Medium, 3-6 years

To develop strong Neighborhood Center Nodes and Community Corridors, more restrictive standards must be established to guide new development and rehabilitation efforts. Evaluate zone districts or overlays to provide the desired impact of the Neighborhood Centers throughout each of the follow-up Small Area Plans. It may be necessary to conduct one or two Small Area Studies prior to amending zoning regulations. The types of elements that should be considered include:

- Density of commercial and residential uses within the identified Neighborhood Center, and areas within a ¼ mile radius
- Set walkability or accessibility standards for density bonuses
- Establish bicycle infrastructure standards
- Pursue projects from the Georgetown Bicycle and Pedestrian Plan
- Consider incentive programs to be pursued, such as: sidewalk matching grants, tax abatement, parking or density bonuses, etc.

The Land Use committee is tasked with review and pursuit of this Action Item, although the process should be conducted in coordination with Action Item No. 18 and the Heritage committee for compatibility. It may be necessary to hire an outside consultant to assist with this project. For further detail, see Chapter 9: Implementation.



CF 3. Encourage sustainable development practices at site and community-wide levels.

CF 3.1. Incentivize development that utilizes green building and sustainable development best practices.

CF 3.2. Explore standards to retain adequate, usable open space, create green linkages, and increase stream corridor/floodplain protection in new urban and suburban development.

CF 3.3. Protect the quality and integrity of existing structures and support preservation efforts.



This Goal (CF 3) is focused on expanding the practice of sustainable development methods in Scott County. It specifically references both site-level and community-wide practices. The Goal shows the intent to encourage sustainable site and building materials, such as the use of renewable or lower-impact resources, local labor, and local resources. Community-wide sustainability measures link back to the first two Community Form Goals (CF 1 and CF 2) and forward to all three Infrastructure Goals (IF 3, IF 2, and IF 3). A community that utilizes planning best practices, such as compact growth, adaptive re-use, infill projects, and a network of public open spaces and infrastructure that are well connected and provide for non-motorized transportation options, is a more sustainable community.

Several rating systems and resources exist to guide the implementation of sustainable development. These resources include: ENERGY STAR for Buildings, LEED Certification, Living Building Challenge, and the WELL Building Standard, to name a few. These programs, and others, should be examined for possible implementation, incentives, or recognition for projects with successful attainment of desired levels of ratings for new projects within our community.

Priority Action Item

Action Item No 1: Update Zoning Ordinance and Subdivision and

Development Regulations to ensure land use, transportation, and utilities develop to support each other, and are designed to be compatible with each other and the community vision. Include safety in design measures, such as barriers, access, visibility, lighting, etc.

Supports Goals: CF 1, CF 2, CF 3, IF 1, IF 2, HE 1, HE 2, HO 1, HO 2, EN 1, EN 2, EN 4, EN 5, EG 1

Timeline: Medium, 2-5 years

This is a high-priority Action Item. Even small adjustments to regulatory text can have a major change on development patterns, accessibility, and environmental impact. Due to the wide variety of Goals and Objectives that are supported by this Action Item, it is imperative that steps are taken to further these efforts. Upon completion and adoption of the Comprehensive Plan, staff will begin reviewing and updating the planning regulations, such as the Zoning Ordinance and Subdivision and Development Regulations, as well as office policies, such as the Notification Policy, and internal review checklists.

For further detail about these and other Action Items, see Chapter 9: Implementation.

Sustainability Rating Systems

ENERGY STAR was originally developed by the U.S. Environmental Protection Agency (EPA) as a voluntary labeling program to promote energy-efficient products and reduce greenhouse gas emissions.

Leadership in Energy & Environmental Design (LEED); Established in 1998, LEED has transformed the way we think about how our buildings and communities are designed, constructed, maintained, and operated across the globe.

The Living Building Challenge (LBC) is a philosophy, advocacy platform, and certification program that promotes a very high building standard linked to net zero energy, net zero water, beauty, and more.

The WELL Building Standard focuses on the health and wellness impacts that buildings have on occupants. Areas of concentration are air, water, nourishment, light, fitness, comfort, and mind.



THE FUTURE LAND USE MAP & HOW TO USE IT

This section describes the policies for existing and future land use, subdivision of property, and desired development patterns within Scott County. The following sections clarify policies concerning expansion, incorporation, and service provision, as well as land use descriptions. For the purposes of this plan, urban areas are defined as those areas of Scott County that are within the incorporated city limits or inside of defined Urban Service Boundaries.



What are Land Use & Zoning?

Two general categories are used to classify land and permitted uses: 1) land use designations and 2) zoning restrictions. In general, land use describes the types of activities that are existing or desired for a certain type of land. They can be classified as either “existing” or “future.” Existing Land Use describes the actual and current use of property, regardless of zoning designation. Future Land Use describes the desired future use of the property, also regardless of the current zoning designation. Zone Districts are the legal classification that outlines permitted, conditional, or prohibited land uses within all of Scott County. Land uses can be described in a wider variety of classifications than zone districts; zone districts typically allow for more than one type of land use. For example, there may be 5 sub-classifications of different commercial land uses that are permitted within a specific commercial zone district. Further descriptions can be found below.

LAND USE: Land Use classifications are used to describe the existing or future desired uses conducted on a property, regardless of its current zoning designation. In the context of the Comprehensive Plan, most discussion revolves around land use designations. Because the Comprehensive Plan focuses on broader context of land use planning within our community, we spend a consideration about of time evaluating existing conditions and establishing desired patterns for future land use changes as our community

continues to grow. These desired changes are shown on the Future Land Use Map.

Land Use: The management and modification of natural environment or wilderness into built environment such as settlements and semi-natural habitats such as arable fields, pastures, and managed woods; the occupation or use of land or water area for any human activity or any purpose. In the context of this plan, we focus on the general categories of land use, and what types of uses should occur in specified locations throughout the community.

Land Use Planning: The systematic assessment of land and water potential, alternatives for land use, and economic and social conditions in order to select and adopt the best land-use options; provides a vision for the future possibilities of development in neighborhoods, districts, cities, or any defined planning area; the scientific, aesthetic, and orderly disposition of land, resources, facilities, and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities.

The Great Scott! Comprehensive Plan is a land use planning document. Through public engagement, research, and staff assessment of best practices within the field, we have developed the desired land use models for our community.

ZONING: The separation or division of a municipality or unincorporated areas into districts based on allowed land

use and form characteristics. Zoning involves the regulation of buildings and structures in such districts in accordance with their construction and the nature and extent of their use, and the dedication of such districts to uses designed to serve the general welfare of the community. A single zone district typically allows a variety of more specific land uses to be conducted when the site conforms to certain building and locational requirements (lot sizes, building setbacks, ground coverage, parking requirements, etc.).

Zoning: A common form of land use regulation that designates permitted land uses based on mapped zones that separate one set of land uses from another. It also establishes development standards including building height, lot coverage, setbacks, screening, landscape buffering, and parking requirements for designated zones.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning and Zone Districts are used to implement the specific regulations enacted by a city or unincorporated area. For example, the land use designations or descriptions are general classifications of land either occurring, permitted, or desired in a certain area, but the zoning designation defines which types of land uses are existing or desired, and establishes additional regulations for the use of the land.



The Future Land Use Map

The Future Land Use Map (or FLU map) proposes the best land use mix for the long-term benefit of the community. The FLU map has been created through staff research and community input. It is always intended to be combined with the related text of this Comprehensive Plan, including the goals, objectives, policies, and recommendations. It 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 denser housing types, schools, parks, shopping, and employment uses since single-family development typically precedes these uses. Failure to create a long-term balanced land use mix makes it more expensive to provide public services and facilities, and creates longer trips and more traffic congestion for residents.

When a property owner wishes to change the use of their property, they are sometimes required to change the zoning on their property to ensure the desired use is of a permitted land use category. When changes to zoning are desired, the Planning Commission uses the Comprehensive Plan and Future Land Use map to determine whether the desired zone change and proposed land use fit within the community vision and whether the change supports the appropriate land use mix for the long-term benefit of the community. In addition to the content of this plan, the Commission also considers appropriateness of the existing and desired zoning designations and whether there have been any unanticipated changes of a

physical, social, or economic nature in the area involved since this plan was created.

For the purposes of the maps and text discussion within this plan, existing and future land use classifications have been consolidated into the following nine (9) major categories. The map itself is included after these descriptions and supported by further location-based land use recommendations and supplemental maps toward the end of this chapter and throughout the plan.

Land Use Categories

Agricultural: This is the general designation of rural lands throughout the unincorporated areas of the county – those outside of the urban service boundaries and existing rural cluster subdivisions and rural subdivisions. This category allows use of land for production of agricultural or horticultural crops, and dwellings for persons engaged in the agricultural use on the tract at a maximum density of one dwelling unit per five acres. The standard agricultural zone district (A-1) also allows detached single-family residential use, even if no traditional agricultural use is conducted if the lot otherwise meets the zoning site standards. Special agricultural land uses, such as automobile salvage and recreational sites are only permitted in specific agricultural districts. Further information can be found in the Zoning Ordinance.

Commercial: This land use permits the purchase and sale of goods and services as well as recreational and entertainment activities. Examples of commercial uses include: automotive

sales, service, and repair, bed and breakfast inns, grocery stores, professional offices, private recreation, retail sales, retail services, restaurants, transient habitation (hotels/motels/ etc.), visitor serving facilities, and limited warehousing, storage, and distribution.

Each type of commercial use may not be appropriate within each area identified for commercial use. The Future Land Use Map identifies locations that are prime for commercial use in general, but it does not distinguish between these types of commercial activity. It is appropriate to instead consider the merits of a given application and its fit within the surrounding context at the time of zone change application. During review, the levels of use, scale, and form characteristics can be assessed. There are several commercial zone districts that provide a hierarchy of commercial uses can provide flexibility for new commercial development, if it is balanced with surrounding character. Where possible, new commercial growth should be concentrated and planned as a unit, rather than “strip”-type development. Additionally, it is intended to pursue Small Area Plans for several of the Neighborhood Center mixed-use areas which correspond with several of the areas identified for commercial land use. The recommendations of these Small Area Studies should be followed.

Commerce/Business, Information & 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 ensure that development is properly related to its site and to the surrounding developments. This type of 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.

Greenbelt: A policy and land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighboring urban areas; an area of open land around a city, on which building is restricted. The local Southern Greenbelt is envisioned as a natural preserve which defines the southern boundary of the City of Georgetown, while also providing a place for exposure to nature and recreation. It serves as a buffer between the urban areas of the City of

Georgetown and the rural character of Scott County to its south. Over time, it is expected that as property develops, the land along the Southern Greenbelt should be officially designated for conservation, and easements for future recreational trails should be created. Land adjoining the Greenbelt is permitted to develop, but with respect to this common goal, and dedication of property for this long-term community use.

Industrial: This land use category includes the processing of products or raw materials. The associated zoning districts are intended to provide concentrated areas of high quality employment facilities within Urban Service Boundaries for uses including light and heavy manufacturing, warehousing and distribution, trucking, indoor, screened, and outdoor storage, and a wide range of other service operations.

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.

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. 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.

Rural Residential: This subcategory allows for less dense residential uses outside of the Urban Service Boundary and unincorporated areas. It is also intended to phase down intensity of residential use from the urban areas of the cities to the rural areas. These areas are of a rural character, but appropriate near urban areas, so as not to further drain resources, increase transportation demands or rural roads, or further divide large/prime farmland in the county. This land use is also promoted in the northern areas of the county where the land is hillier and more difficult to farm. Lot types include traditional single-family or cluster lots.

Urban 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 a neighborhood. New urban residential growth will only occur within cities and Urban Service Boundaries. This category includes the broad range of all urban residential zones, including low, medium, and high density. Follow-up studies (including all identified neighborhood centers) and the merits of any specific zone change application will be reviewed to determine appropriate infill and density for the precise locations proposed.





Future Land Use Map

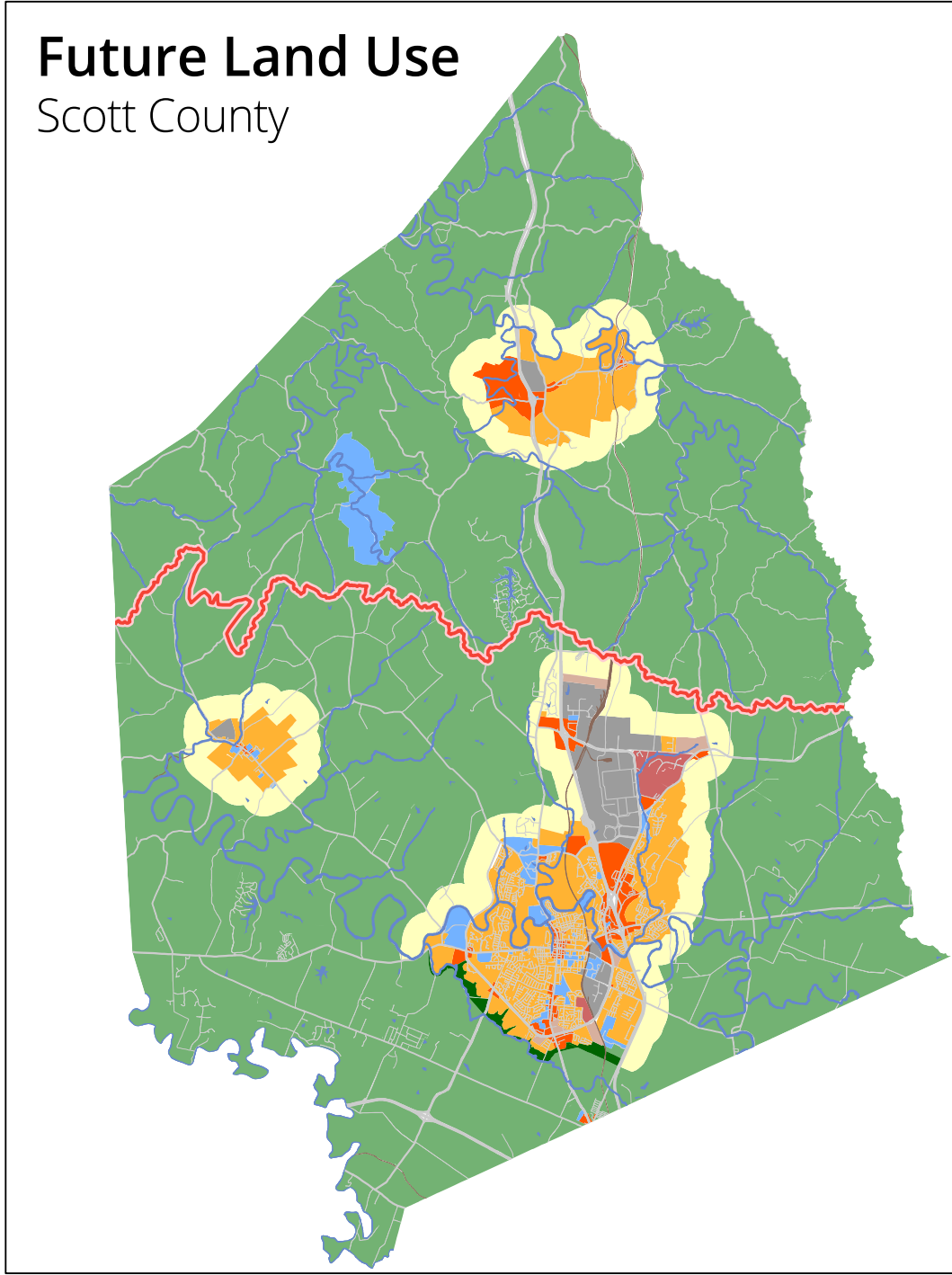
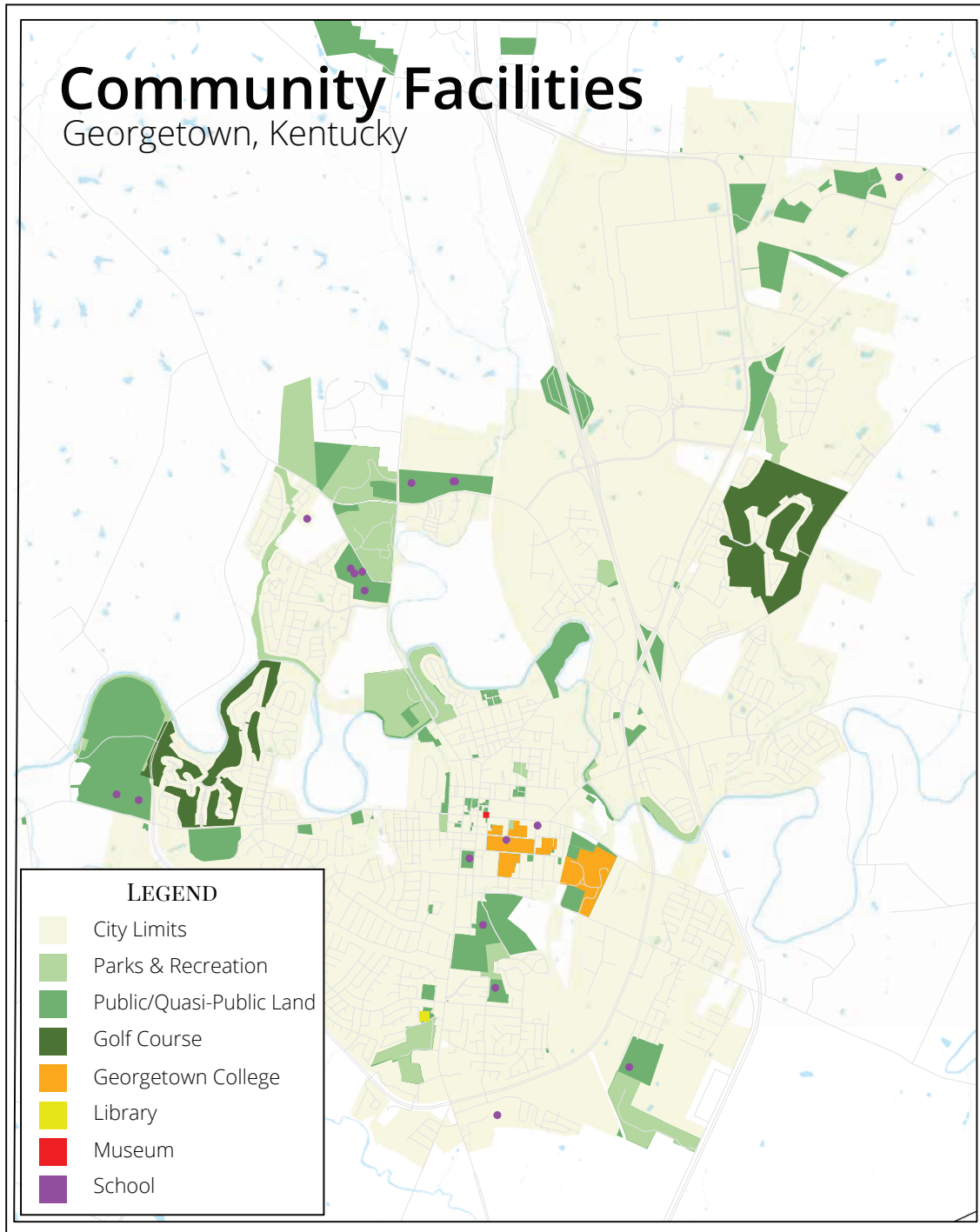


Figure 34. Future Land Use Map

See these maps in more detail

Large print versions of the Future Land Use Map, Supplemental Maps, and Neighborhood Centers are available for review in the Georgetown-Scott County Planning Commission office. High-quality PDF versions are also available on the Georgetown-Scott County Planning Commission website: <http://www.gscplanning.com>.



Community Facilities

These items represent the public agencies for the cities, County, schools, library, and other public entities. Some of these facilities, such as local government offices, are centrally located to improve communication and cooperation between agencies. Other facilities, such as parks and fire departments, best serve the community when they are spread out to provide easier access. The community facilities map identifies locations of existing facilities and identifies areas that are underserved or would benefit from increased access to certain facilities.

Figure 35. Community Facilities Supplemental Land Use Map



Supplemental Land Use Map Gateways and Corridors

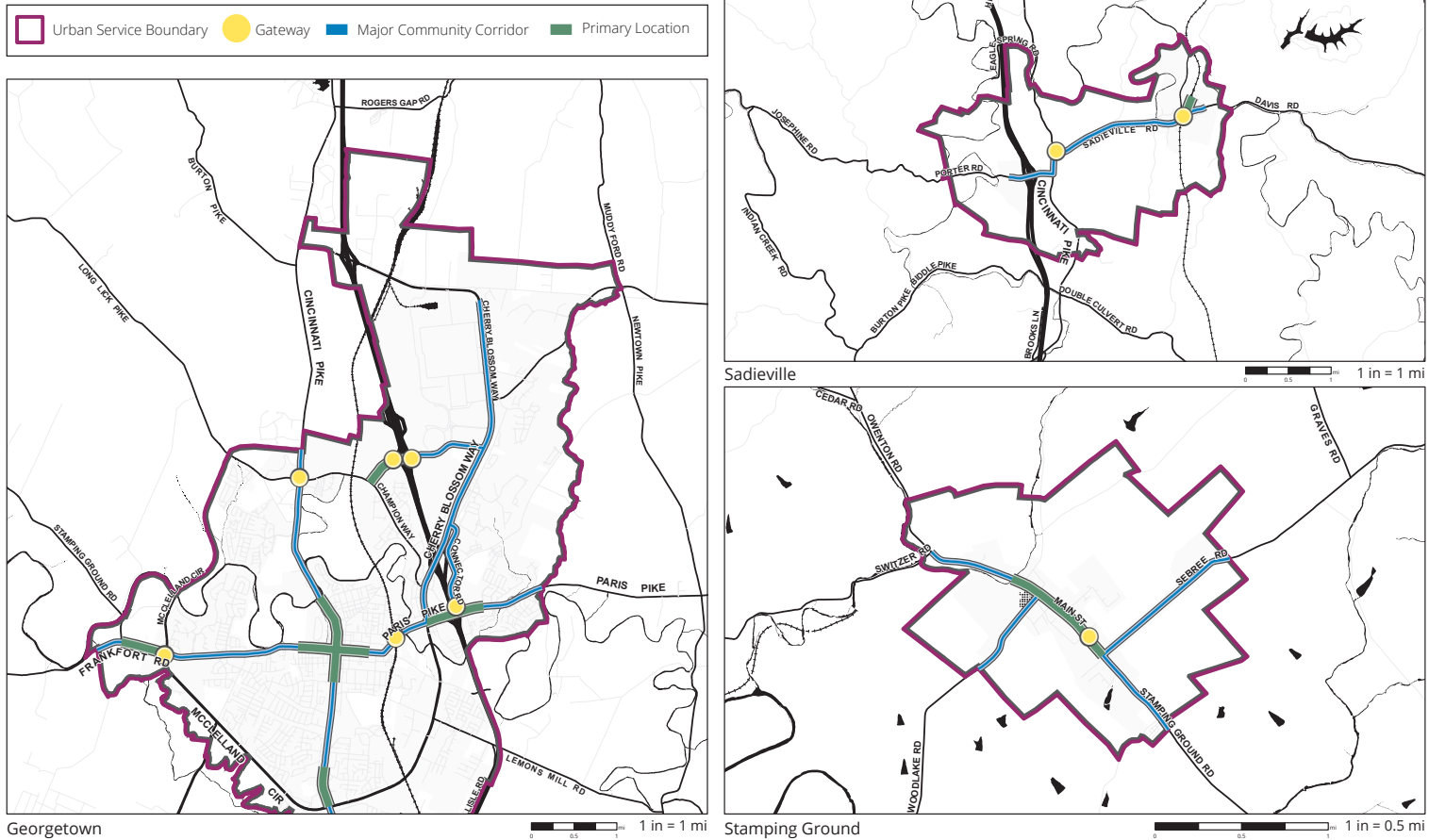


Figure 36. Gateways and Corridors Supplemental Land Use Map

Gateways and Corridors

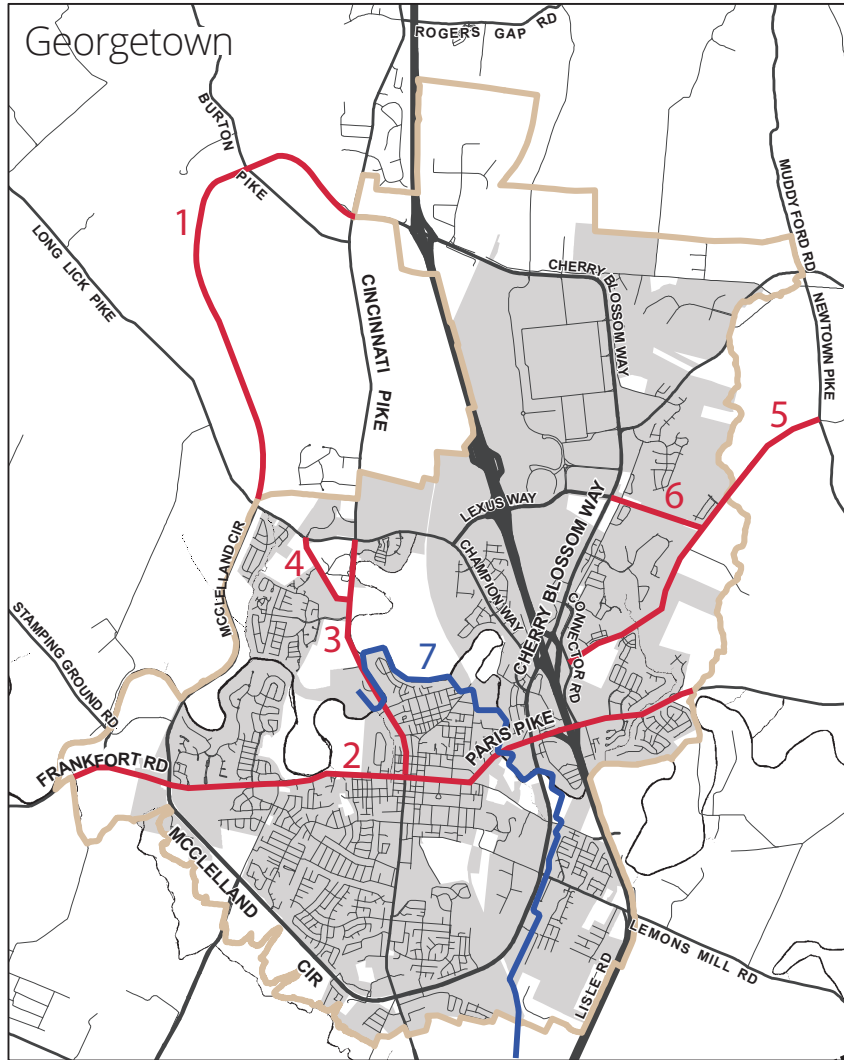
Major Community Corridors should be targeted for increased clean-up efforts and improved sign regulation enforcement. Keeping these areas free of trash and signs will improve the beauty of the community as well as the safety.

Priority Locations: These areas should have beautification projects including trees, flowers and other landscaping. More restrictive sign standards should be developed for these areas to reduce visual clutter. These areas are also potential candidates for Form-Based Codes (FBC). FBCs can improve the character of the development taking place in the community, while giving

more freedom to property owners regarding possible land uses.

Gateways: These areas should be designed as a welcome to our cities with new or improved welcome signs. They could be further distinguished with seasonal flowers or landscaping in a similar manner as the seasonal flowers along Main Street.





Mobility Projects

- Legacy Trail
- High Priority Project
- Urban Service Boundary

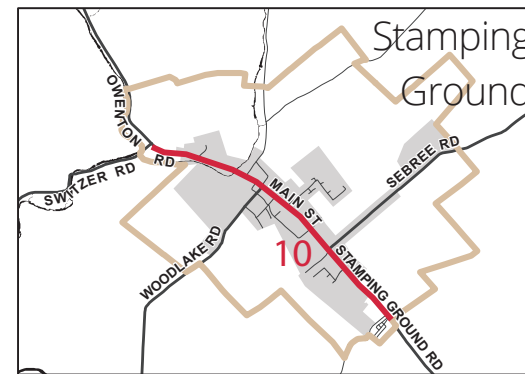
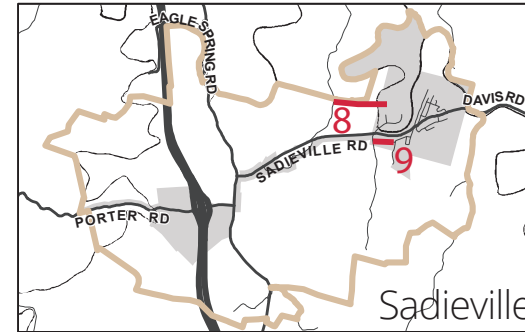


Figure 37. Mobility Projects Supplemental Land Use Map

Mobility Projects

The projects shown on the Mobility Projects map represent the highest priority transportation projects for the three municipalities in Scott County. For short descriptions of these projects, see the Infrastructure & Public Facilities chapter. A map showing a

more comprehensive set of mobility projects for Scott County can be found on the Georgetown – Scott County Planning Commission website.





Location-Based Land Use Recommendations

The following section describes a variety location-based land use recommendations. These recommendations work in combinations with the Future Land Use Map as presented, are identified as prime locations for change, further study, or great impact on our community. These areas include:

- Urban Service Boundary amendments
- Neighborhood Center mixed-use nodes
- The Greenbelt
- Rural Residential Future Land Use designation areas



Urban Service Boundaries

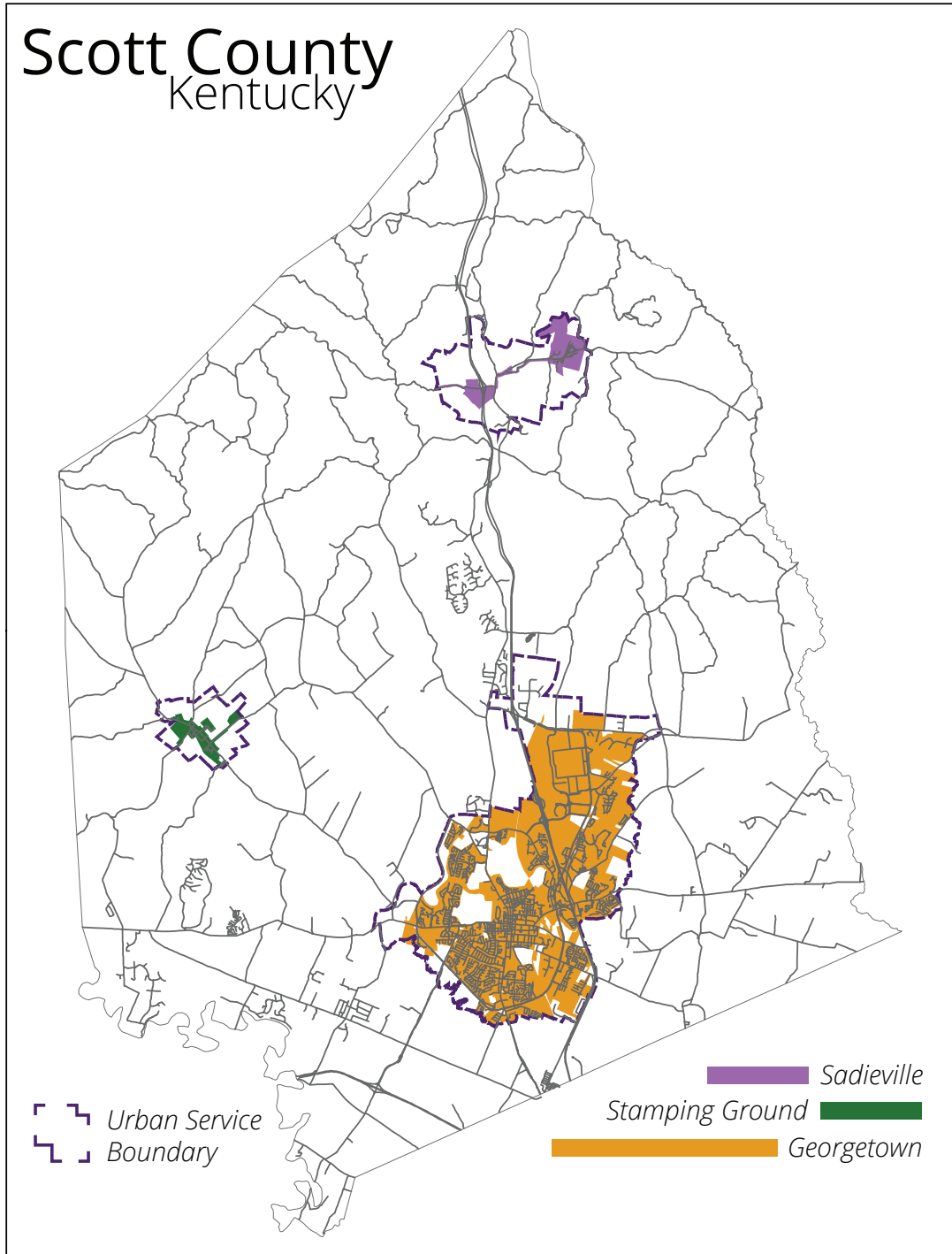


Figure 38. Urban Service Boundaries for All Scott County Cities

Urban Service Boundary Amendments

USB Changes: Georgetown

General Statistics

- Former Urban Service Boundary: 15,003.01 acres
- New Urban Service Boundary: 15,763.01 acres
- City Limits: 11,025.46 acres

Summary

The Urban Service Boundary was adjusted to follow parcel lines in many places. There was a slight contraction of the USB along the southern part of Georgetown. The USB was expanded slightly to the north and west to allow for additional growth. Overall, the USB has grown by roughly 5% compared to the former Urban Service Boundary. The USB is approximately 1.4 times larger than the current city limits.

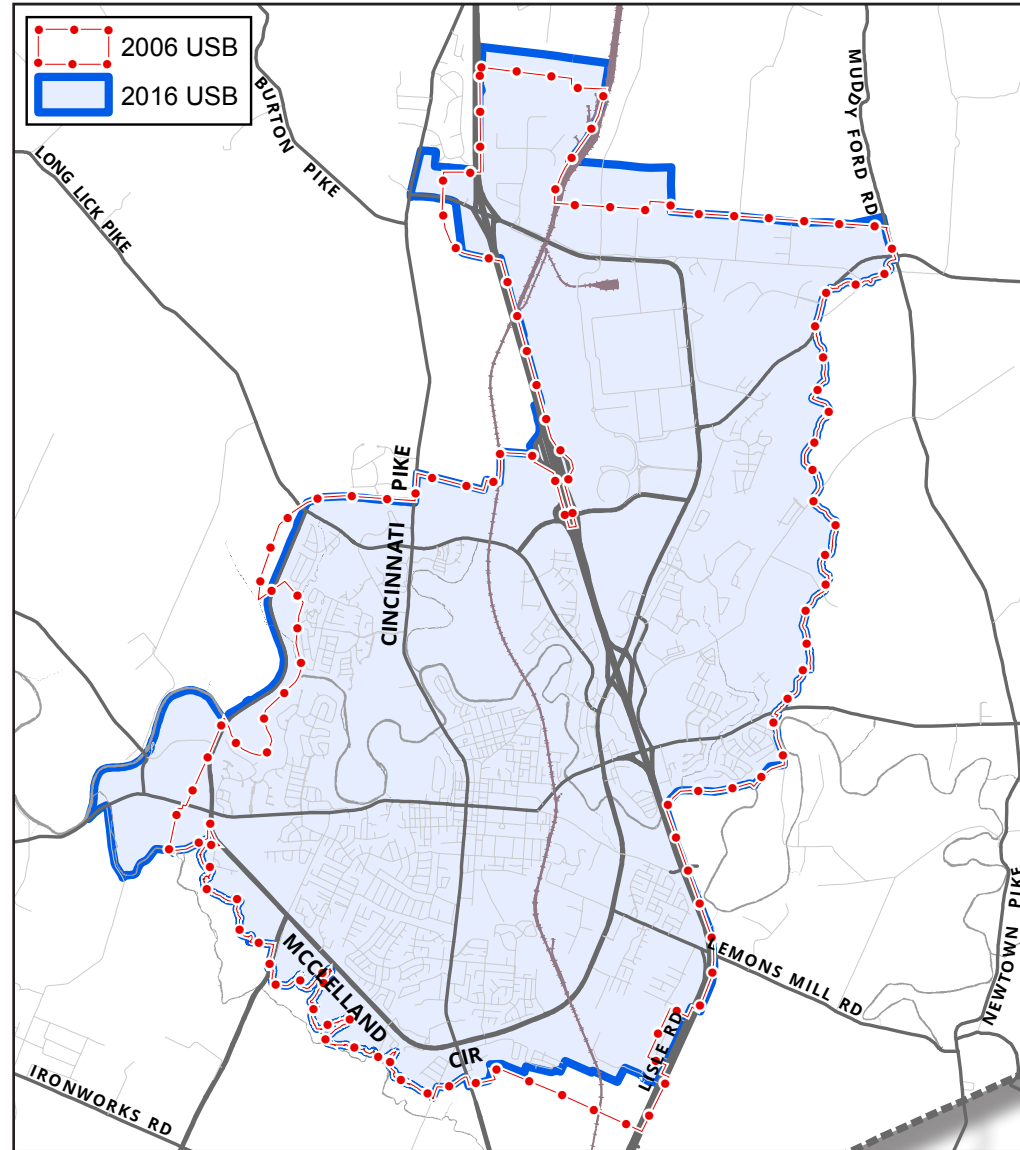


Figure 39. Georgetown Urban Service Boundary



USB Changes: Sadieville**General Statistics**

- Former Urban Service Boundary: 3,598.25 acres
- New Urban Service Boundary: 3,614.43 acres
- City Limits: 717.72 acres

Summary

The new urban service boundary has been adjusted to more closely follow parcel lines. The changes made were very minor, amounting to an increase of 0.45% over the previous urban service boundary. The new urban service boundary is roughly five (5) times larger than the current city limits.

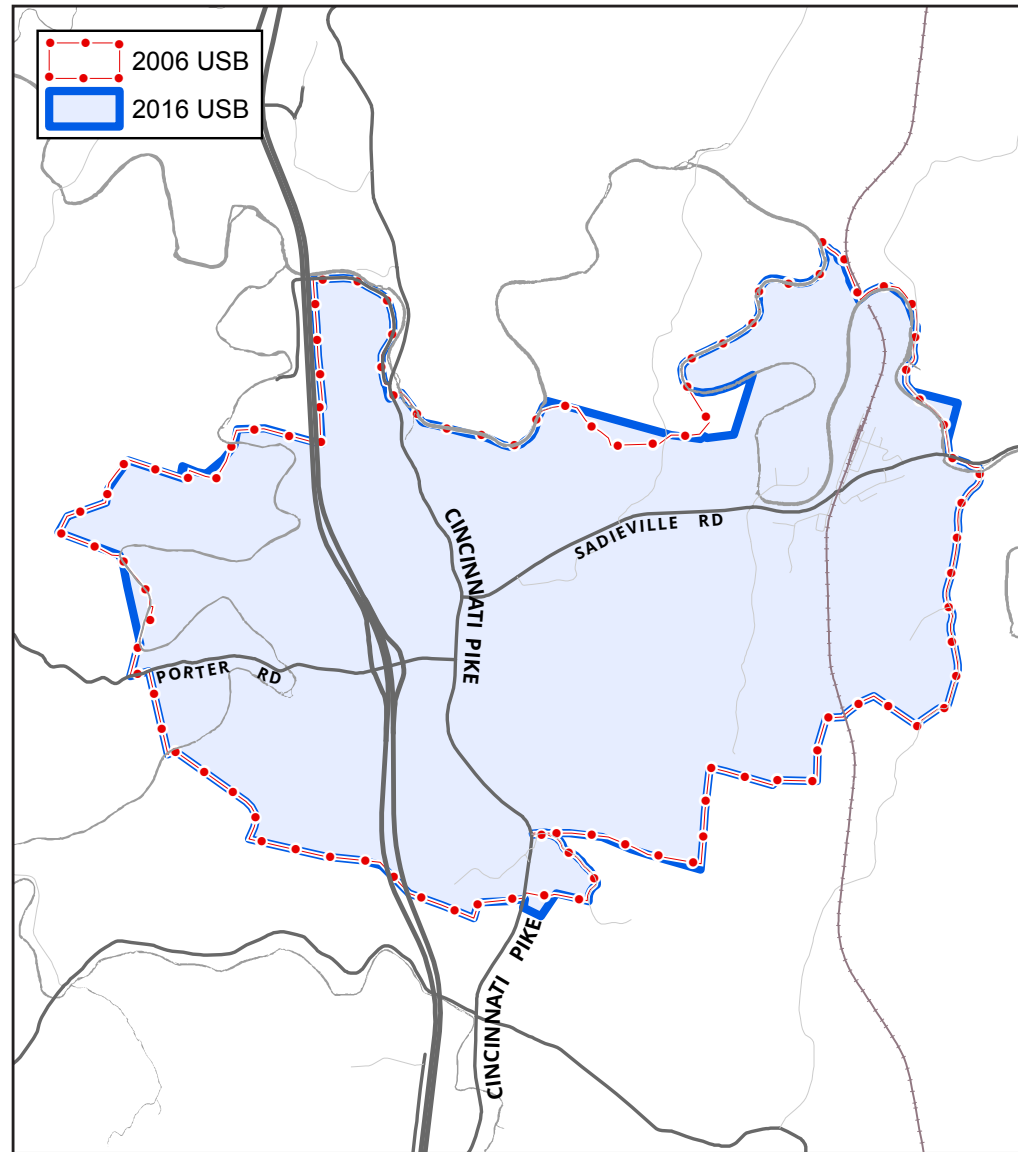


Figure 40. Sadieville Urban Service Boundary



USB Changes: Stamping Ground

General Statistics

- Former Urban Service Boundary: 1,431.54 acres
- New Urban Service Boundary: 1,448.75 acres
- City Limits: 353.30 acres

Summary

The new urban service boundary was adjusted to more closely follow parcel lines. There was a net loss of 34 acres between the previous USB and the new USB. The new urban service boundary is roughly 1.2% larger than the former USB. The urban service boundary is still approximately four (4) times larger than the current city limits of Stamping Ground.

The full USB Policy is contained within the Appendix.

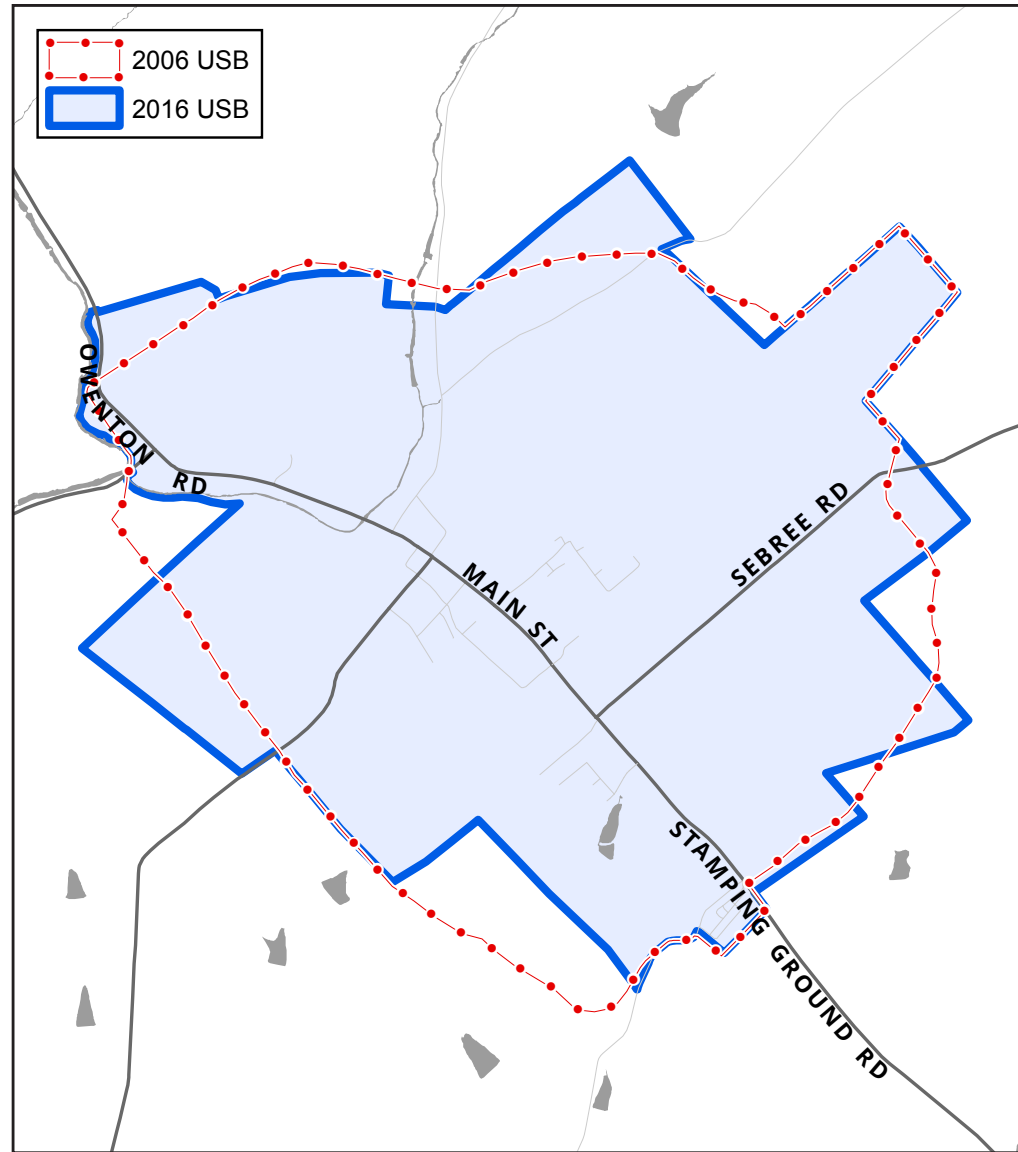


Figure 41. Stamping Ground Urban Service Boundary







Neighborhood Centers

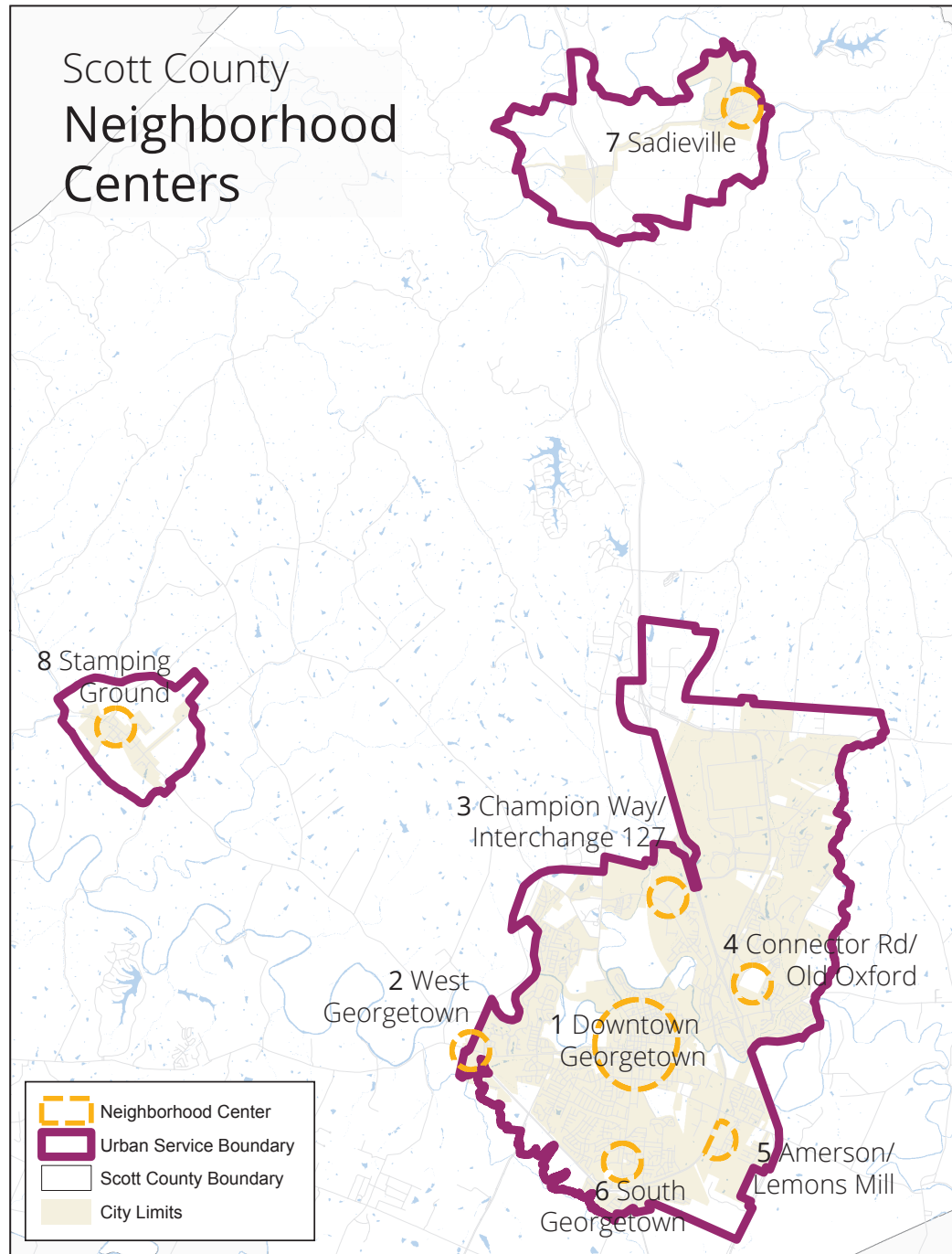


Figure 42. Image: Neighborhood Centers in Scott County

Neighborhood Center Mixed-Use Nodes

A neighborhood should contain all the necessary elements to meet the daily needs of its residents within walking distance. For that reason, this plan has provided a means to encourage development that includes a balanced mix of uses, such as residential, retail, work, and civic facilities within close proximity to each other throughout strategic locations of the community. In this plan, the term “Neighborhood Center” identifies the core of such a location that is either already existing or prime for this type of development.

Land use patterns, particularly as they impact transportation requirements, greatly affect air quality. Protecting and enhancing air quality are important considerations in municipal land use and transportation planning. By co-locating land uses and encouraging multi-modal transportation choices, cities and individuals benefit from reduced traffic congestion, improved air quality, increased 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 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.

It is recommended that Neighborhood

Centers be pedestrian-scaled, and provide mixed land uses, including a compact blend of commercial and high-density residential uses. These areas shall be bicycle and pedestrian friendly to allow for greater movement of people and goods via motorized and non-motorized transportation. A Neighborhood Center should also offer community-based activities or services, whether that be in the form of parks, civic structures, schools, or programming. The “heart” or core of a Neighborhood Center should offer activities that appeal to a broad base of the public and provide built form that creates a strong sense of place.

High-density residential areas shall be located inside the Neighborhood Centers, and within a one-quarter (0.25) mile radius of these nodes to:

- Make efficient use of developable land within city limits,
- Provide sufficient population density for successful economic growth, and
- Establish neighborhood centers to act as economic and community hubs throughout Scott County.

The Future Land Use map identifies eight (8) Neighborhood Centers, each of which is described in detail below. It is recommended that supplemental Small Area Plans be created for each of the Neighborhood Centers. The density for development within each of the Neighborhood Centers should be considered with each zone change, development plan, and/or subdivision application that is submitted for review. Density considerations should include comparison to the

surrounding area’s existing scale, Comprehensive Plan and Small Area Plan recommendations.

The following legend applies to all eight (8) Neighborhood Center maps.



Figure 43. Neighborhood Center Map Legend and Use Key



Neighborhood Center Area 1: Downtown Georgetown

Land Use: Downtown Georgetown is the historic focal point of the City of Georgetown. It is the city's center and should remain the epicenter of civic, financial, legal, and social activities and land use. Local enterprises, government activities, and community services are encouraged. Mixed-use, residential, commercial, office, and entertainment should be encouraged in two to four story buildings.

Traditionally, the central blocks fronting along Main and Broadway are considered the "heart" of downtown Georgetown, containing a wide variety of government services, shops, services, and restaurants. However, recent developments have shifted growth efforts to the west toward and along Water Street. Past studies, such as the North Broadway Redevelopment Area Plan and Water Street Small Area Plan, have emphasized the importance of connecting and extending the design aesthetic and public amenities, such as parks, trail, and retail/restaurants, north along Water Street and Broadway toward Cardome, north toward the Boston neighborhood, and southeast toward Georgetown College.

Buildings/Built Form: New buildings should be constructed to the sidewalk and/or follow setback patterns of the immediately adjoining and surrounding buildings. New buildings should be compatible with existing historic fabric, while not pretending to be older than they are.

A recent study by the University of Cincinnati School of Planning (Fall 2016) provided two thorough studies of Downtown Georgetown. The first study, "The Core of Georgetown: Planmaking Workshop Fall 2016" split the downtown into four major areas of study. Students and faculty developed detailed analysis of existing conditions and made recommendations for new building layout and infill opportunities to create more activity and economic investment. The second study, "The Core of Georgetown: Design, Streetscaping and Placemaking Guidelines" focuses on the physical elements of the streets and buildings that contribute to the quality of place in Downtown Georgetown. These downtown Planmaking report and Design Guidelines are referenced in an addendum to this Comprehensive Plan.

Mobility: Pedestrian and bicycle facilities and public spaces shall be required in any redevelopment proposals. Providing safe, easy-to-use, attractive paths separate from vehicles will encourage pedestrian and bicycle trips. This area avoids unrelated strip uses and single uses surrounded by vast surface parking lots. Public and private parking should be accessed via secondary streets or in the rear of buildings.

It is recommended that the Legacy Trail urban loop extends through Georgetown as shown on the Feasibility Study, or through a redesigned loop that would connect

several major downtown facilities, such as: Georgetown College, Garth Elementary, Royal Spring Park, the Scott County Arts and Cultural Center, the Ed Davis Center, potential library branch, and extend north toward Cardome.

Public investment in the streetscape of North Broadway will be required to stimulate appropriate redevelopment of the corridor. It is recommended that the City of Georgetown consider a matching grant program that would help land owner's fund sidewalk improvements within the Neighborhood Center. A form-based code along with a downtown Master Plan and design guide is recommended to stimulate appropriate redevelopment downtown.

Pedestrian improvements are shown on the Downtown Georgetown Neighborhood Center map. The types of improvements desired are:

- Sidewalks (new surfaces or repairs)
- Curb Ramps and Tactile Warning Strips, especially to improve handicap accessibility and ADA compliance
- General beautification efforts (trash pick-up, paint, seasonal decorations)
- Landscaping (trees, weeding)
- Street Furniture (benches and trash cans)
- Bicycle racks
- Improved Wayfinding and Street



Signage

- Art installations

High priority mobility project improvement locations are marked in red.

Previous Studies: A variety of existing studies have been conducted in this area, and should be considered with all new development proposals that fall within the Downtown Georgetown Neighborhood Center:

- North Broadway Redevelopment Area Plan (2007)
- Water Street Small Area Plan (2005)
- Legacy Trail Extension Study, downtown loop (2014)
- University of Cincinnati Downtown Georgetown Concept Plans (2016)



Figure 44. Downtown Georgetown Neighborhood Center



Neighborhood Center Area 2: West Georgetown

Land Use: The West Georgetown Neighborhood Center is south of US 460 and the Taylor Farm. It is currently undeveloped but bordered on the south and west by the Southern Greenbelt, which is proposed to be extended around this area to the North Elkhorn Creek. This mixed-use area is sufficiently sized to provide a large neighborhood grocery, office, service and convenience commercial needs to the west Georgetown area. Development of the commercial/mixed-use area could incorporate residential medium density, townhomes, and other housing types adjacent to commercial or in mixed-use buildings. Density should transition down as it moves away from US 460 toward the Greenbelt. Development should be planned as a unit rather than as incremental “strip”-type development.

Buildings/Built Form: Buildings, landscaping, and signage should reflect a small town-center scale. Buildings should be of masonry or wood clad or comparable construction. Low quality metal buildings should not be permitted. It is recommended that the Neighborhood Center be designed around a central plaza located within or immediately adjacent to the primary commercial/mixed-use area (see map). Commercial store fronts should face the plaza. Buildings should be oriented toward an internal street network. Parking should be on-street or located behind commercial buildings. It is recommended that buildings,

landscaping and signage follow at least the B-4 zone district performance standard to create a neighborhood-oriented and pedestrian-friendly development.

Mobility: This Neighborhood Center is located in a particularly poor area for pedestrian and cyclists, but in an area immediately adjacent to school and planned commercial use. With new facilities, safe pedestrian and bicycle activity can be reached. The intent of identifying this area for Neighborhood Center style development is to ensure that future development and redevelopment efforts aim to improve non-motorized transportation accessibility and safety.

The intersection of McClelland Circle (US 460B) and Frankfort Road (US 460) is a signalized intersection. Currently, no sidewalks, bicycle lanes, or crosswalks exist. It is recommended that this intersection be updated to include sidewalks, crosswalks, and pedestrian crossing signals. These pedestrian improvements are necessary to connect the residential areas of Canewood, Ward Hall and the Buchanan Farm to this area and the school campus.

A pedestrian connection to the Greenbelt should also be a long term aim for this area. A trail and sidewalk system can connect the Greenbelt, centrally located park or plaza, and intersection of McClelland Circle (US 460B) and Frankfort Road (US 460).

Further study and coordination with the Kentucky Transportation Cabinet – District 7 should be conducted to determine the feasibility of providing an additional pedestrian crossing point for Frankfort Road (US 460) at Stamping Ground Road (KY 227).

Previous Studies: The Scott County Fiscal Court has prepared a master plan for school grounds and park uses located on the north side of Frankfort Road (US 460). The master plan is incorporated into the Neighborhood Center mapping. It is recommended that a trail loop be included in this area to connect to the Greenbelt and provide a crossing point at the intersection of McClelland Circle (US 460B) and Frankfort Road (US 460).



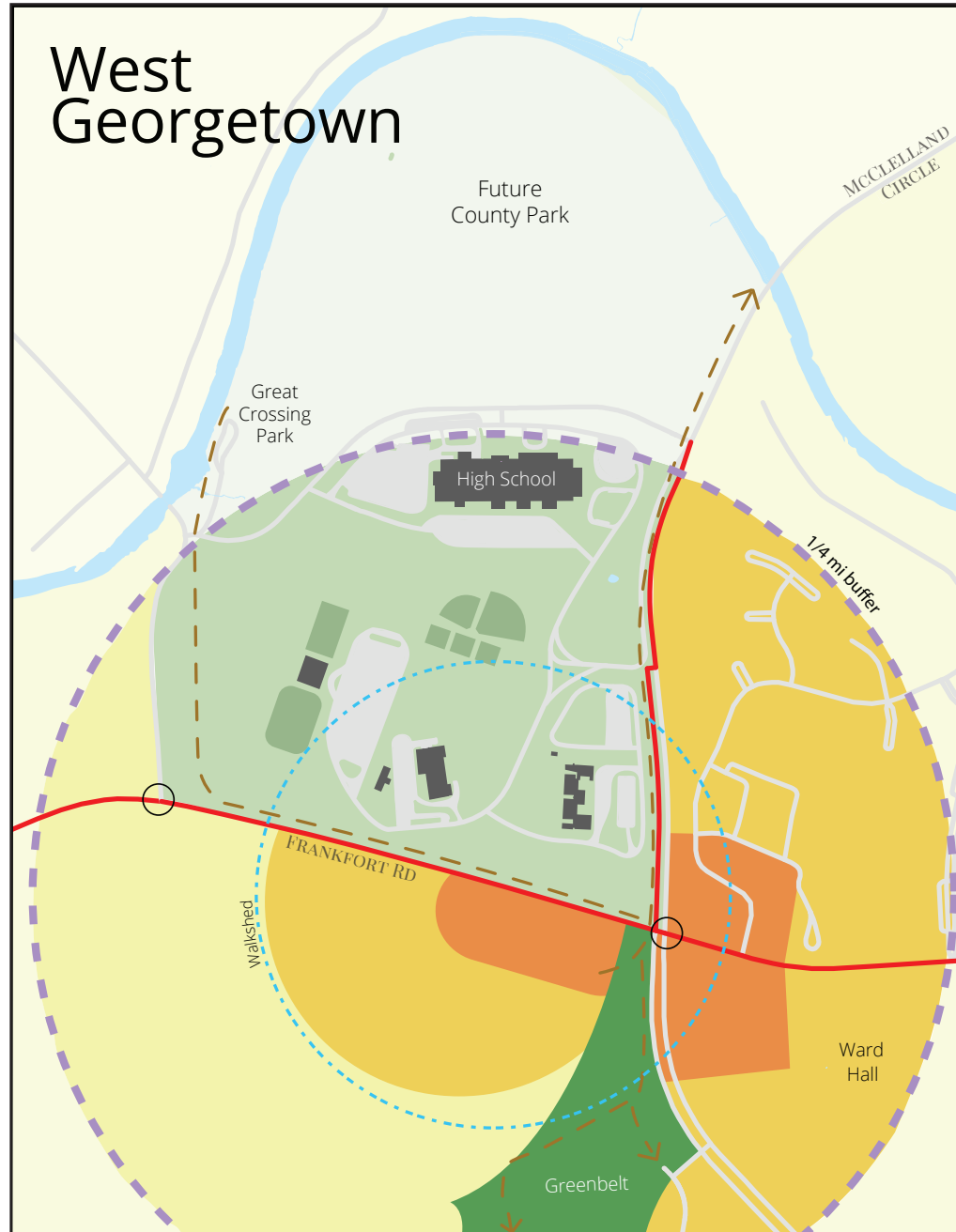


Figure 45. West Georgetown Neighborhood Center



Neighborhood Center Area 3: Champion Way/Interchange 127

Land Use: The Champion Way/Interchange 127 Neighborhood Center is proposed north and south of Lexus Way (KY 3552) between Interstate 75 (I-75) and Champion Way (KY 32), and to the west of Champion Way (KY 32). It is proposed for a variety of horizontal mixed-use: The northern area would have higher commercial uses toward the center of the identified area, then step down in intensity the farther north development proceeded. The southeastern area is proposed to provide a mix of office, public facilities, and/or medium density housing along Lexus Way, and low-density housing as development moves south toward Thoroughbred Acres and The Paddocks.

This mixed-use area is appropriate for larger highway commercial retail uses that can serve the local area but also can be accessed by the improved road connections and proximity to the interstate. High- and medium-density residential are appropriate near the center of the identified Neighborhood Center. The area should be planned as a unit rather than piecemeal or strip-style development.

Buildings/Built Form: A high degree of landscaping, signage control, park land and open space would be appropriate as well as pedestrian and bicycle infrastructure and connections. Buildings and outlots should be organized around a central focal point and face internal roads or pedestrian features where practical. There are

existing plans for single-family and townhome residential lots south of Lexus Way (KY 3552). It is suggested that density is phased down the farther from the center units are located.

A “T”-shaped system of trail and park space should inform the design of this Neighborhood Center. These areas should provide the major north-south and east-west axes used for pedestrian and bicycle transportation.

This area has been identified for two potential public facilities to be located south of Lexus Way (KY 3552). The first is a local library branch facility. Ideally, this facility would be located on a major intersection at the entrance to the southern portion of this Neighborhood Center, as shown on the conceptual map. This new street would connect to the residential areas south of the Neighborhood Center, and transition into the major boulevard of the commercial area to the north of Lexus Way (KY 3552). A northeastern Georgetown Fire/Emergency Management building could also be located along Lexus Way to provide additional service in this area of town, and to take advantage of this east-west connector and access to Interstate-75.

Mobility: Construction of the new interchange includes a multi-use path on the south side of Lexus Way (KY 3552) between Champion Way (KY 32) and Cherry Blossom Way (US 62). New development shall create connections to this non-motorized multi-use path.

Open space and park land are shown in the conceptual map (attached). Sidewalk and trail connections should also be included in new development. With the creation of a linear park system along Dry Run, linkages to the new multi-use path can be extended, and eventually connect into a larger multi-use trail system that will include the Legacy Trail project.

As development occurs, it will be important to consider the installation of pedestrian and bicycle facilities along Champion Way (KY 32). This should be coordinated through the Bicycle and Pedestrian plan and roadway improvements with the Kentucky Transportation Cabinet-District 7.

All major road crossings on Lexus Way (KY 3552) have been identified as pedestrian safety/improvement locations. It is imperative that these intersections be designed for safe pedestrian travel to encourage members to visit from the surrounding neighborhood. Signals and signage must be paid extra care in their design because of the anticipated higher automobile user rates based on proximity and access to Interstate 75. These user groups can be effectively planned in coordination with each other, but it is important to consider up front, prior to development.

The connections described above will provide residents within and surrounding this Neighborhood Center



the ability to safely access open space, park lands, and commercial areas.

Previous Studies: A mixed-use conceptual plan was previously filed with the zone change application for the property north of Lexus Way (KY 3552). Planning staff made several recommendations for changes, and recommend that the Neighborhood Center concept plan and attached map that are part of this Comprehensive Plan be considered when the Preliminary Development Plan is filed for review.

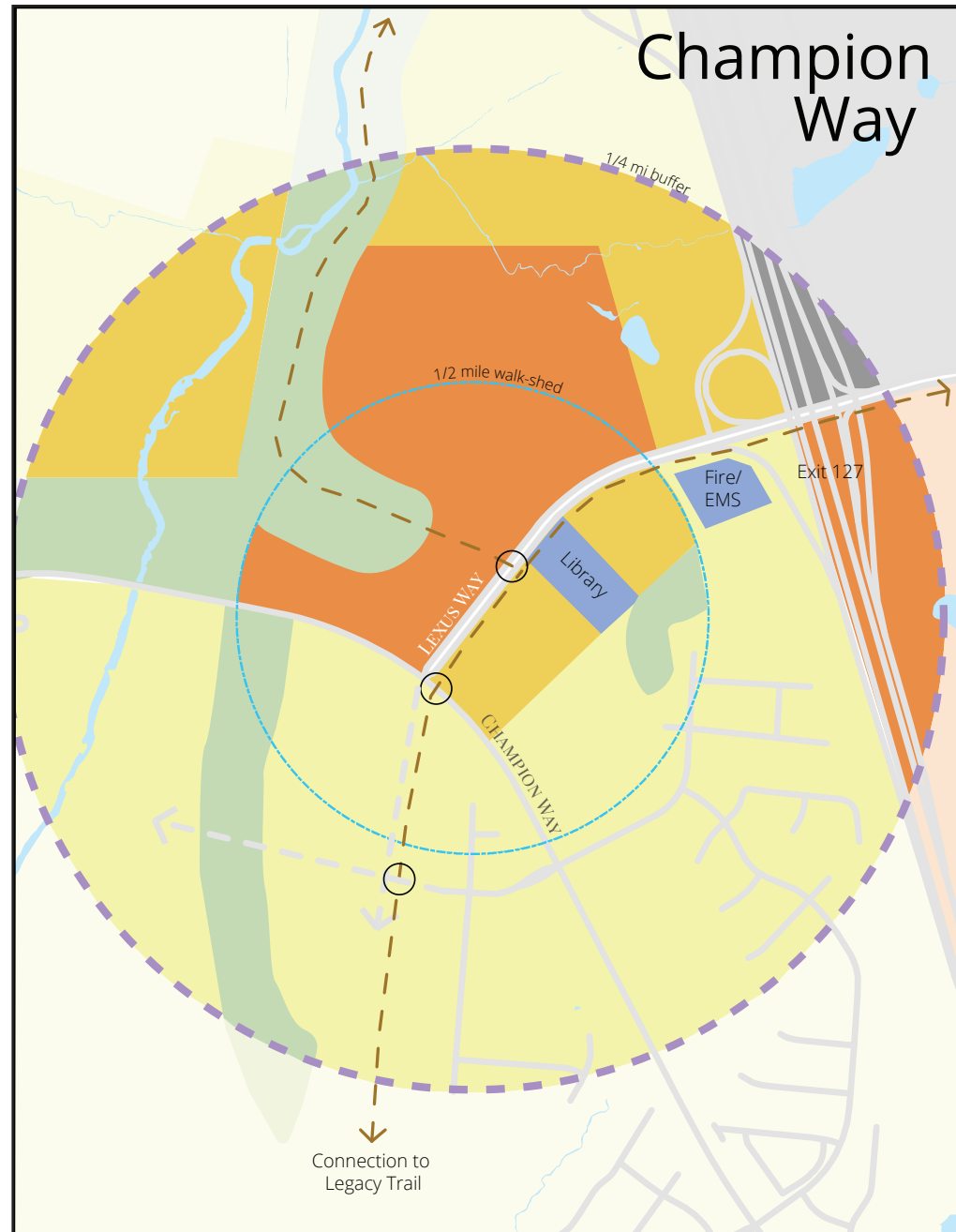


Figure 46. Champion Way/Interchange 127 Neighborhood Center



Neighborhood Center Area 4: Connector Road/Old Oxford

Land Use: This Neighborhood Center is located at the intersection of Connector Road (KY 2906) and Old Oxford Road. The vicinity already includes highway commercial uses to the west along the I-75 service road (Connector Road). Big Box planned and developed areas are to the southwest of the Neighborhood Center. Residential areas predominate to the north and east. This area includes two large parcels; One is being developed as a series of auto-oriented commercial properties and fronts Connector Road (KY 2906) and Paris Pike (US 460). The second is the Finley property, long planned for commercial land uses but currently zoned agricultural and used for agriculture and rural residential.

The future development of this area offers two major benefits to the surrounding area: First, it provides an opportunity to improve transportation and connectivity for this area by providing a secondary collector roadway from Magnolia Drive to Paris Pike (US 460). Second, a more comprehensive approach to land development in this area would allow for creation of a civic resources and mixed-use town-center joining together the multiple neighborhoods and commercial areas east of I-75.

Buildings/Built Form: The conceptual map developed for this Neighborhood Center provides a strong civic node to be located at its center. The new collector road should center around a

“town square” with a large park and/or plaza, located opposite a major public and neighborhood amenity. A library branch or youth center could be located in this area to provide resources for the surrounding neighborhoods.

Uses could be commercial and mixed-use residential/office around a central square or focal point on the Finley property with medium-high density residential transitioning to the single-family residential in Rocky Creek and Villages of Lanes Run. Park land, bicycle and pedestrian improvements could connect the area to adjoining development and the Legacy Trail Toyota loop. Commercial outlots may be appropriate with road improvements and coordination along US 460 or Connector Road. The area needs to be planned as a unit rather than piecemeal in pod like development.

Buildings in this area will likely still be larger, and highway commercial in nature, but should be oriented with facades to front on the new connector road and park, creating a town square look and feel. The B-4 performance standards are recommended for development central to this Neighborhood Center.

Mobility: This location calls for widening and improvement of Old Oxford Road and the extension of a collector roadway from Magnolia Drive to Paris Pike (US 460). Unlike

other Neighborhood Centers, there are no proposed trails in this area, but attention to pedestrian-scaled design and accessibility should be improved to increase safety and accessibility from surrounding neighborhoods and within the development.

Previous Studies: The Northeast Georgetown Traffic Study completed in 2012 called for the widening and improvement of Old Oxford Road and the extension of a collector roadway from Connector Road to US 460.





Figure 47. Connector Road/Old Oxford Neighborhood Center



Neighborhood Center Area 5: Amerson Lemons Mill

Land Use: The Amerson Lemons Mill Neighborhood Center is a planned mixed-use development. It is located east of Harmony Ridge and Lake Forest Estates, northeast of Lemons Mill Elementary, and south of the intersection of McClelland Circle (US 62) and Lemons Mill Road (KY 1962). The area is designed for horizontal mixed-use, including commercial, single-family, and multi-family residential.

Buildings/Built Form: While the major residential and commercial land uses are separated from each other, the majority of commercial buildings are designed to be oriented along major roads. The plan increases access to surrounding residential areas and will provide community commercial uses to serve the area.

Mobility: The development creates two major mobility improvements: The first is a new road, Pleasant View Drive, which will provide additional east-west street connectivity for the area. This road will eventually connect McClelland Circle (US 62) and Lisle Road (KY 1963), relieving some of the pressure on Lemons Mill Road (KY 1962). The second major mobility asset, is the installation of a portion of the Legacy Trail, a non-motorized multi-use path. The developer integrated this trail system into the design of the project and has committed to building the trail during construction phases as the project progresses. Pedestrian accessibility is provided throughout the

project.

Previous Studies: The project has an approved conceptual master plan (which has been remodeled into the Neighborhood Center concept mapping style), and several approved development plans for various portions of the project.



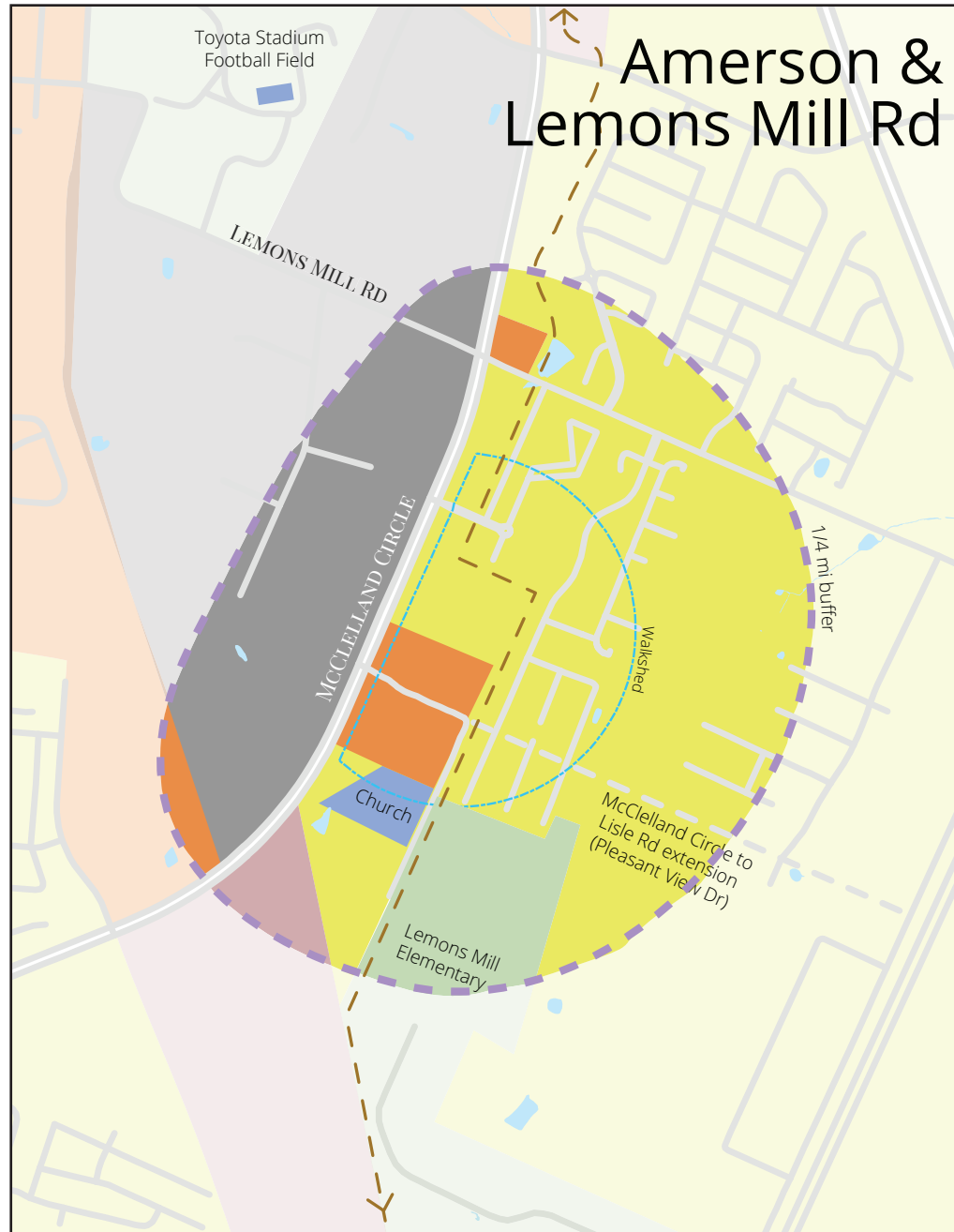


Figure 48. Amerson Lemons Mill Neighborhood Center



Neighborhood Center Area 6: South Georgetown

Land Use: The South Georgetown Neighborhood Center is located on Lexington Road (US 25) between Showalter Drive and McClelland Circle (US 62). The area is largely built, with a variety of Highway Commercial and public land uses, such as the Georgetown Community Hospital, Georgetown-Scott County Public Library, Marshall Park, and Suffoletta Family Aquatic Center. A variety of single-family and multi-family residential neighborhoods surround the Neighborhood Center.

The area has been identified for Neighborhood Center development to encourage appropriate infill buildings and pedestrian-scaled improvements, and general aesthetic improvements in this major corridor and entrance into Georgetown. Vacant big box facilities that have repeatedly been brought up for discussion in public meetings. Adaptive re-use of these facilities is highly encouraged, rather than continued vacancy. Land uses encouraged in the area, particularly for big box adaptation include: youth activity centers, local business incubator space, coffee, or game stores.

Buildings/Built Form: In many of the other mixed-use areas, the use of B-4 zoning and performance standards is encouraged. However, in this South Georgetown location, because so many of the lots are already built upon, it is instead recommended that infill commercial buildings should focus

instead on shifting location of the front facades of new buildings to be located as close to the 50-foot setback that is common in the primarily B-2 zoned commercial area (rather than at any distance behind the setback). New buildings should provide safe pedestrian access to Lexington Road, and building openings and entrances are highly encouraged to face Lexington Road.

Infill buildings could be located behind the new Bojangles restaurant, in front of Victory Life Church, Landmark Crossings, throughout Washington Square and generally along both sides of Lexington Road (US 25) throughout the Neighborhood Center.

Landscaping, such as the addition of new trees or bushes, and/or seasonal flower plantings are encouraged to provide aesthetic improvements along Lexington Road and McClelland Circle. No exceptions or variances should be granted that reduce the tree canopy requirements within the Neighborhood Center or along this corridor. The northeast corner of that intersection, on the Georgetown Community Hospital campus, is an example of a great location for the installation of trees and landscaping along the street to beautify the edges of the detention area.

Sign Ordinance conformance is poor in this area. Use of banners is currently prohibited by the Sign Ordinance, except for grand openings,

but are found along the entire stretch of Lexington Road. Pop-up flags/banners and pennant flags are never permitted, but also found throughout the area. An illegal signage sweep is encouraged on a quarterly basis to provide improved safety, navigability, legibility of legal signs, and proper compliance with local codes. A public education period and announcement should be made prior to the first sign sweep. After the first sweep, subsequent sweeps should have fewer non-conformance issues to resolve, especially once awareness of regulations and tone for signage regulations are more consistent.

As this corridor is a major entrance into the City of Georgetown, it is also recommended that Gateway signage be installed at the northeast corner of the intersection of Lexington Road (US 25) and McClelland Circle (US 62). This should be coordinated with the Georgetown-Scott County Tourism's five-year plan, and could include masonry signage and seasonal landscaping and flowers.

Mobility: The area is surrounded by residential neighborhoods, including Parkside, Bradford Place, Hambrick Place, McMeekin, Southern Oaks Apartments, and Mount Vernon. Many of these neighborhoods, while close to Lexington Road, do not have direct access.

Pedestrian improvements are shown on the South Georgetown



Neighborhood Center map. The types of improvements desired are:

- Sidewalks (new surfaces or repairs)
- Curb Ramps and Tactile Warning Strips, especially to improve handicap accessibility and ADA compliance
- General beautification efforts (trash pick-up, paint, seasonal decorations)
- Landscaping (trees, weeding)
- Street Furniture (benches and trash cans)
- Bicycle racks
- Improved Wayfinding and Street Signage
- Art installations

High priority mobility project improvement locations are marked in red.

Previous Studies: This area is due for further study. The follow-up Small Area Plan should consider land use, density, and scale of (re-) development of Washington Square, the Giles property, and the Bevins property. Methods for infill should also be studied in more detail. For example, the Small Area Plan should consider specific sites and recommend more detailed site layout solutions, pedestrian access, and building orientation. It is recommended that the Small Area Study also consider signage standards for this area, and/or potential updates to the ordinance for other major corridors.



Figure 49. South Georgetown Neighborhood Center



Neighborhood Center Area 7: Downtown Sadieville

Land Use: Land uses in the Downtown Sadieville Neighborhood Center are truly mixed. While small, this historic railroad town boasts a City Hall in the old train depot, storefronts, a post office, grocery store, churches, historic Rosenwald School, and local park. The Neighborhood Center is primarily zoned B-3 Central Business District and R-1B Single Family Residential. Desired facilities include a library branch and conversion of the old Mt. Pleasant Church into a Community Center. Development of the proposed Heritage Park in the center of the Historic District is a long-term/phased project. This would include an amphitheater, additional parking, and general landscaping.

Buildings/Built Form: Sadieville's historic role as a railroad town informs the look and feel of its downtown. Main Street is immediately adjacent to the still-active rail line and contains many of the original buildings from the 1880's when the City was founded. More work is desired to call on the historic charm of the city, including street lighting, sidewalk replacement, replacing light posts on Pike Street, improving lighting along Main Street, burying power lines, adding antique-like street lamps and a street clock as part of an overall streetscape for Main Street. Residents are also interested in adoption of a program for repair/replacement of existing rock walls inside the city limits.

Mobility: Sadieville is actively pursuing

Trail Town designation through the Kentucky Office of Adventure Tourism. The City is installing new sidewalks, curb ramps, and working to improve access to trailheads at the park and several boat ramp/launch locations on Eagle Creek. The City is working with Stamping Ground and the Bluegrass Cycling Club to establish one or more routes to connect the two cities and traverse Northern Scott County. These will be "rider tested" with signage and shared far and wide, and included in a planned brochure for Sadieville publicizing the trailhead, riding routes, and our additional trails and historical features.

The Historic Walk, soon to be mapped and marked, will use existing sidewalks and walkways. The route is described as follows: From the Depot, up along Main Street to Johnson Ally, Johnson Ally to Church Street, Church Street to Angle Avenue, Angle Avenue to Pike Street, and Pike Street to the Park. The route includes the old Mill Building, the Depot, several historic sites along Main Street, the Old Jail on Johnson Ally, the Rosenwald School, and the Community Center/Mt. Pleasant Church on Pike Street. A second portion of the route, from the Depot down Pike Street to the Park, will allow walkers to view several historic houses (old stores and hotels), the old water company building, and the emerging community center.

The Bluegrass Regional Trails Alliance calls for an Equestrian Trailhead near the I-75 Interchange. This includes

plans for an Equestrian trail from that point north to Corinth. An additional equestrian trail would extend from this location southwest to the County Reservoir property, probably under a shared arrangement with the County and local equestrian organizations.

The railroad overpass on Pike Street is in the BGADD Regional Transportation Improvement Plan at approximately \$1,500,000, and would straighten the road out; however, there is no fixed timeframe for completing the project.

Previous Studies: A Sadieville Interchange Area Study was completed in 2013. The study area is located outside of the Downtown Sadieville Neighborhood Center. However, the report does include information on a possible use of a railroad themed form-based code. This could be a helpful starting point for the Small Area Plan. The City of Sadieville has requested the study help to draft an overlay district or Form-Based Code for downtown streetscape and buildings. Future consideration of an ordinance on how to construct remodels and additions in the historical part of Sadieville is desired. Any ordinance work would need to consider the requirement to provide for low- to middle-income housing for Sadieville.





Figure 50. Downtown Sadieville Neighborhood Center



Neighborhood Center Area 8: Downtown Stamping Ground

Land Use: The Downtown Stamping Ground Neighborhood Center is positioned around the intersection of Woodlake Road (KY 1688) and Main Street (KY 227). This shifts the core slightly northwest along Main Street from what might be considered the “physical” center of downtown. This location was selected to emphasize the public facilities and area identified for the most intense development during the Future Land Use public meeting held in Stamping Ground. This area called for more traditional mixed-use areas, including commercial storefronts and second story residential. Expansion of the existing Buffalo Spring Park paired with a new park facility on the east side of town serve as anchors or bookends to the traditional downtown area.

Downtown Stamping Ground currently includes City Hall, Stamping Ground Elementary School, a US Post Office facility, Police Department, Buffalo Spring Park, Churches, Georgetown-Scott County EMS, and many other commercial businesses, and residential uses. Residents have expressed interest in recruiting additional downtown businesses and restaurants, a community center and/or youth/ senior activity center, as well as a community garden location.

Buildings/Built Form: The Future Land Use map identifies many areas within Stamping Ground for “Urban Residential land use. Typically, it is anticipated that R-1 and R-2 zones are

appropriate, but R-3 densities may not be appropriate in the Stamping Ground area based on current density and development patterns. These assumptions should be assessed again during the Small Area Plan when it is conducted for this Neighborhood Center. Apartments would be most appropriate near the intersection of Woodlake and Main Street.

The following recommendations are aimed at creating physical and aesthetic improvements in the downtown area: 1) Arrange seasonal or year-round decorations (potted plants, decorated bicycles, holiday decoration contests, art installations, etc.). 2) Conduct an annual “Main Street Clean Sweep” to remove trash and debris and build community involvement in the care and maintenance of downtown. 3) Prepare a Downtown Master Plan indicating desired locations for: street furniture (benches, trash/recycling/ cigarette receptacles, street lights, banner poles, etc.), sidewalk repairs or extension, signage (street signs and wayfinding), design-related and decorative improvements, and coordinate with or reference the Georgetown-Scott County Bicycle and Pedestrian Plan.

Mobility: Sidewalks are generally in good condition where they exist. There are some gaps in coverage, but the vast majority of the traditional downtown area has existing sidewalks, providing accessibility and connectivity for pedestrians. There is limited

street furniture and decorative elements provided downtown. The recent addition of decorative bicycles adds character and visual interest downtown, while telling a story of the city’s interests, possibly encouraging bicycle usership. Property owners with sidewalk sections that have drastic changes in height, major cracks, or other tripping hazards or ADA accessibility problems should be encouraged to provide necessary repairs. The addition of decorative street lights and/or banner poles or pedestrian-scaled lighting will help keep downtown vibrant, improving visibility and safety.

The City should consider developing a matching grant or other funding mechanism for sidewalk improvements. This can be used to encourage property owners to make necessary repairs to improve accessibility and safety issues. Additionally, the City could pursue extending sidewalks from downtown outward toward city limits (in all directions, not just Main Street).

Previous Studies: The Kentucky League of Cities was contracted to complete a Strategic Plan in 2015. This plan developed several initiatives that the City is currently pursuing, including small working groups, branding and wayfinding initiatives, and street cleanups such as the Bluegrass Greensource Main Street Clean Sweep. The Georgetown-Scott County Planning Commission completed a Downtown



Stamping Ground Design Audit in 2016 as an Action Item from the Strategic Plan. That report identified several pedestrian-oriented projects and aesthetic improvements that can be conducted in the downtown area. Subjects included: building frontage and facades, traffic, sidewalks, intersections, bicycle access and facilities, street furniture, decorations and plantings, and signage.

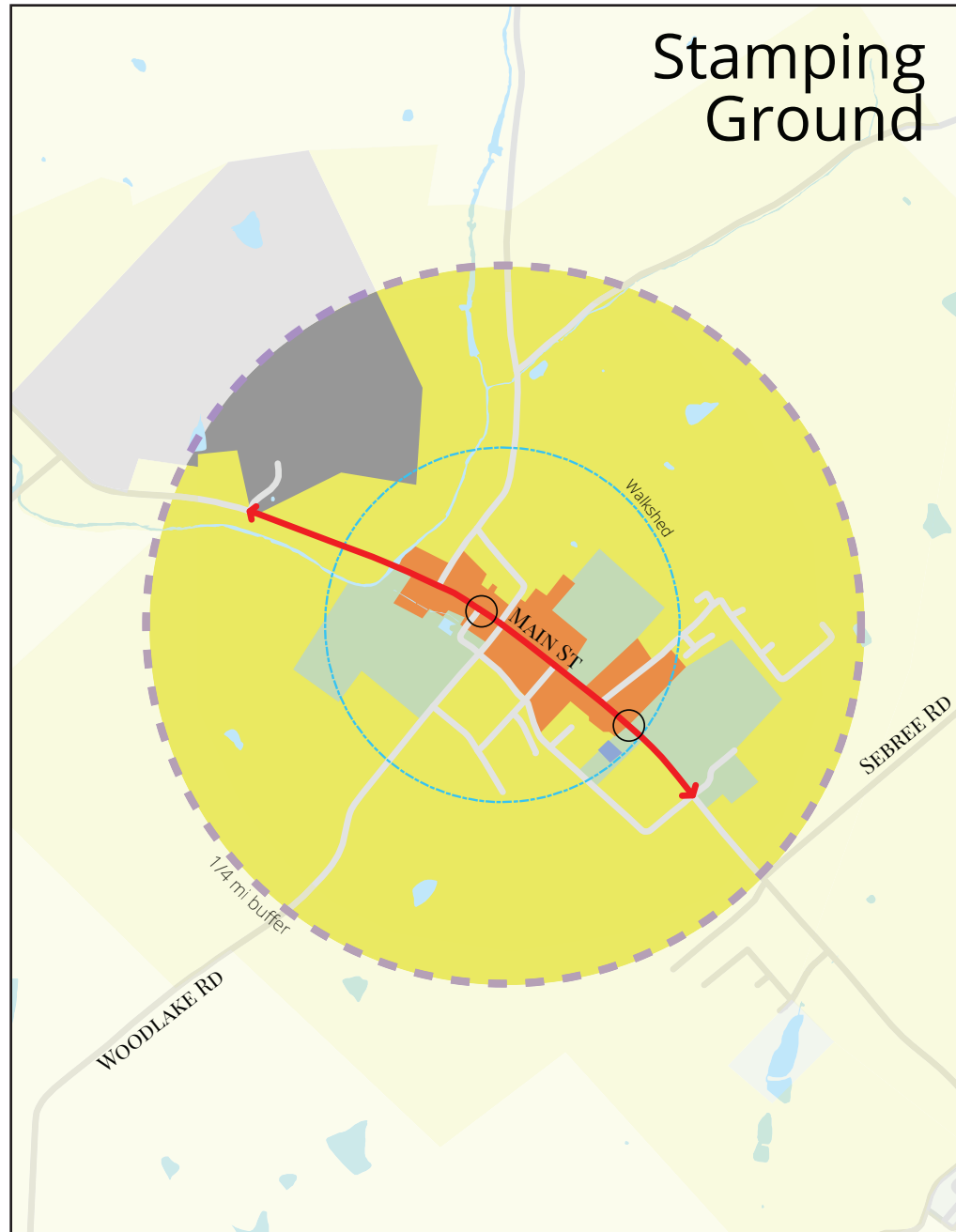


Figure 51. Downtown Stamping Ground Neighborhood Center



The Greenbelt

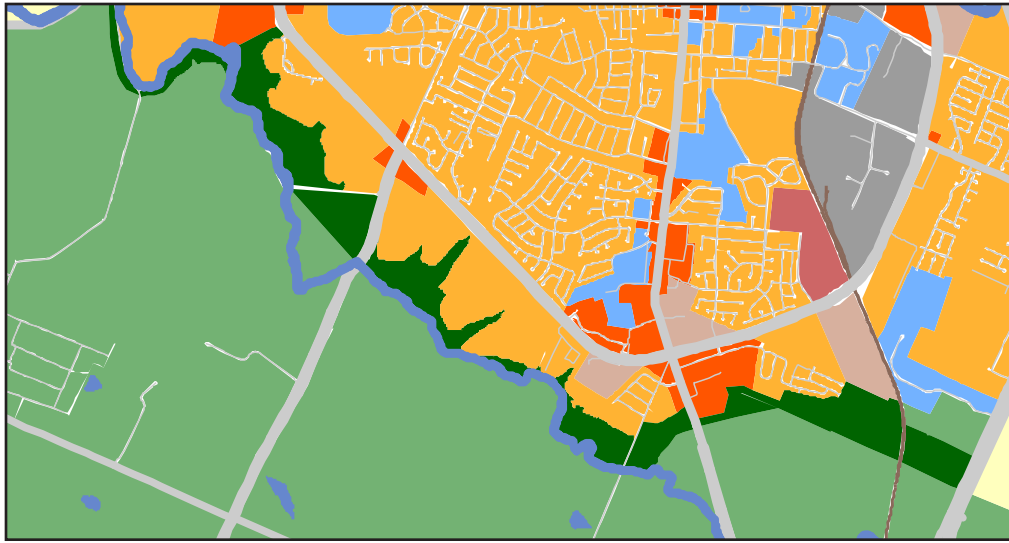


Figure 52. The Greenbelt

The Greenbelt

The purpose of the Greenbelt is to maintain the long-term Urban Service Boundary on the south side of Georgetown. The policies for urban development along the bypass should create a transition to southern farmlands that will be compatible with continued agricultural activities and will be sensitive to the character of the area. The area south of Georgetown is prime farmland and a significant scenic area, with several successful horse farms that have signaled their intent to remain in agriculture by entering into agricultural districts. These areas should be protected as such.

Strategies to preserve the integrity of the Georgetown USB and foster the long-term viability of the Greenbelt concept include:

- Reinforce the long-term integrity of the USB by establishing a Greenbelt

as the boundary between urban and rural land uses;

- Provide a reasonable transition from urban to rural land uses south of Georgetown;
- Protect prime agricultural properties south of the bypass from detrimental effects of abutting urban uses; and
- Substantially eliminate the impacts of such urban development that would encourage further extension of the USB and loss of prime farmlands to the south.

Greenbelt Location: The 820-foot contour along the Cane Run Creek and a matching of the existing Greenbelt line for the properties in the southeastern area will be the general limit of the USB. This plan has contracted the USB in some places to ensure the greenbelt remains entirely outside the urban service boundary. The Greenbelt has been extended

across U.S. 25 (Lexington Road), in accordance with the recommendation of the U.S. 25 Small Area Plan. This will close a known gap in the Greenbelt along the southern portion of the USB. The Greenbelt has also been extended to the west along Cane Run Creek, to where it flows into the Elkhorn.

Greenbelt Land Uses: The U.S. 25 Small Area Plan recommends the creation of a Greenbelt Zone District. This district would be similar to the C-1 (Conservation) zone, but would have specific permitted and conditional uses allowed as well as setback, screening, and landscaping requirements or performance standards. Existing tree rows should be preserved and supplemented where necessary to provide year-round screening from the visual impact of urban development on properties outside the USB. The Greenbelt should also act as a linear park with a multi-use trail to provide recreation and connectivity between those properties adjoining it. Passive use of the Greenbelt area will increase property values, promote water quality of our creeks, and provide a visual barrier between the urban and rural uses of Scott County.

Commercial development outside of the bypass or adjoining the Greenbelt should be located at major intersections with arterial roads or other signalized intersections. The majority of the property outside of the bypass and adjacent to the Greenbelt is best suited for residential development where a transect of decreasing intensity can be established as the development approaches the Urban Service Boundary.



Rural Residential Future Land Use Designation

The 2006 Comprehensive Plan Rural Land Use Committee identified a need for protection of rural character through a new zone district. In 2012, the Rural Residential (A-5) zone district was established to provide for very low density residential use to protect and preserve low density rural areas in their present or desired character. It is intended that the A-5 district will afford areas where rural residential uses can be maintained without impairment from industrial, commercial, or higher density residential development. It is also intended that it will reduce impacts between intensive commercial agricultural activities and rural residential lots. It is further intended that no major rural residential subdivision of tracts between five acres and less than ten acres shall occur in a rural area of the county until the land is rezoned to the A-5 zoning category.

Since its adoption, staff and citizens have raised concerns that additional guidance is needed for the location of Rural Residential scaled development. As part of this Comprehensive Plan, a new Rural Residential Land Use designation has been created to guide decisions regarding future zoning amendments.

The Future Land Use map establishes areas that are most appropriate for rural residential development. These locations help to create compact development to reduce the costs of public services (fire protection, police,

schools, etc.) and to preserve prime farmland for agricultural uses. The proposed buffer areas provide a transition zone between the most urban areas of our cities, and the traditional agricultural lands. The Rural Residential zone serves as a new piece of the “transect” that makes up our urban-to-rural scale.

Rural Residential land uses are proposed in a one-half mile area around Sadieville, Stamping Ground and most of Georgetown, and in areas north of the natural boundary indicated on the Future Land Use Map, in consideration with:

- Subdivision access from a collector or arterial road,
- Located more than one-quarter (0.25) mile from the proposed reservoir,
- Avoid karst and prime farmland areas, and
- Adequate water pressure exists for fire protection

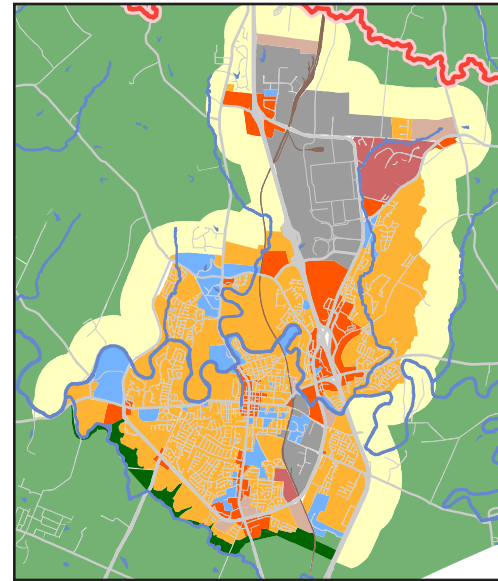
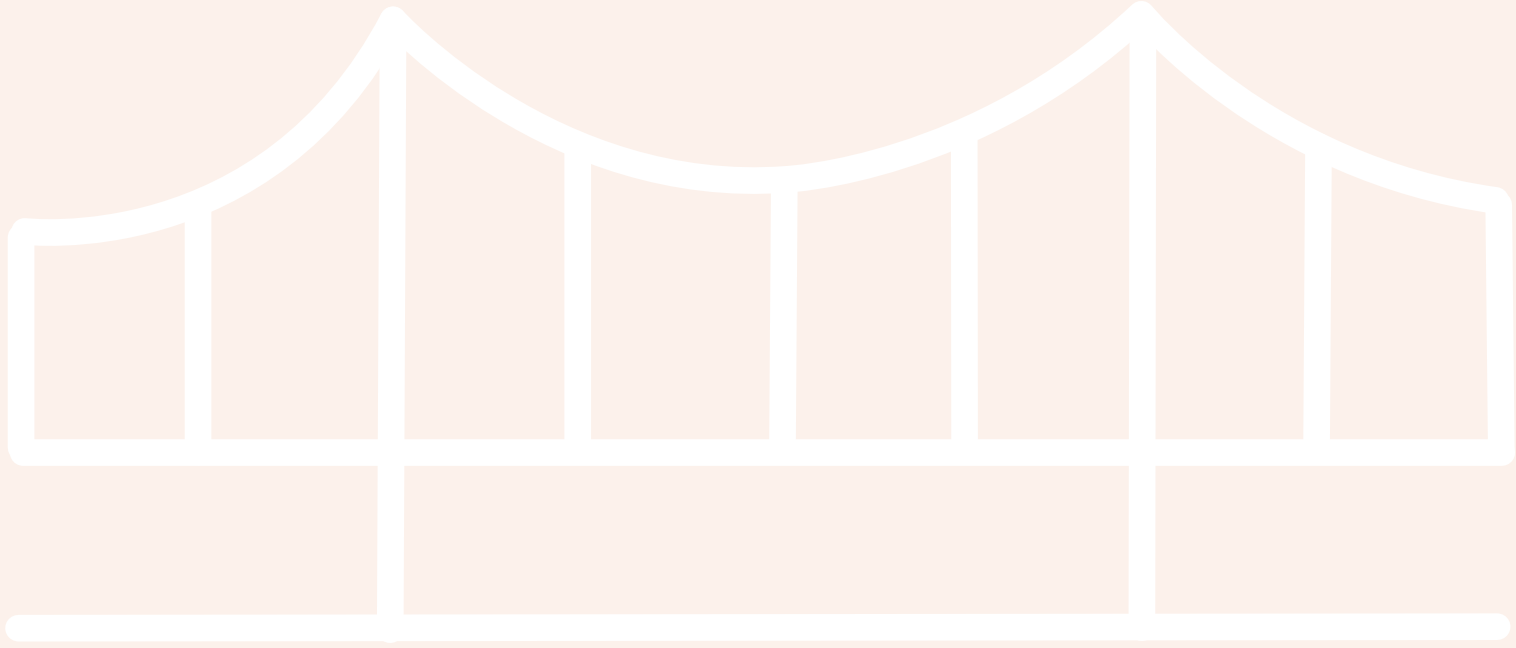


Figure 53. Rural Residential Buffer





CHAPTER 3: INFRASTRUCTURE & PUBLIC FACILITIES

Infrastructure and facilities are vital elements of our community. They are interconnected with virtually every chapter throughout this plan, but are particularly tied to the previous chapter, Community Form. Public Facilities includes amenities and public places, facilities, and departmental services. Both public and private utilities are considered. The variety of elements considered in this chapter, while broad, is important, because it allows us to consider their interaction and inter-dependence. In many cases, regulatory changes and/or more detailed financial planning are desired. Key themes that emerged within mobility infrastructure discussion include:

Access & Equity. Mobility infrastructure (all transportation methods) should be multi-modal where possible. Our community needs to shift from an auto-centric past to a more equitable system, including pedestrian facilities, bicycle facilities, public transportation, such as buses. Connectivity is another critical component of mobility infrastructures. It is one thing to design systems for all users, but they must also be able to get from point A to B.

Safety. Are we planning for road networks that provide safe travel patterns for all user types? Are pedestrians and cyclists able to navigate existing infrastructure? How do we better plan and build infrastructure for these users in the future?

Longevity. Design of infrastructure and financing methods should ensure longevity and realistic maintenance. Are the quality requirements of new infrastructure installation adequate to prepare for the community's long-term maintenance of the facilities? What are the costs of installation and maintenance? What is the appropriate balance between developers, local governments, and citizens to invest and pay for infrastructure and facilities? New infrastructure costs should be born primarily by those creating the need, etc.

Growth management. Where roads are planned and built should be considered, and stronger coordination at regional and local levels is desired. Are road networks planned in ways that make sense with existing zoning and future land use designations? Do we anticipate and develop infrastructure and facilities in locations

that are strategic at a local level? Are we coordinating roadway plans with our surrounding counties, the Bluegrass Area Development District, and the Kentucky Transportation Cabinet? Who builds and pays for growth? How is the Urban Service Boundary determined, and what are its functions? How do we maintain existing levels of service with forecasted growth?

Modernity. Are our existing infrastructure systems, such as internet, road networks, utilities, etc. efficient and providing the services needed by members of our community? Are we able to adapt to changing technology and trends? Are there ways that we, as a community, can become more sustainable?



Vision Statement

Scott County residents, visitors, and businesses benefit from a safe, efficient and well-maintained multi-modal transportation network. Public utilities and services are available at appropriate urban and rural scales throughout the county. Community facilities and gathering spaces are effectively located consistent with future land use plans and are accessible to all.

Fundamental Principles

- Investment decisions should result in a safe and modern transportation network that serves all citizens of Scott County.
- Infrastructure and facility planning should consider social, economic and environmental, historic, and cultural impacts.
- Capital improvement planning should be a collaborative and coordinated process used to identify new infrastructure and facilities installation and maintenance needs. We prioritize and address existing deficiencies in existing areas to improve the quality of life and efficiency and spur reinvestment.
- Cost of new infrastructure expenses should be primarily borne by those creating the need. Future land use plans shall seek to promote growth utilizing existing infrastructure capacities in an efficient way.
- We strive to maintain or improve the level of service of infrastructure and community facilities.
- Community facility needs shall be coordinated with the Future Land Use Plan so land needed for future community facilities can be obtained when new development is proposed.
- Future growth incorporates sustainable practices. Locally provided sustainable energy production, green infrastructure, environmental responsibility, and open space planning shall be encouraged to reduce community-wide impacts of future growth.
- Modern communication should be available throughout the county.





Infrastructure & Public Facilities Snapshot

Road Infrastructure

Scott County is a growing community and with growth comes an increase in public maintenance and service responsibilities, not the least of which is an increase in new streets that must be maintained, patrolled, and managed. Most new local road construction is done by the private sector as residential subdivisions are built. These roads are built to public standards, established in the local Subdivision and Development Regulations. These Regulations establish the width, geometric detail, and construction specifications for public and private streets. These standards are important in ensuring the streets are constructed well and will last an appropriate length of time. When the roads are constructed, after a period of time they are turned over to the local legislative bodies for acceptance as public streets.

The number of road miles constructed in Scott County, Georgetown, Sadieville, and Stamping Ground roughly parallel their growth rates. Currently there are 227 miles of public roads outside of the incorporated areas currently maintained by Scott County, 112.1 miles of public streets currently maintained by the City of Georgetown, 2.25 miles of public streets currently maintained by the City of Sadieville, and 1.33 miles of public streets currently maintained by the City of Stamping Ground.

Major new roads and bridges are funded through federal and state dollars routed through the Kentucky Transportation Cabinet (KYTC). These major regional roads typically stay in the state and federal systems and are limited access or controlled access and maintained by KYTC. Funding for road maintenance is complicated, but local road maintenance funds coming from gas taxes are not keeping up with maintenance needs.

Increased development densities and contiguous growth in urban areas decreases the amount of road miles built and maintenance costs per capita and increases the stability and sustainability of the local road network. Alternative transportation

infrastructure like sidewalks and bike paths in urban areas can also decrease congestion and support a holistic transportation system.

Stormwater Infrastructure

Stormwater infrastructure is mainly an urban concern tied to urban scale development. As changes in the natural landscape occur with the construction of new roads, parking lots and buildings, natural drainage is transformed into a system of hard structures that route water through inlets, culverts, pipes, water quality units, discharges, and ponds. This system is designed to capture, reroute, store and recharge rainfall to control flooding and protect groundwater

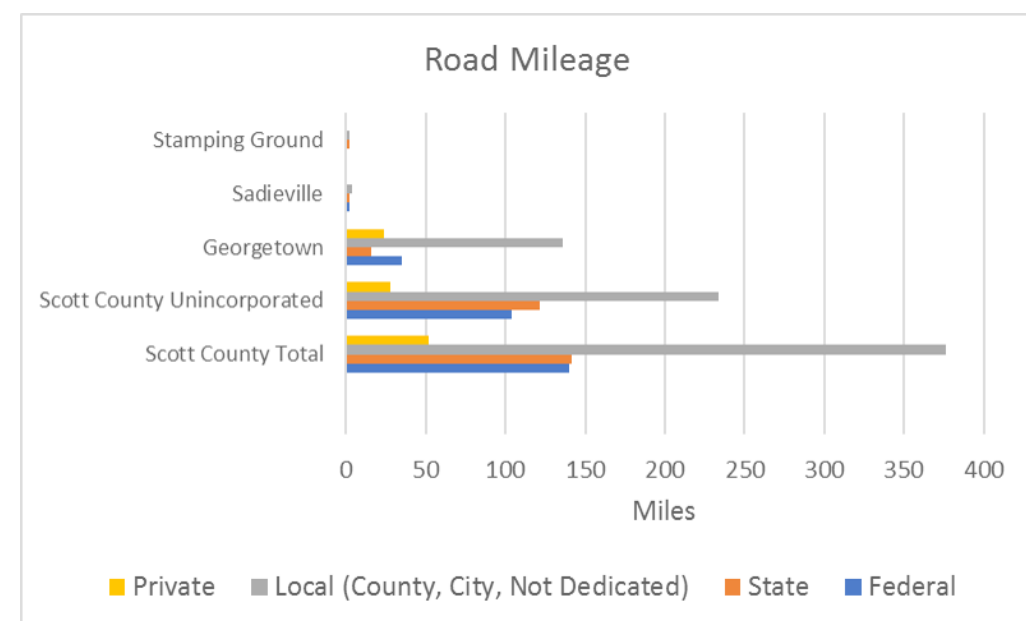


Figure 54. Road Mileage Maintenance by Jurisdiction

Infrastructure & Public Facilities Snapshot

quality.

These human-made systems are maintained by landowners on commercial sites. But residential subdivisions and some commercial developments along public streets dedicate this infrastructure for public maintenance along with the street systems.

Municipalities of a certain size, including Georgetown, but likely soon unincorporated Scott County are required by the Federal Environmental Protection Agency and the State Division of Water to monitor and maintain these systems to ensure water quality. Georgetown is required to maintain an MS4 permit through the Kentucky Division of Water. This permit requires Georgetown to enforce erosion control regulations on new development and to monitor and ensure maintenance of the existing stormwater structures on private and public property. Currently, Georgetown is in a good position in regard to its MS4 permit and its stormwater issues. Most major development has occurred in Georgetown post the stormwater management regulations being adopted. Georgetown has its own municipal water and sewer company and there are no major problem areas of sewer overflows or stormwater infiltration into the municipal sanitary sewer system. There are localized areas of flooding, particularly in older areas of town. The main source of

water quality contamination is the Lisle Road Trailer Parks in southern Scott County which have for years been dumping raw sewage from a private package treatment plant into Cane Run Creek during periods of flooding.

Flooding

Georgetown and Scott County are crisscrossed by the North and South Elkhorn creeks and have many miles of floodplain. The North Elkhorn flows west through Georgetown from Fayette County. The water that falls on all the developed areas of north Lexington eventually flows into the North Elkhorn and through Georgetown. The County and all its municipalities have adopted a Floodplain Ordinance that follows the State model. It requires a riparian buffer be maintained along perennial streams and does not allow new building or construction in the floodway and only to a limited degree in the 100-year floodplain. The Army Corps of Engineers recently completed a study of the upper Kentucky River Basin and is promulgating new flood maps for Scott County which are scheduled to become effective in January 2018. They show a dramatic increase in the floodplain level primarily along the North Elkhorn in Georgetown. This is largely a result of the cumulative effects of development in the City of Lexington and to a lesser extent Georgetown. Floodplain areas are also being protected during development by the requirement that they be permanently zoned C-1

Conservation when a property is rezoned for urban development.

Potable Water Supply

Water supply in Georgetown has long been an important issue. Georgetown has its own municipal water service (GMWSS) which provides water for most of Georgetown and Scott County. Kentucky American supplies the Toyota facility and the Lanes Run Industrial Park and much of east Georgetown. The service areas are shown in map "Water Service Area," located on the following page.

The water source for GMWSS is the Royal Springs Aquifer, which feeds Royal Spring on Water Street in downtown Georgetown. Royal Springs has been the water source for Georgetown since its founding and continues to be its primary source. GMWSS purchases water from Frankfort Plant Board and has a tap into Kentucky American Water's pipeline from the Kentucky River intake that it uses in periods of drought or when Royal Springs is shut down due to contamination. The Royal Springs Aquifer extends from Georgetown to downtown Lexington and much of the aquifer lies under industrial developed areas in Lexington. Scott County has proposed the construction of a reservoir in northern Scott County in order to provide for a safe, reliable, and sustainable source of potable water for the citizens of the county. The land has been purchased for the



reservoir, but up to the present the project has been rejected by the Army Corps of Engineers.

Sanitary Sewer

Georgetown Municipal Water and Sewer Service (GMWSS) is the only public sewer provider in the county. Service in Georgetown is provided only to properties within the Georgetown Urban Service Boundary and on condition of annexation. There are two sewer treatment plants in Georgetown: Treatment Plant #2 on the North Elkhorn Creek adjacent to Cardome and Treatment Plant #1 east of the Toyota Plant in eastern Georgetown.

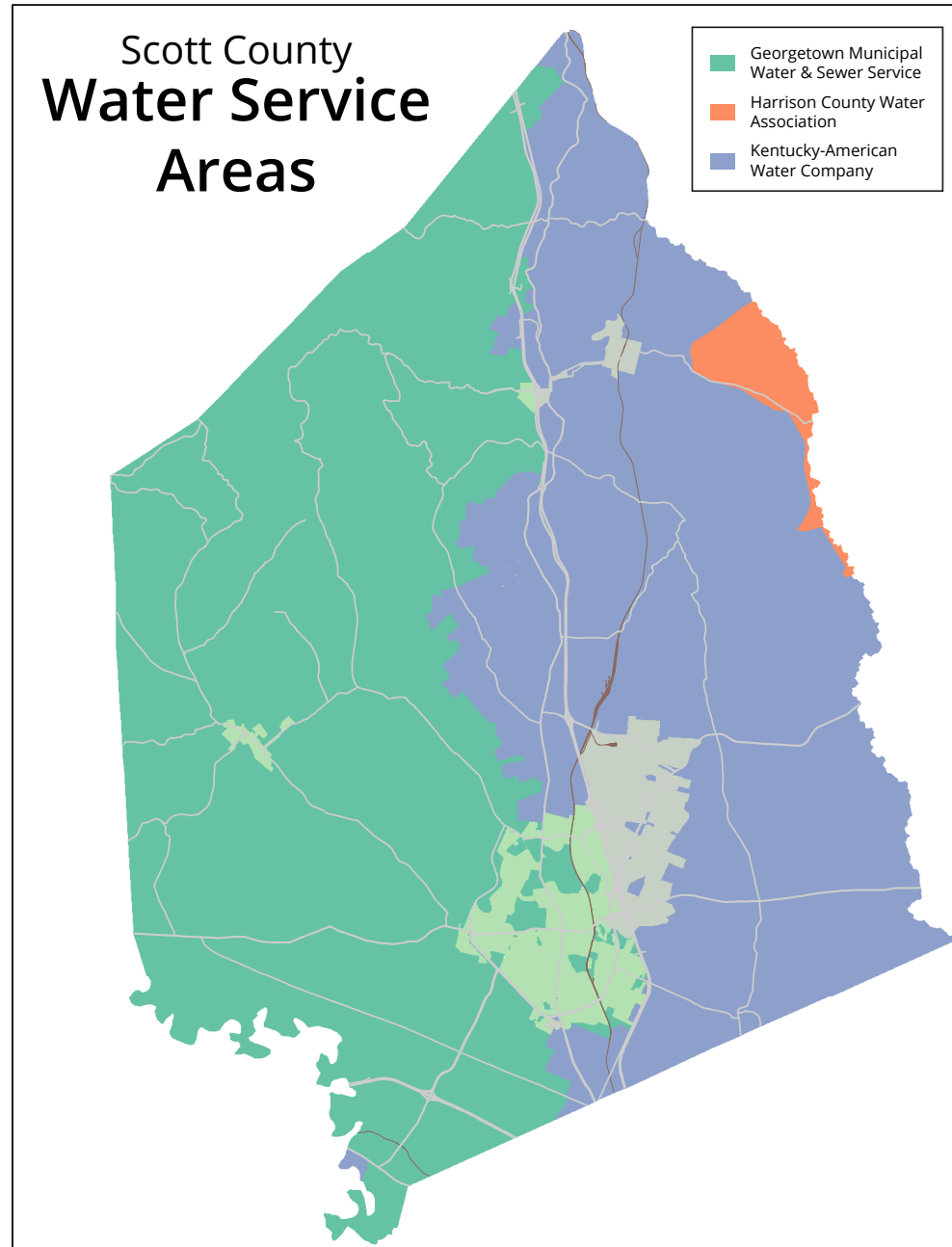


Figure 55. Map: Water Service Areas



INFRASTRUCTURE & PUBLIC FACILITIES GOALS & OBJECTIVES

We strive to improve access, equity, safety, growth management, and the modernity and longevity of infrastructure and materials used in construction of new facilities and technology available in our community. Capital improvement planning should be a collaborative and coordinated process that is used to identify needs, develop infrastructure, and provide maintenance. We should prioritize and address deficiencies in existing areas to improve the quality of life and network efficiency. Public expenditures should also be used to spur private reinvestment. Future growth should incorporate sustainable practices. Locally provided sustainable energy production, green infrastructure, environmental responsibility, and open space planning shall be encouraged to reduce community-wide impacts of future growth. The following Goals and Objectives have been identified. Action Items were created to help improve ensure that our community focuses on regulatory changes and capital improvement planning. A few samples can be found within this chapter, and the complete list is location within Chapter 9: Implementation.



- IF 1. Ensure adequate public facilities and services are available to meet the needs of businesses and residents.*
- IF 2. Build, maintain, and improve public infrastructure.*
- IF 3. Develop and implement county-wide Capital Improvement Plans.*





- IF 1. Ensure adequate public facilities and services are available to meet the needs of businesses and residents.**

- IF 1.1. Maintain access to adequately staffed and equipped police, fire, emergency services, libraries, schools, and community centers. The Planning Commission should consider access to public facilities and service levels when reviewing new development.

- IF 1.2. Develop parks and recreational opportunities to meet the needs of our growing population.

- IF 1.3. Strive for the availability of high-speed affordable internet access for all citizens.

This Goal (IF 1) focuses on adequacy of services, and access to them. When development occurs, it should provide reasonable connectivity and proximity to necessary utilities and public services. Alternatively, public facilities and services should be located throughout the cities (and in some case throughout the county) and in areas of high density in order to provide services to members of the community. Certain types of services, such as parks and open space facilities, can be considered at multiple scales (pocket park, neighborhood park, community park or facility, regional park or facility).

Priority Action Item

Action Item No. 7: Develop open space and park requirements.

Supports Goals: CF 2, CF 3, IF 1, IF 3, HE 2, HS 3, EN 5, EG 1, **Timeline:** Medium, 3-4 years

The Scott County Parks and Recreation Master Plan has called for more regular planning of park facilities in subdivision and land planning. In the future, the Planning Office should help facilitate the dedication of land for public parks, with review and approval by the Parks and Recreation Board. The dedication of land or Fee-in-Lieu-of system should be included for all major development over a certain size threshold. The Planning Commission should work closely with the Parks and Recreation Department to develop and implement these standards.



Figure 56. Yuko En Gardens (Image Credit: Wanda Chiles)



IF 2. Build, maintain, and improve public infrastructure.

- IF 2.1. Keep clean drinking water available for all residents.
- IF 2.2. Encourage cluster development when new major rural residential subdivisions are proposed.
- IF 2.3. Increase construction standards for new county roads to reduce future maintenance costs for roads dedicated for public maintenance.
- IF 2.4. Design stormwater infrastructure to be environmentally friendly and multifunctional.
- IF 2.5. No new private package sewer treatment plants should be approved in the county.
- IF 2.6. Anticipate future needs and plan for public transportation nodes.
- IF 2.7. Provide safe, convenient, and environmentally friendly passenger and freight air transportation services in Scott County.
- IF 2.8. Maintain rail facilities to serve Scott County's future needs.
- IF 2.9. Prioritize siting of wireless communication facilities and other utilities to protect cultural, historic, environmental, and residential resources.
- IF 2.10. Maintain or improve the capacity of the transportation road network for collector and arterials at Level of Service (LOS) "C" or higher.

This Goal (IF 2) focuses on providing a variety of public infrastructure needs, from clean water to adequate roads, rail, and air facilities to placement of utility towers and other infrastructure. Several Action Items support this goal, including:

1. To Adopt the Georgetown-Scott County Bicycle and Pedestrian Plan (Action Item No. 2), and
2. To conduct a Transportation Master Plan (Action Item No. 16), which includes development of a Complete Streets policy, extension of the Legacy Trail through Scott County, and a downtown Georgetown parking study.

Much discussion occurred regarding the location of utility infrastructure, particularly wireless communication facilities (commonly referred to a cellular towers).

Priority Action Item

Action Item No. 32:
Revise Zoning Ordinance and Subdivision and Development Regulations to minimize impacts of wireless communication facilities.

Supports Goals: IF 1, IF 2, HE 2, EN 4

Timeline: Short, 1year

Wireless communications facilities (cellular towers) should be sited so as to protect cultural and historic resources, built and natural, from

the damaging impacts of wireless communication facilities and other utilities. This is a high-priority item that should be accomplished in coordination with the Planning Commission, legislative bodies, and utility companies.

An ordinance amending the text of our Zoning Ordinance should address the location and siting of cellular telecommunications towers in order to: protect environmentally sensitive lands, protect local and national cultural or historic districts and properties, protect all elements identified in the Cultural Resource Plan, prioritize land for towers in the following manner (Public-owned land, Agricultural land, Industrial land, Commercial, office, etc., Residential land), provide additional buffer or screening. In addition to the guidance above, the following potential types of changes should be examined: a) require monopole towers instead of lattice towers, and b) require cellular utility companies to utilize County-owned property where feasible, and c) require additional buffers and setback distances for any Wireless Communications Facility located within certain proximity of environmentally sensitive areas, cultural or historic amenities.

For further detail about these and other Action Items, see Chapter 9: Implementation.

What is Level of Service? (IF 2.10)

Level of Service "LOS" is a qualitative measure that describes the efficiency of traffic flows and the minimum level of acceptable service for a given intersection or roadway segment. LOS "C" indicates a stable flow zone, but most drivers are restricted in the freedom to select their own speeds.



IF 3. Develop and implement county-wide Capital Improvement Plans.

IF 3.1. Ensure that capital improvements plans are effective, cost efficient, cooperative, and complementary.

Table 13. City of Georgetown Historical Budget and Population Data¹

YEAR	BUDGET	POP.	PER CAPITA
2016	\$25,739,112	32,356	\$795.50
2015	\$25,296,787	31,685	\$798.38
2010	\$22,413,338	29,098	\$770.27
2005	\$30,596,418	20,143	\$1,518.96
2000	\$24,466,780	18,080	\$1,353.25
1995	\$7,773,675	14,747*	\$527.14
1990	\$5,588,253	11,414	\$489.60
1981	\$1,189,859	10,972	\$108.45

Impact fees and capital improvement planning have been discussed in many previous plans. It is imperative that our community assess the life-cycle costs of new development. This will allow them to continue to provide and improve upon public services, utilities, road maintenance, schooling, and emergency services. Taxes cover many of these expenses, but they do not cover all. Members of our community, and even our elected leaders, have expressed desires for better conditions and wishes that we had better funding.

The per capita budgetary expenditures by the City of Georgetown have drastically decreased from the levels over a decade ago. With declining budgets, it is ever more important to plan appropriately for growth and maintenance. Our community strives to maintain or increase levels of service, but has limited funds to do so. Since 2010, the annual per capita

budgetary expenditures by the City of Georgetown have remained relatively steady, but they are just more than half of the amount the community was able to afford during 2005. Limits on increases to the tax base make anticipation of maintenance costs of new and existing infrastructure ever more important. As our roads and utilities age, maintenance becomes necessary. But, if we keep up the pace of growth, we will have more and more roads and utilities that will require future maintenance. Will the budget be able to expand adequately to cover all of these areas?

For this reason, the community has time and again shown interest in more thorough Capital Improvements Planning, and potential for impact fees to ensure that the cost of new infrastructure is initially born by those creating it, and so that we can ensure that future maintenance is feasible.

* Estimate

¹ The City of Georgetown 2016 Year-End Report: Accomplishments, Milestones, and Initiatives.

Priority Action Items

Action Item No. 8: Each municipality creates a Capital Improvements Plan.

Supports Goals: CF 1, CF 2, IF 1, IF 2, IF 3, EN 5, EG 1

Timeline: Medium, implement in 4-5 years

The Capital Improvement Plans should be created (or expanded) for each legislative body. It is desired to coordinate review and comment by the Planning Commission on its conformance to the adopted Comprehensive Plan and Future Land Use Map. While the cities and counties do review these elements on their own, a more comprehensive effort that is coordinated with the Comprehensive Plan and departmental concerns will allow our city to budget for larger expenses down the road. This is especially important given the rapid growth our community has experienced over the last 25 years, and that we are expected to encounter again in the coming 25 years. A system and review process will need to be established to coordinate review of data, preparation of projections, and provide departmental coordination.

Action Item No. 24: Study the fiscal impact to the cities and County of long term maintenance of new public

infrastructure and services.

Supports Goals: CF 1, CF 3, IF 2, IF 3, EN 5

Timeline: Medium, implement in 4-5 years

This Action Item should be paired closely with Action Item No. 8 (Capital Improvements Plan), particularly because the review and coordination between current and long-range planning and infrastructure maintenance should be tied more closely together. Can we justify the expansion of the city and new development with the tax base increase? Can we quantify those numbers, and are they sufficient to cover the anticipated long-term impacts of expansion/development on our City and County road maintenance, public service departments, and staffing?

We see two major steps to pursue: First, require provision of lifecycle costs of infrastructure at the time of zone change and/or annexation. Second, create an impact fee system for new development or major subdivisions. This could include a Fee-in-Lieu-of system or right-of-way dedication for public space and/or infrastructure development. Include specific reference to roads. The requirement of lifecycle costs can be implemented over the next 2 years. Then, additional study can be conducted, and paired with the Capital Planning research to prepare our community for the consideration of Impact Fees at time of development.

For further detail about these and other Action Items, see Chapter 9: Implementation as well as Staff's Top 10 Actions.



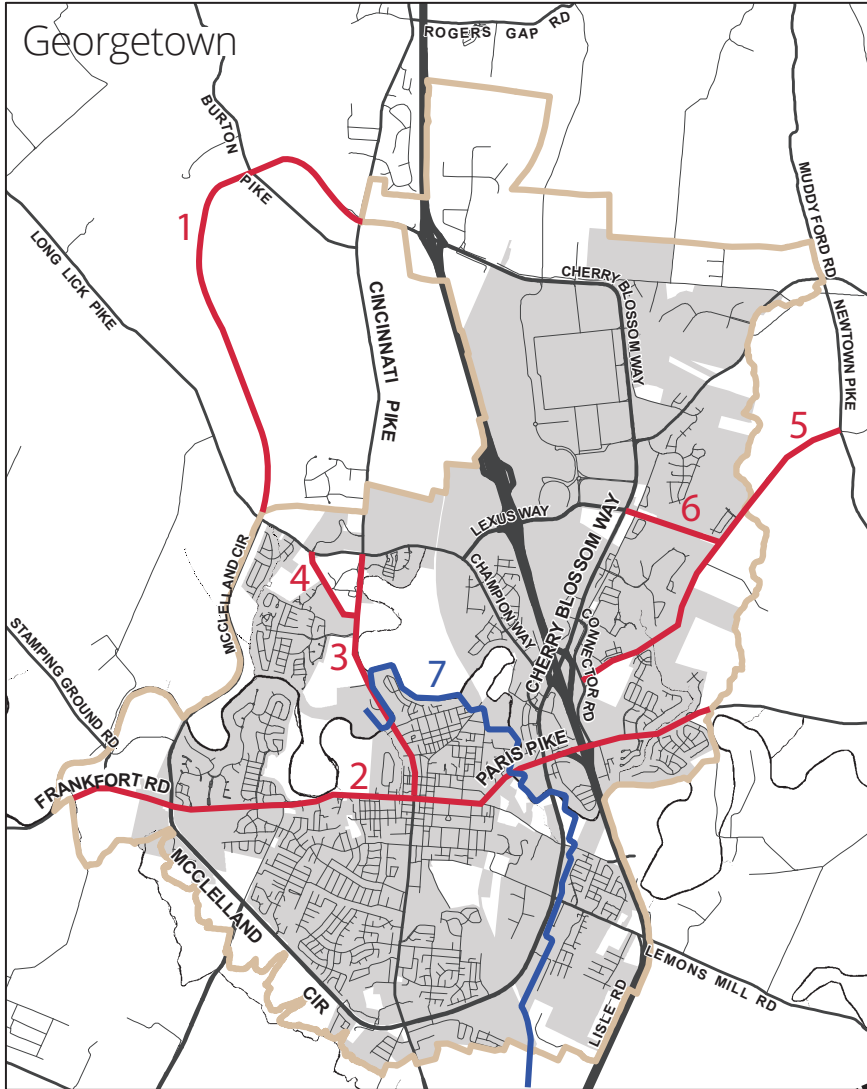
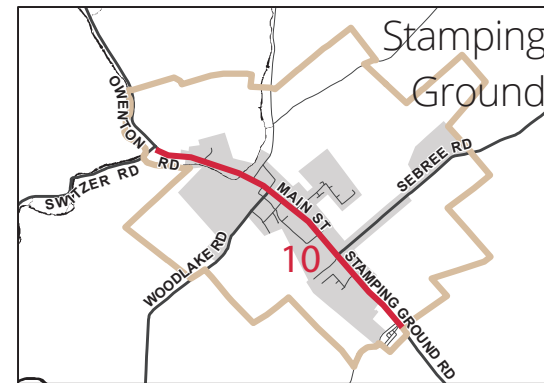
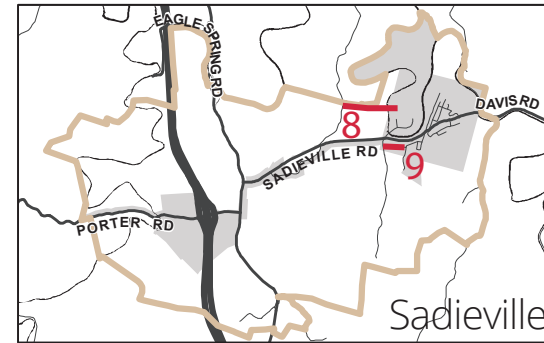


Figure 57. Mobility Projects Supplemental Land Use Map

Mobility Projects

- Legacy Trail
- High Priority Project
- Urban Service Boundary



Mobility Projects

The following projects are not listed in any particular order. The numbers reference the labels on the Mobility Projects map. The lines on the map for new road construction do not represent final alignments.

1. Northwestern Bypass Route

To the extent possible, the route of the northwest bypass right-of-way should be reserved and protected from development that could interfere with placement of the road or unnecessarily add to ROW costs. This is necessary to ensure that an arterial of such importance to the community can be constructed in the future. The Kentucky Transportation Cabinet should be consulted to determine an approximate location and width of right-of-way in development areas, and no permanent new development should occur therein.

2. US 460

The US 460 corridor through Georgetown needs several improvements for safety of both motorized and non-motorized traffic. The entire length needs improvements to accommodate bicycle and pedestrian traffic. This area already sees a significant amount of bicycle and pedestrian traffic, and sidewalks and bicycle lanes will improve safety along this corridor. The narrow underpass, where US 460 goes underneath the railroad, poses a hazard to both motorized and non-motorized traffic. West of downtown,

the roadway becomes narrow, there is a steep drop-off to the north of the roadway, and stretches of the roadway would benefit from a center turn lane to provide safe deceleration for traffic looking to make left hand turns onto intersecting streets.

3. North Broadway

North Broadway has been identified for pedestrian and bicycle improvements. This area has high commercial use, and is surrounded by residential neighborhoods. Greater and safer connectivity is desired along the full stretch of this corridor. Through public engagement and discussion throughout the Bicycle and Pedestrian Plan development and Comprehensive Plan development, these areas were frequently mentioned.

Pedestrian safety along North Broadway has been a major concern for a number of years, sparking interest from both City Council members and Magistrates. Many pedestrians walk along North Broadway between downtown, the Colony, and the Scott County Middle School and High School campuses, where there are no existing sidewalks. If and when US. 25 is widened by the State, our community wishes to partner to provide necessary bicycle and pedestrian facilities to provide safe and adequate non-motorized accessibility for the full length of US 25 within the city limits of Georgetown.

For additional information, please consult the Georgetown-Scott County Bicycle and Pedestrian Plan.

4. Cardinal Drive

Cardinal Drive needs improvements to better handle the large volume of traffic accessing the High School, Ninth Grade School, and Middle School along this road. The City of Georgetown has received a Transportation Alternatives grant to address these issues.

5. Old Oxford Road

There are several growing residential areas currently being served by Old Oxford Road, with others planned to connect in the future. This road has issues with the volume of traffic, maintenance, and speeding. This residential corridor could benefit from improvements to Old Oxford Road including both road widening, and pedestrian improvements.

6. Lexus Way Extension

Extending Lexus Way from Cherry Blossom Way to Old Oxford, would provide much needed east-west connectivity for the City of Georgetown. It would relieve some of the traffic issues in this area for traffic to reach Cherry Blossom Way without passing through Connector Road.

7. The Legacy Trail

The Legacy Trail Scott County Extension is a proposed 7.4-mile long, 12-foot wide, non-motorized shared-use path that will extend from the Kentucky Horse Park to the Cardome Center. The primary alignment (identified on the map as Sections 1-4) extends north from the Kentucky Horse Park, through



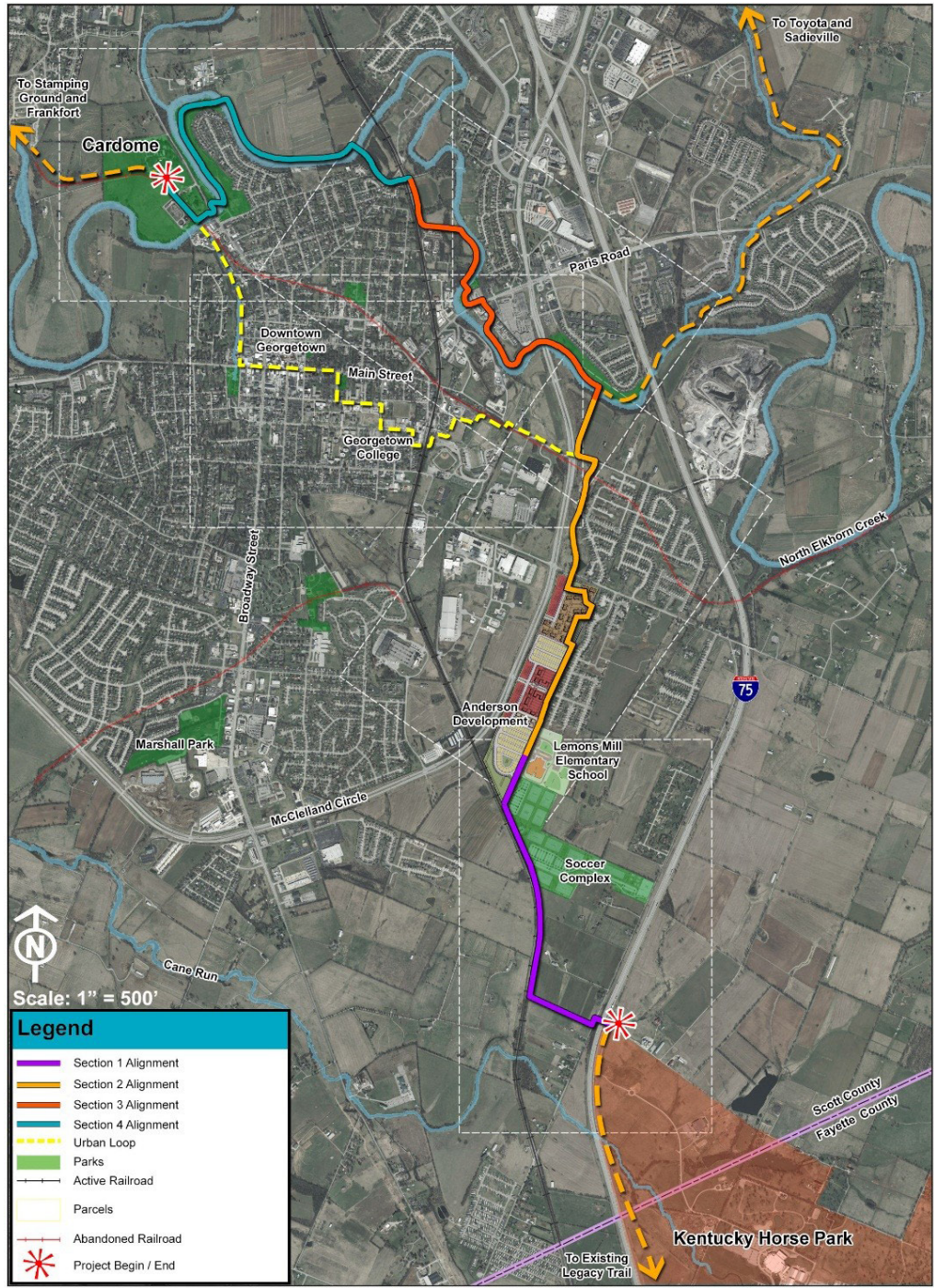


Figure 58. Legacy Trail Proposed Alignment

the Lisle Road Soccer Complex, by Lemons Mill Elementary, past Mansion Estates and East Main Estates toward the Elkhorn. After reaching Elkhorn Creek, the primary alignment follows the creek (alternating sides) to the west until reaching Cardome. An alternate route (identified on the map as the Urban Loop) is proposed to break off from the primary alignment near East Main Extension or Lemons Mill Road and extend west through Georgetown College, downtown Georgetown, and Royal Spring Park before heading north to Cardome. The alternate alignment would utilize existing streets and pavement and provide more on-road signed bicycle and walking routes. It would use road widenings where necessary or off-road sections where feasible. This secondary alignment would be less costly and provide connection through highly used public areas.

In Lexington, the Legacy Trail currently spans 9.8 miles through Fayette County beginning at the North Lexington YMCA with plans to extend it another 2 miles in 2015 to the Isaac Murphy Memorial Art Garden which marks the historic home foundation of the most winning jockey in history. The trail moves through the urban landscape of downtown Lexington continuing to suburban neighborhoods, parks and the University of Kentucky Coldstream Research Campus before transitioning into the rural landscape. The trail meanders through the Cane Run Creek watershed offering views and vistas of the rolling savanna landscape of central Kentucky before ending where Isaac Murphy was laid to rest in the Kentucky Horse Park.



The trail has an abundance of users from recreational family rides and bicycle commuters to cycling and running enthusiasts. Fayette County has measured 10,000 cyclists per month at the Coldstream Trailhead. Fayette County plans to use placemeter sensors to measure pedestrian and bicycle user rates. With the extension of the Legacy Trail into Scott County, we hope to continue on the success and expansion of the Legacy Trail to reach more users, and help move non-motorized transportation to a safer corridor and encourage more cyclists to choose bicycle commuting as a viable and safe transportation choice.

The Georgetown Scott County Legacy Trail Extension has been the vision of many in the region. The feasibility study and planning phases began a partnership including Friends of the Scott County Parks and Recreation, Blue Grass Community Foundation, the City of Georgetown, Scott County Fiscal Court, Georgetown College, Scott County Parks and Recreation and local developer Anderson Communities. The vision of the Legacy Trail has always been one of partnerships. A vision that culminated with the coming together of State and local governments working with public, private and not-for-profit agencies with one goal in mind, connections - connections between communities and people, historical places, nature and the environment, goods and services, education, recreation, and a common vision of sharing the beauty of central Kentucky's landscape and its people with visitors and locals alike.

The Scott County Fiscal Court, Parks

and Recreation Department, and the Planning Commission have worked together in their review of the project, and pursuit of funding options. Transportation Alternative Program (TAP) and Congestion Mitigation and Air Quality (CMAQ) grants have been submitted in the past, and will continue to be pursued to bring the Legacy Trail into our community.

Further information can be found in the following places:

- Legacy Trail Feasibility Studies 1 and 2, completed by CDP Engineering
- Draft Georgetown-Scott County Bicycle and Pedestrian Plan
- Bluegrass Tomorrow Regional Trails Alliance documents
- Comprehensive Plan 2015 Public Outreach Survey Responses

8. Connection to Eagle Bend

The City of Sadieville has identified a need for a second connection to the Eagle Bend neighborhood. This connection would provide a second access point in case of emergencies. A second connection could also make it more attractive for continued urban style residential development of this area.

9. Burgess Heights Road

Extending Burgess Heights Road to Mulberry Lane would provide additional connectivity in Sadieville, and will also open some land to allow additional residential development. Extending this road, should also include a stub to the

south in preparation for any further development in this area.

10. Main Street

Stamping Ground's Main Street serves both residential and commercial properties. This corridor needs pedestrian improvements along the entire length inside city limits. Some areas are already served by sidewalks that could be improved to meet ADA standards. There are also areas in need of new pedestrian infrastructure to make the community more accessible to all modes of transportation.

Bicycle and Pedestrian Plan

The Bicycle and Pedestrian Plan is incorporated as a part of the Infrastructure and Public Facilities chapter of this plan. This plan describes mobility projects to serve non-motorized transportation throughout Scott County.



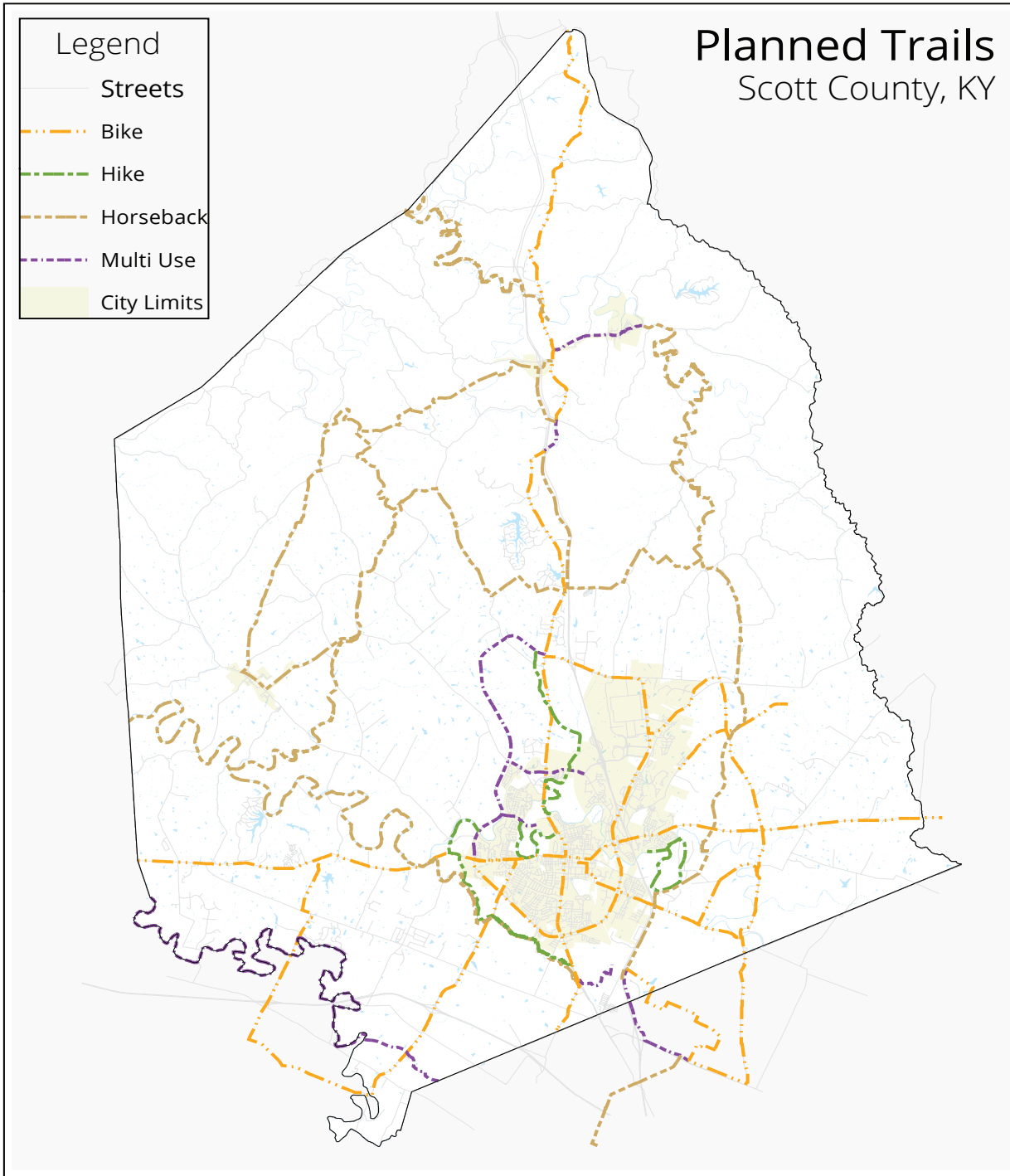


Figure 59. Planned Trails in Scott County

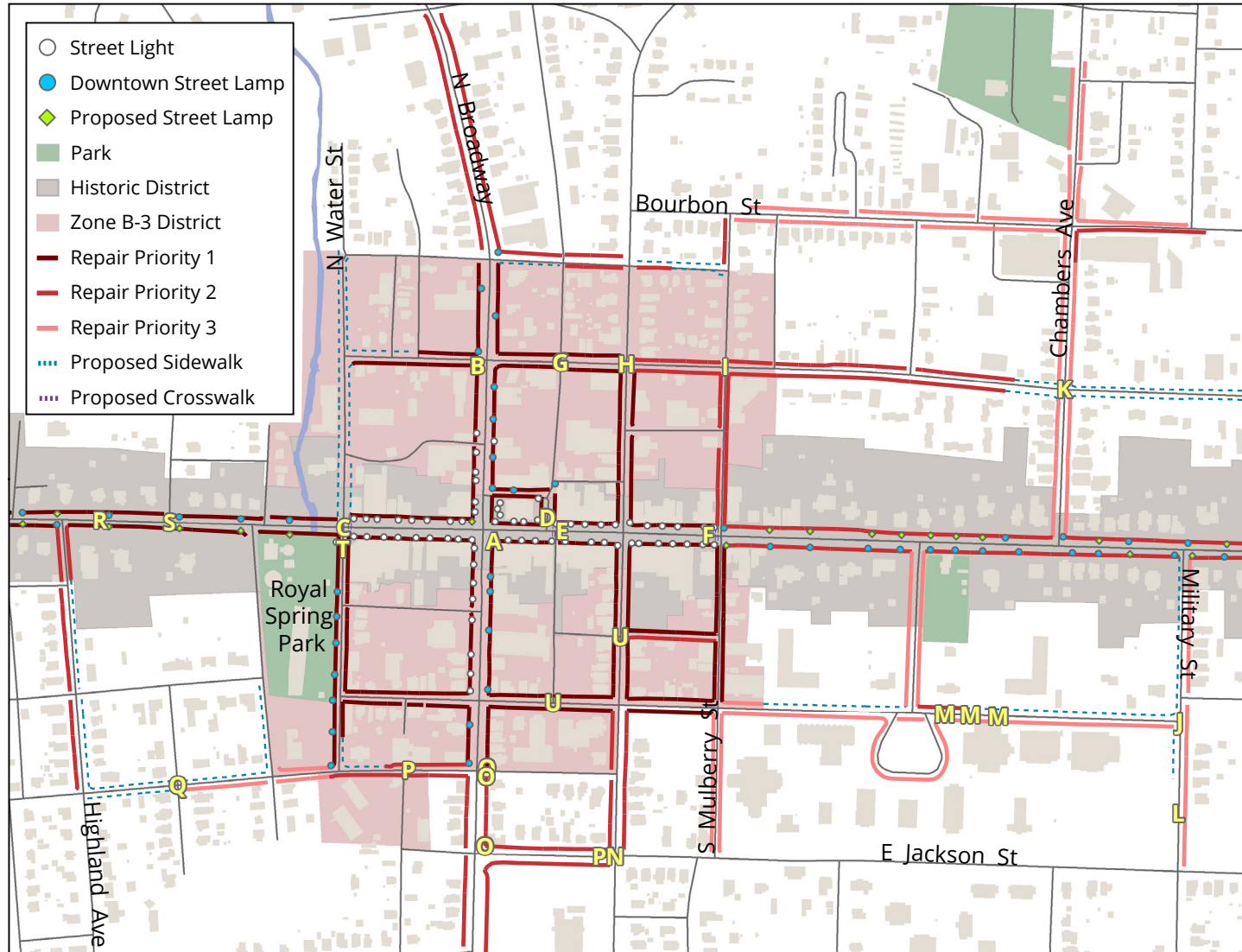
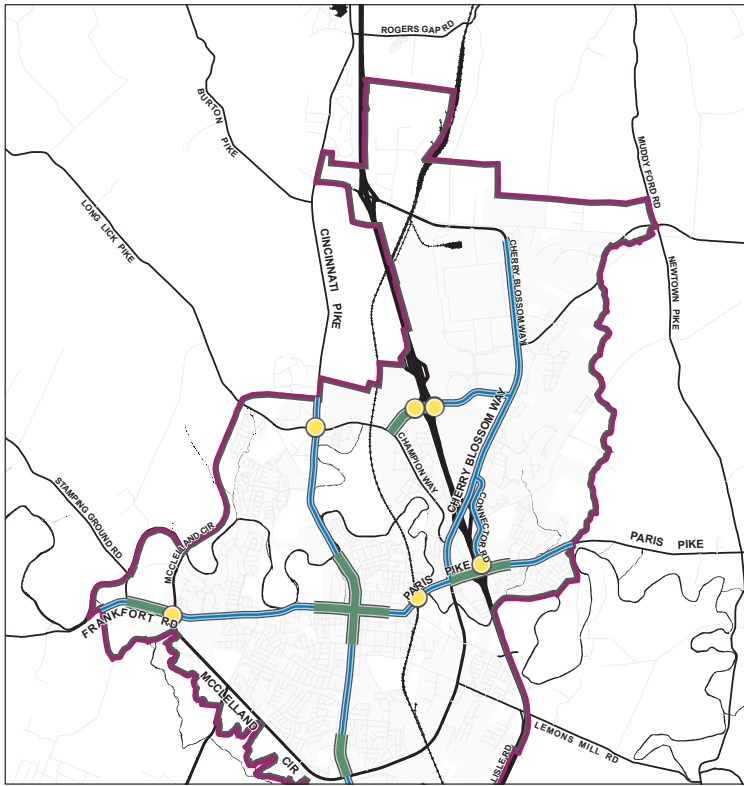


Figure 60. Pedestrian Improvement Projects for Downtown Georgetown

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> A) Missing Tactile Warning Strip B) Extensive curb cut at auto shop C) Propose new crosswalk D) Repair crosswalk and/or art opportunity E) Restripe crosswalk (art?) & replace sign F) Propose new crosswalk G) No curb ramps / ADA accessibility & Stairs on NE corner H) No curb ramps / ADA accessibility & Stairs on NW Corner I) No curb ramps / ADA accessibility & Stairs on | <ul style="list-style-type: none"> NW & NE Corner J) Angled crosswalks. Opportunity for straightening, increased visibility, and student art in crosswalk K) No curb ramps / ADA accessibility L) Signs for crosswalk & opportunity for student art M) Signs for crosswalk & opportunity for student art N) Diagonal crosswalks / angled, opportunity for art | <ul style="list-style-type: none"> O) ADA issues / stairs, no tactile strips P) School crossing could make more visible or do art in crosswalk Q) Connect sidewalks R) Stairs / ADA accessibility S) Sidewalk Connections T) Rug wash / ADA accessibility & steep slopes U) Visibility / Conflict with vehicles driving to parking lots |
|---|---|--|

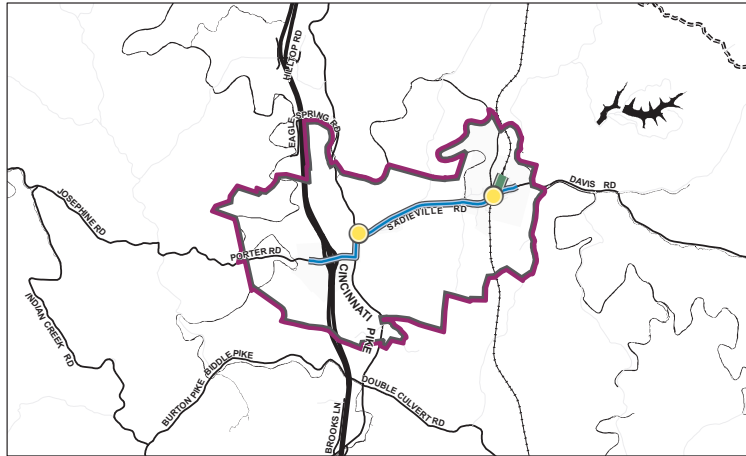


Supplemental Land Use Map Gateways and Corridors



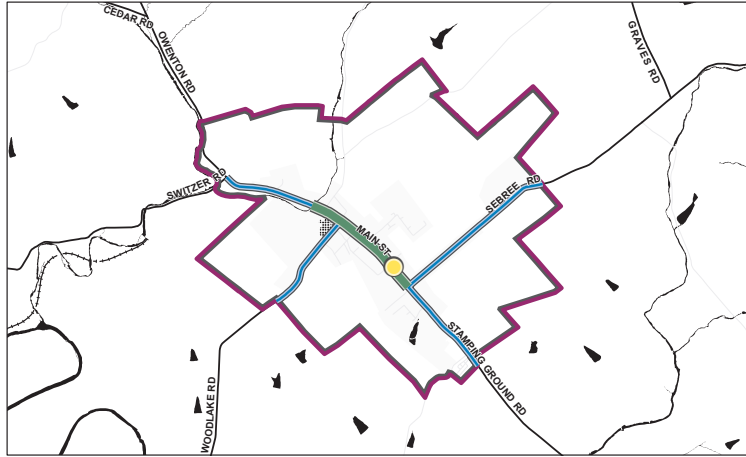
Georgetown

1 in = 1 mi



Sadieville

1 in = 1 mi



Stamping Ground

1 in = 0.5 mi

Figure 61. Gateways and Corridors Supplemental Land Use Map

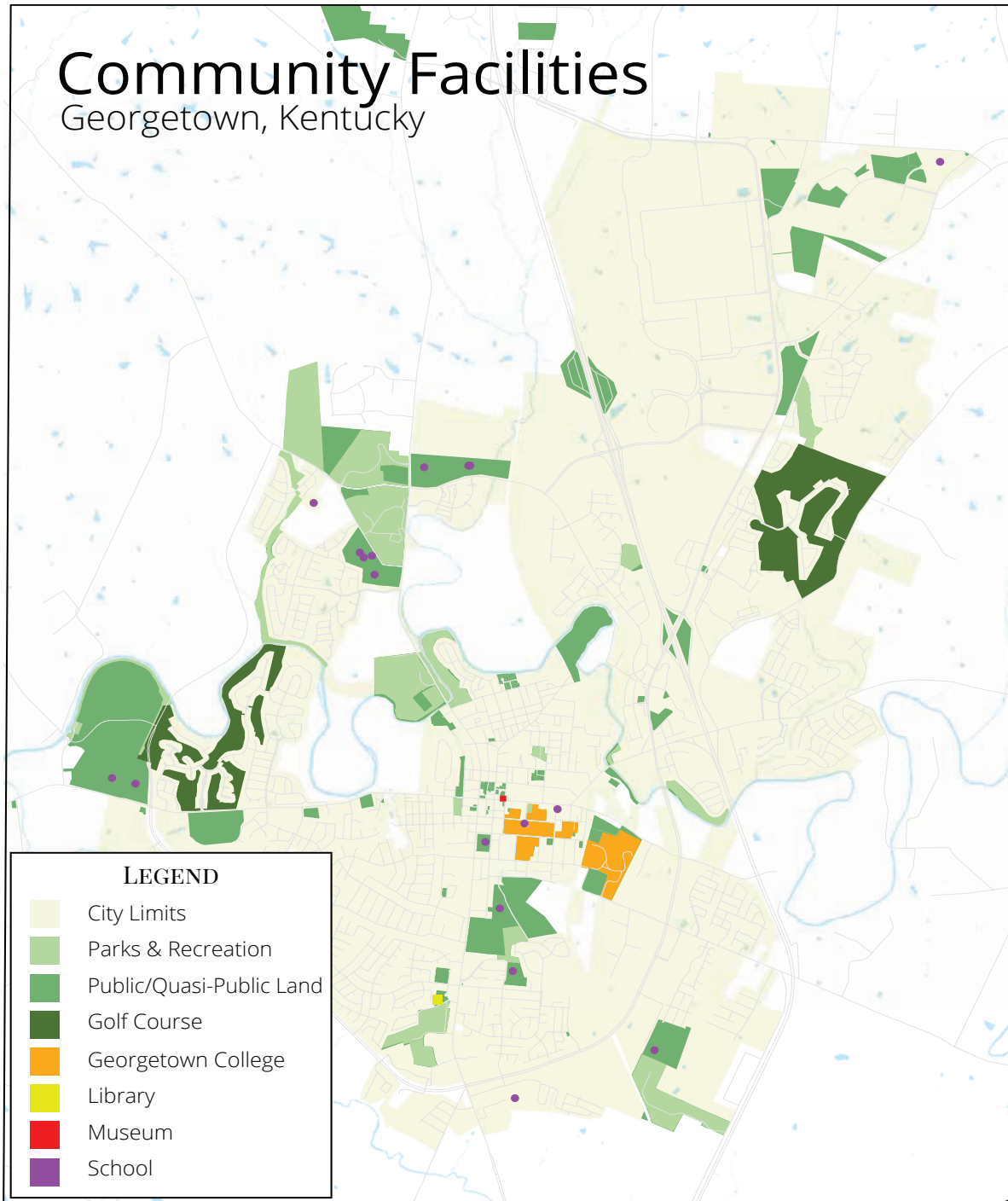


Figure 62. Community Facilities Supplemental Land Use Map



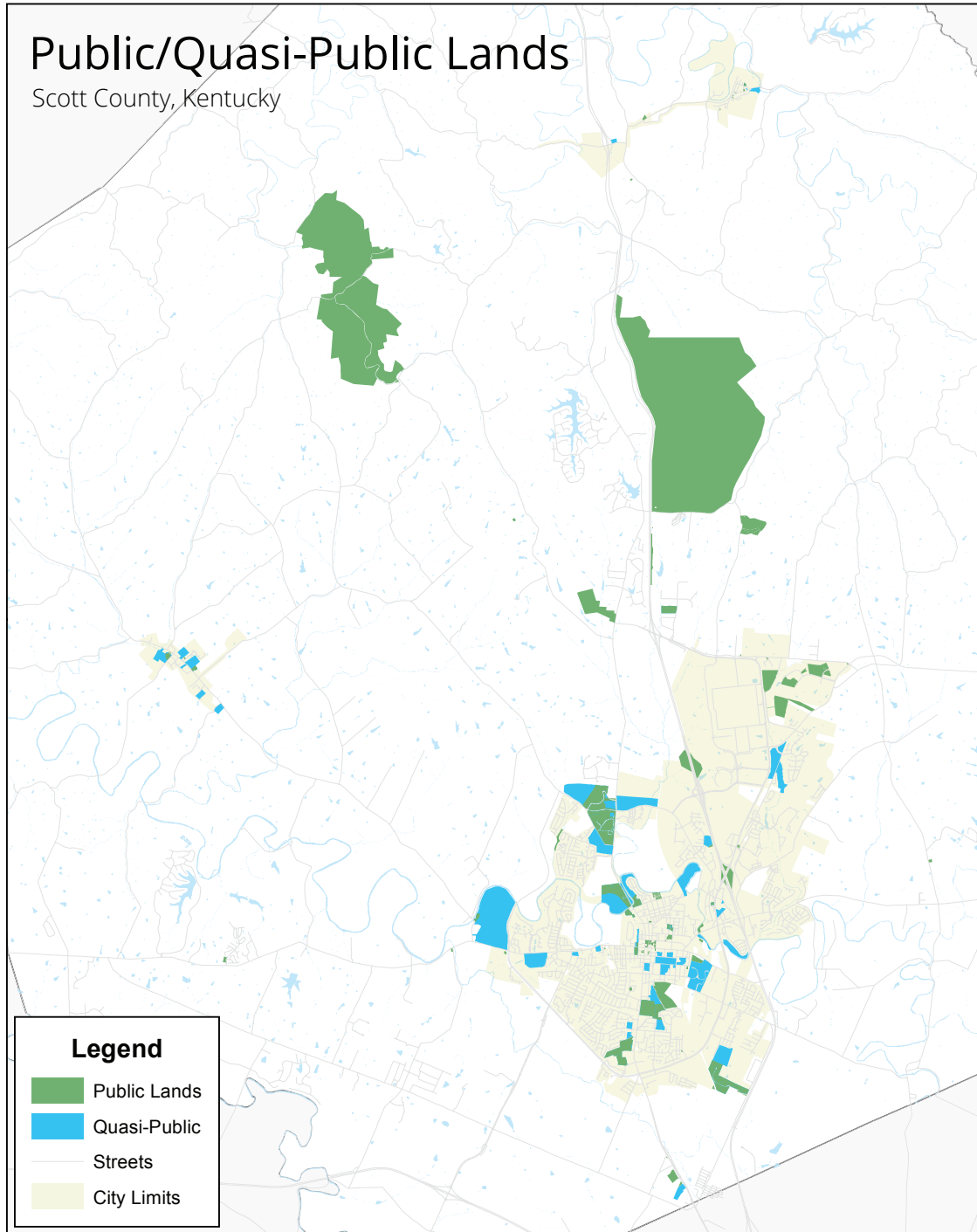


Figure 63. Map of Public and Quasi-Public Lands in Scott County

Departmental Profiles

The following is a brief description of the providers of public services in Scott County. This list is not exhaustive of all government and public agencies in Scott County. Planning Commission staff reached out to many public agencies to inquire about capital improvement needs in the future. Knowing what the needs are of these public services allows our community to better grow in an efficient manner. To review the full profile of these departments, please see the Appendix.

Georgetown/Scott County Parks and Recreation

Contact: Sherri Nicholas, Director

Department Goals:

- Obtain and develop park and recreation facilities to meet park and facility standards.
- Cure deficiencies in existing areas, where feasible, and ensure that new areas have adequate park land and recreation facilities as they develop.
- Promote public awareness and support of recreation services, programs, and events.
- Educate the public on the importance and benefits of parks and recreation and how it improves our quality of life.

Current & Projected Capital Improvement Projects:

- Construct an innovative outdoor recreation center with a 7,860-sq.

ft. leisure pool, a 200-foot slide, a 1,256-sq. ft. spray pad, an 8,000-sq. ft. bathhouse/concession building, and open green space.

Georgetown/Scott County Regional Airport

Contact: James Toole, Airport Manager

Department Goals:

- Provide air transportation infrastructure to the City, County, and Region.

Current & Projected Capital Improvement Projects:

- Add an additional 38,000-sq. ft. of hangar space.
- Extend the existing runway to 6,000 feet to accommodate larger aircraft.

Scott County Public Library

Contact: Patti Burnside, Director

Department Goals:

- Improve the awareness within the community of library services and increase the use of the library by creating a comprehensive marketing plan.
- Expand the outreach of the library facility to serve the growing population of Scott County and further the mission of being the "Center of the Community."
- Improve access to technology and improve the technological literacy of the citizens of Scott County.

Current & Projected Capital Improvement Projects:

- A branch library system located in the area of most growth will need to be planned and built.

Georgetown/Scott County Emergency Management Agency / Office of Homeland Security

Contact: Jack Donovan, Director

Department Goals:

- Continue serving the public with the most up-to-date warning technology and response equipment.
- Provide effective plans for emergencies and facilitate rapid recovery from disasters.

Current & Projected Capital Improvement Projects:

- Enclosed addition to existing shed or a new shed that would allow indoor storage of non-motorized assets as well as "out of the weather" maintenance and upkeep of vehicles.
- Reverse 911 Mass Notification System.
- Replace a 30+ -year-old Mobile Command Post with state of the art equipment that would be suitable for all agencies and possibly a regional response.



Georgetown Fire Department

Contact: Chief John Ward

Department Goals:

- Provide efficient and timely fire and emergency services to ensure the safety and welfare of all the citizens of Georgetown.
- Improve insurance rates to homeowners, businesses, and industries.

Current & Projected Capital Improvement Projects:

- Construction and staffing of Stations #4 and #5.

Scott County Fire Department

Contact: Chief Mike Fuller

Department Goals:

- Maintain a level of training and equipment to deliver the level of protection the citizens expect.

Current & Projected Capital Improvement Projects:

- Fire Station #4 – Newtown: remodeling of the apparatus bay area
- Fire Station #5 – Homestead: remodeling of the apparatus bay area
- Fire Station #1 – North 25: remodeling of the living quarters and administration area

- Station for northwestern Scott County area

Georgetown Municipal Water & Sewer Service

Contact: Robert Wilhite, General Manager; Shawn Derrington, Operations Manager

Department Goals:

- Provision of wastewater treatment that protects and enhances water quality.
- Provision of sewer service reinforces the land use policies for Urban and Rural Service Areas.
- Provision of sewer service shall be coordinated with major public investments in other infrastructure systems to ensure a cost-effective growth pattern.
- Sewage treatment by public sewage treatment plants shall be an urban service, available only within urban service boundaries or designated rural Planned Unit Developments.
- Sewage treatment may be extended to existing development outside of urban service boundaries only where inadequate septic or other small-scale systems have resulted in a threat to public health.
- All new development within the urban service boundaries of Georgetown, Sadieville, and Stamping Ground should be connected to a public sewage treatment system.

Current & Projected Capital

Improvement Projects:

- Meter change out program to radio read
- Pump station, SSES, and Manhole Rehabilitation
- Waterline upgrades
- WWTP #1 capacity upgrade
- Replace disinfection system at water treatment plant.
- Maintenance building
- Lloyd Road generator
- Replace camera truck
- Replace Drake Dam Pump Station

Scott County Health Department

Contact: Amber Broaddus, Accreditation Coordinator

Department Goals:

- Uphold state and local laws regarding the environmental program
- Serve the needs of the citizens of Scott County.

Current & Projected Capital Improvement Projects:

- Solve the sewer system problem(s) on the US 25 south corridor by constructing a sewer line to those properties experiencing sewer problems.
- Connect the recycling center to sewer service
- Construct sewer lines to all of the industries located on Industry Road

to address their septic system problems.

- Provide sewer service to properties located on US 25 and Burton Pike to address their septic system problems.

Georgetown Police Department

Contact: Chief Michael Bosse

Department Goals:

- Preservation of human life, while maintaining the dignity and rights of all.
- Preserving the reputation and integrity of our department through strong standards of ethical and moral conduct.
- Development of a partnership with the Georgetown Community by being receptive to ideas and suggestions.
- Encouragement of open, positive communications among department members.
- Promoting growth and improvement by staying current in training, technology, and equipment.

Current & Projected Capital Improvement Projects:

- 10 new vehicles each year
- New SRT vehicle
- New firing range
- New police Sector Office

Georgetown Public Works

Contact: Robert Bruin, Director

Department Goals:

- Increase worker efficiency
- Implement production programs

Scott County School District

Contact: Dr. Kevin Hub, Superintendent

Department Goals:

- Development and cultivation in the learner of the knowledge, skills, and attitudes required to meet the changing needs and demands of society.
- Make individuals aware of their respective roles in the economic system and of the importance of an occupational and vocational decision.
- Assist learners in improving their ability to communicate and work constructively with others.
- Provide opportunities for the learner to develop wholesome lifetime pursuits.
- Provide experiences enabling the learner to exercise their civic responsibility and perspectives of cultural heritage.
- Assist each learner in their development and awareness of environmental responsibilities and the intelligent use of natural resources.
- Assist individuals in their

development of an understanding of self and of their role in an ordered society.

- Utilize the resources and related agencies of the community for the enrichment of the teaching-learning process.
- Help each learner develop basic skills in reading, writing, mathematics, and reasoning.

Current & Projected Capital Improvement Projects:

- New Construction: Early childhood center, new high school, new middle school, new alternative school, new elementary, and classrooms for: Scott Co. High School, Anne Mason Elementary, Eastern Elementary, Northern Elementary, and Stamping Ground Elementary Schools.
- Major Renovations: Scott Co. Middle School, Georgetown Middle School and Garth Elementary School .
- Management Support: New central office, central storage building, transportation/bus garage.





CHAPTER 4: HERITAGE

This chapter examines heritage and cultural issues that help make Georgetown, Stamping Ground, Sadieville, and Scott County unique. When we use the term “Heritage,” we refer to the traditions, achievements, beliefs, etc., that are part of the history of a group or nation. In this context, we usually mean our own local heritage – it can also be thought of as legacy, tradition, or inheritance. When we use the term “Culture,” we refer to the beliefs, customs, arts, etc., of a particular society, group, place, or time. In this context, we usually mean Scott County past or present. These beliefs and customs become a set of shared attitudes, values, goals, and practices that make up our cultural identity.

In the past, the Comprehensive Plan contained a “Historic Resource Management Element.” This was funded through grants supporting work by the Kentucky Heritage Council, and was last updated in 1991. We have also had separate chapters for Sadieville, and Stamping Ground, both of which were last updated in 2006. In this new chapter, we attempt to combine research from all three, and expand the frame of reference for historic resources to include arts and cultural elements that help enrich our community.

Members of the community have expressed that a careful balance of small town character, rural farmlands,

and growing and thriving cities is desired. We received many comments through our public meetings, Comprehensive Plan committees and public survey. Historic resources and character of our downtowns, and rural agricultural character are major components of our identity. Cultural resources include both built and natural resources, as well as the arts. Our local heritage and culture deserve protection and promotion as we celebrate the elements defining our community.

Vision Statement

Scott County is a vibrant community that welcomes new residents, visitors, and businesses while retaining its small-town charm, rich culture, and heritage. Pride is apparent in our commitment to an urban form that reflects preservation, human-scaled design, aesthetic appeal, and dynamic civic spaces.

Fundamental Principles

- New construction and renovation should complement the existing character and form of its surroundings. Quality materials, craftsmanship, and consistent design add value to the community as a whole.
- Downtowns play a major role in our cultural identity, local governance, and economic activity. Care should be given to retain and enhance our downtown buildings, public spaces, corridors, and gateways.
- Our community is designed for all, with consideration for aesthetics, accessibility, and design at the human-scale. Design with these characteristics in mind enhances user experience.
- Local heritage is an asset to the community; our heritage includes cultural resources and knowledge, history, traditions, historic buildings, and historic sites.
- Maintenance and preservation of historic districts, sites, and structures helps retain our local culture and heritage.



Heritage Snapshot

Scott County, Georgetown, Sadieville, and Stamping Ground each have a unique history. Despite the unique history of each community, there are shared values that stem from these past experiences and challenges. All of Scott County has strong ties to agriculture and the rewards of hard-work, fertile earth, and clean water. Scott County has benefited from economic growth of many different types over the years, whether from agriculture, railroad stations, local businesses, or manufacturing. The community has also banded together to overcome challenges such as floods, tornadoes, and economic shifts. This history of shared values and experiences creates the heritage of Scott County.

Historic buildings and districts can be found throughout Scott County. The National Register of Historic Places has 72 individual buildings listed. Additionally, there are 12 historic districts listed, each of which contains multiple buildings identified for their individual character and their historic significance in the community. These physical structures are links to our community's past, and they represent the hard work, building materials, and aesthetic choices of previous generations. Historic structures and districts also represent the values of the generations of Scott Countians who maintained, restored, and cared for these resources. There are 764 and 1,764 residences in Georgetown and Scott County respectively that were

built in 1939 or earlier (US Census Bureau, ACS 2015 5-year estimate).

Music, visual arts, and other mediums are another system for passing along our heritage and culture. Georgetown College has been providing education since 1829. The educational opportunities offered at this institution and others in the community have enriched the culture of Scott County through the arts. Public art, such as statues, murals, and concerts act as sources of community pride and expression. Festivals and fairs offer an opportunity for community gathering, sharing of successes, and enjoyment of live music. Yuko-En acts as both a different perspective on open space, but also a link to our community's connection to Japan through Toyota. The mural project on South Court Street both livens up a previously nondescript alley, but also highlights our community's connection to agriculture and horse farms. In the same manner as the previous examples, public art acts as beautification and enrichment of our community, while expressing our community values to future generations.

An Historic Growth map is provided on the following page for context of growth and change for the city of Georgetown.



Figure 64. Lady Justice, Scott County Courthouse (Image Credit: The Core of Georgetown, University of Cincinnati School of Planning, Fall 2016)

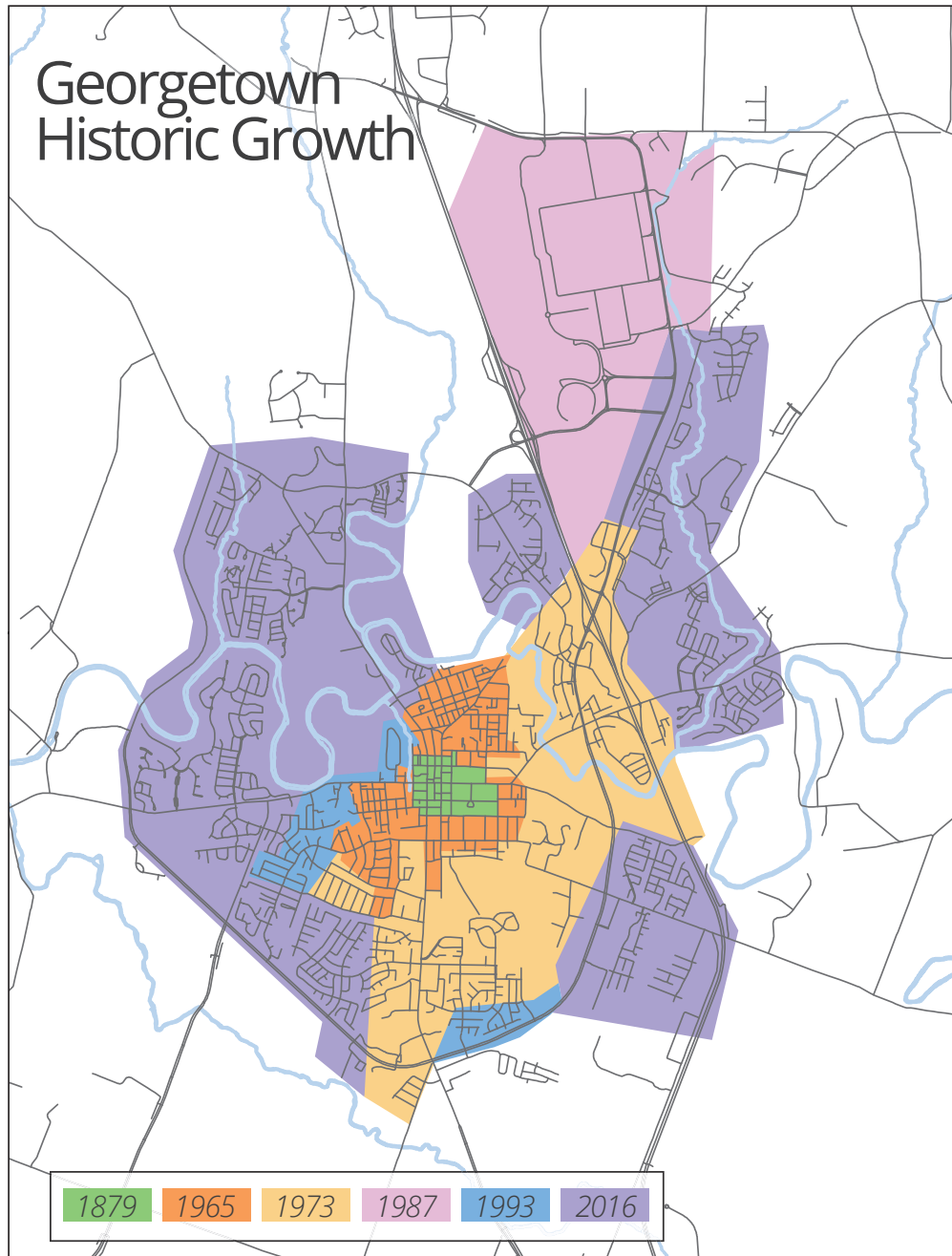


Figure 65. Historic Growth Patterns in Georgetown



HERITAGE

GOALS & OBJECTIVES

Scott County has strengths in its existing resources. Our historic buildings and downtowns describe our past and are unique aspects of our communities that can also serve as cultural and tourism attractions. We must pay special attention to our built history and work to protect it. In coordination, we must also celebrate our natural resources and agrarian past that play a vital role in the reason Georgetown and Scott County were settled, and how they have grown over the years.

The Elkhorn Creek and Royal Spring Aquifer are major natural elements that have played and will continue to play a vital part of our history. Farms of statewide importance are located throughout Scott County, especially in the southern portions of the county. These prime farmlands should be protected from undue growth or sprawl, preserving and maintaining our rural and agrarian character, while allowing for continued growth and expansion within and close to the current boundaries of our cities.

The local arts programs also play an important part of our cultural identity, and serve to educate our citizens and attract and entertain residents and visitors alike. At a time when funds are always short, it is important to remember the wide-ranging impacts of our local arts programs in schools and public places.



HE 1. Preserve our built history.

HE 2. Protect and enhance the natural, historic, and cultural landscapes that give Scott County its unique identity and image.

HE 3. Promote, support, and encourage public art.





HE 1. Preserve our built history.

- HE 1.1. Highlight and enhance the historic quality of downtown Georgetown, Sadieville, and Stamping Ground and their surrounding neighborhoods to attract businesses and support economically viable commercial districts.
- HE 1.2. Implement policy measures to protect historic resources, incentivize preservation, and enhance the form of surrounding areas, such as downtowns, historic sites, districts and landmarks.
- HE 1.3. Monitor local property of historic importance for possible designation in the National Trust for Historic Preservation.
- HE 1.4. Conduct educational efforts to increase awareness of the importance of preservation efforts, processes, and available financial, design, and additional educational resources.



This goal (HE 1) strives to protect and preserve our built history and structures. Scott County is well known for its historic buildings and places. The downtowns of Georgetown and Sadieville received recognition through the National Registry of Historic Places. However, we have also lost several wonderful resources over the last few years. The Sanders House, Shotwell House, Buffalo Springs Distillery, John Graves Memorial Hospital, 112 & 114 East Washington Street, 164 North Broadway, 215 East Jackson Street, and many others have been lost to neglect or demolition. Several additional buildings are at risk for loss due to lack of adequate regulatory framework to help protect them. The objectives and related Action Items for this goal help to strengthen resources that provide information about historic preservation, develop ways to monitor and assess current resources, and offer regulatory solutions that can be used to require maintenance of existing structures and compatible design of new structures within specified local districts.

Priority Action Item

Action Item No. 18: Amend the downtown historic district regulations to better support long-term maintenance and preservation efforts, along with compatible contemporary design and use of new structures.

Supports Goals: CF 2, CF 3, HE 1, HO 2, EG 1, EG 2, **Timeline:** Short, 2-4 years

Option 1) Adopt a revised local historic preservation district ordinance, Design Standards, and Architectural Review Board to ensure the historic qualities of designated areas are maintained and enhanced over time. Consider expansion of the local historic district overlay to include all properties with national register designation and/or additional local sites as identified in the cultural resources list.

Option 2) Consider use of regulations with a Form-Based Code in Downtown Georgetown or amendments to the B-3 zone district standards, which contains many properties with historic significance (see 1991 housing chapter recommendations, plus new ideas).

The Heritage Committee and the Planning Commission staff will need to discuss both options, as well as the pursuit of Small Area Studies for each of the three downtowns to determine which method has the best combination of impact, practicality, and timeliness to accomplish desired goals of historic preservation and compatible new development within the historic downtown areas. Much work has been previously conducted by Planning staff, as well as a more recent study by the University of Cincinnati Urban Planning program (see the Core of Georgetown downtown design and streetscape recommendations). Until text amendments have been adopted, the University of Cincinnati downtown design and streetscape report should be used as a resource and recommendation for projects within the downtown Historic District.



Figure 66. Sutra Salon and Local Feed



Figure 67. Students Explore Royal Spring Park

Figure 68. Background: Downtown Georgetown

All Images on this page, credit: The Core of Georgetown, University of Cincinnati School of Planning, Fall 2016



Existing Historic Districts

Local Historic District

The local Historic District in Georgetown consists of those properties with frontage on Main Street between Warrendale Street in the east to Montgomery Avenue in the west. These properties are part subject to the Historic District overlay zoning district requirements. No buildings or stone fences of historic significance within this district can be demolished, moved, or substantially altered without first obtaining a conditional use permit from the Georgetown Board of Adjustment.

Properties listed in the tables to the right are not protected from demolition, alteration, or relocation, unless they fall in the district described

above. There are many districts and historic properties in Scott County outside of the areas protected by local ordinance. It is an honor for our community, through the hard work of dedicated local activists, to have so many historic areas listed on the National Register of Historic Places. However, inclusion on this register does not protect these properties or ensure that future generations will be able to enjoy these representations of our character and heritage.

There have been several proposals to expand the local Historic District over the years. The 1991 Comprehensive Plan recommended all properties on the National Register apply to be

included in the local Historic District. In 2016, The Core of Georgetown plan completed by the University of Cincinnati recommended the local historic district be expanded to include: the Main Street Commercial District as identified on the National Register through both the initial submission and the expansion in 1975 and 1982 respectively, properties fronting on North and South Broadway between Washington Street and Clinton Street, properties on South Hamilton between East Main Street and E. College Street, and on the north side of East College Street between S. Broadway and S. Mulberry Street.

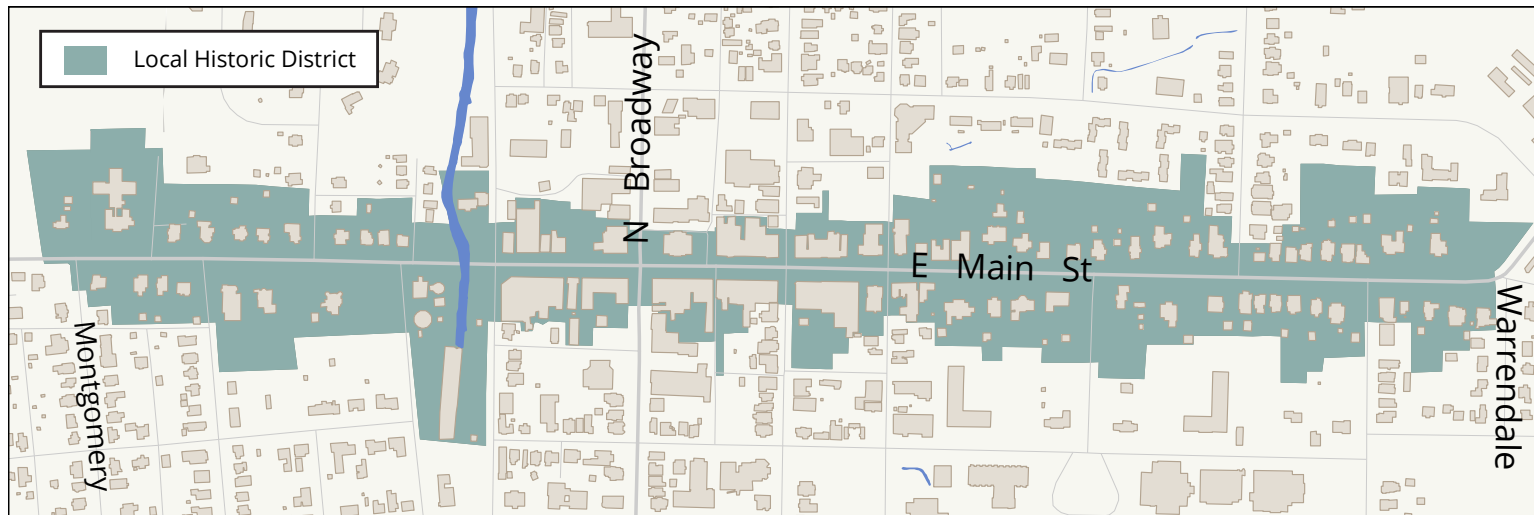


Figure 69. Local Historic District, H-1

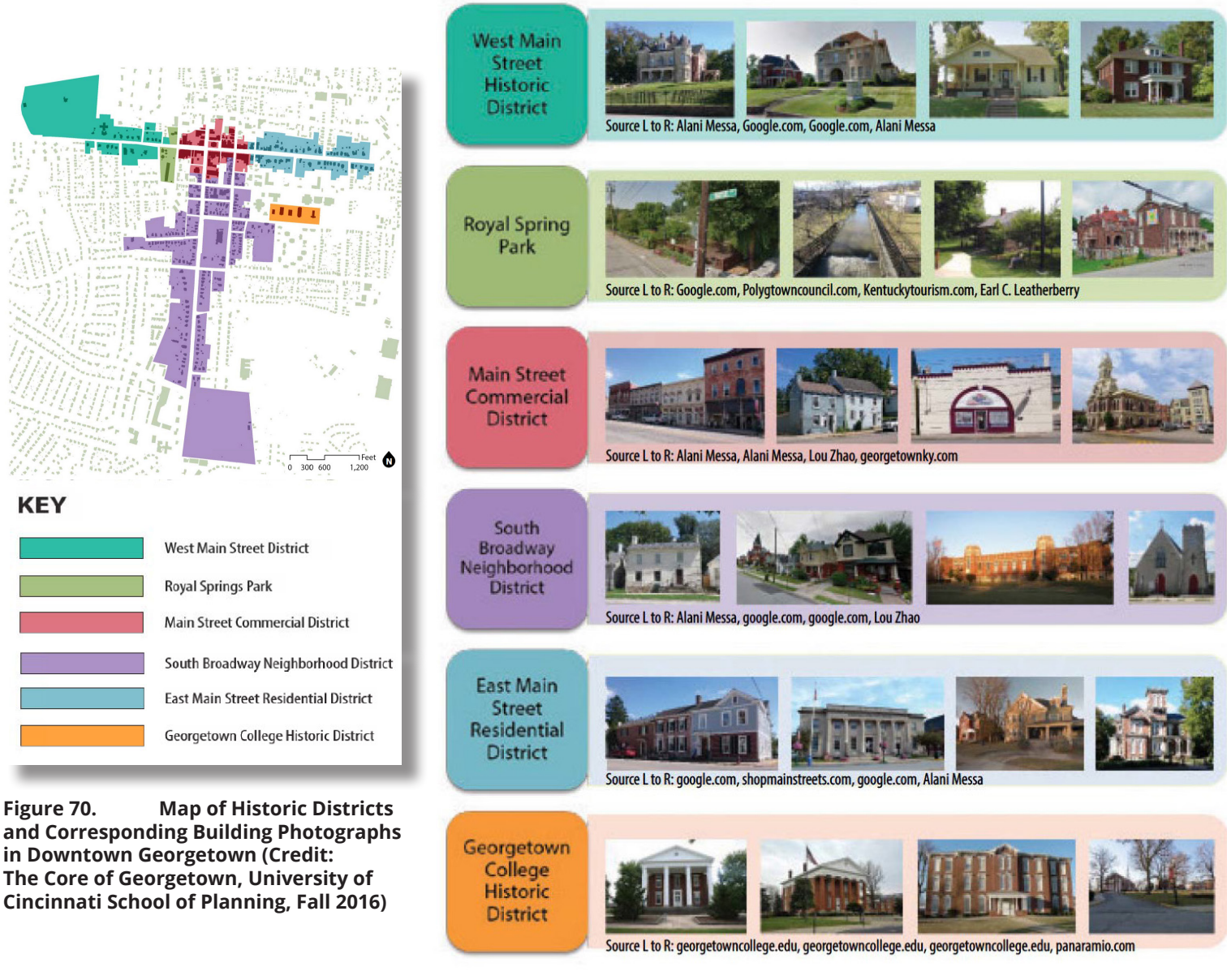


Figure 70. Map of Historic Districts and Corresponding Building Photographs in Downtown Georgetown (Credit: The Core of Georgetown, University of Cincinnati School of Planning, Fall 2016)



Existing Historic Districts

National Historic Districts

There are eleven (11) historic districts in Scott County on the National Register of Historic Places. The district entries are listed as twelve items in the table below, because the Main Street Historic Commercial district was expanded in 1982.

Table 14. Districts Listed on the National Register of Historic Places

DISTRICT NAME	DATE LISTED ON THE NATIONAL REGISTER
Lane's Run Historic District	01-12-1984
Georgetown East Main Street Residential District	06-07-1978
Main Street Commercial District	02-24-1975
Main Street Historic Commercial District (Boundary Increase)	04-15-1982
Oxford Historic District	09-11-1979
West Main Street Historic District	11-05-1985
Suggett, William, Agricultural and Industrial District	11-16-1988
South Broadway Neighborhood District	12-19-1991
Miller's Run Historic District	11-15-1978
Sadieville Historic District	07-30-2013
New Zion Historic District	12-04-2008
Georgetown College Historic Buildings	08-08-1979

National Historic Listings

There are seventy-one (71) historic properties or structures in Scott County on the National Register of Historic Places. There are seventy-two listings in the table below, because the historic boundary around Ward Hall was increased in 1985.

Table 15. Properties Listed on the National Register of Historic Places

PROPERTY LISTING	DATE LISTED ON THE NATIONAL REGISTER
Flournoy, Matthew, House	06-23-1983
Henry, Matthew, House	06-23-1983
Briscoe, James, Quarters	06-23-1983
Emison, Ash, Quarters	06-23-1983
Suggett, John, House	06-23-1983
Thomsons, Mill Warehouse	06-23-1983
Whitaker, Charles, House	06-23-1983
Smith, Dr. William Addison, House	11-29-1984
Edge Hill Farm	03-01-1984
First African Baptist Church and Parsonage	03-01-1984
Johnson, James, Quarters	10-11-1983
Craig, Newton, House and Penitentiary Buildings Complex	07-19-1984
Ward Hall (Boundary Increase)	08-23-1985
Dry Run Site	12-05-1985
Allen Hurst	04-02-1973
Blackburn, Julius, House	04-14-1977

This Table is continued on the following page.

Table 14 is continued from the previous page.

PROPERTY LISTING	DATE LISTED ON THE NATIONAL REGISTER
Bradford, Fielding, House	12-04-1973
Bradley, John W., House	11-05-1974
Branham House	04-02-1973
Brooking, Vivion Upshaw, House	05-28-1975
Buford-Duke House	06-19-1973
Choctaw Indian Academy	03-07-1973
Elkwood	01-20-1978
Elmwood	11-19-1974
Flournoy-Nutter House	07-28-1977
Gaines, James, House	11-07-1976
Garth, John M., House	11-20-1974
Giddings Hall, Georgetown College	02-06-1973
Halley Place	08-28-1979
Payne, Asa, House	08-28-1979
Herndon, Dr. H. C., House	04-10-1980
Holy Trinity Episcopal Church	10-30-1973
Johnson, George T., Slave Quarters and Smokehouse	11-19-1974
Johnson-Pence House	11-20-1978
Johnson, Leonidas, House	10-08-1976
Johnston, Jacobs House	10-02-1973
Longview	10-25-1973
McFarland House	10-15-1973
Miller, John Andrew, House	11-09-1977
Osburn House	04-11-1973
Payne, Gen. John, House	03-03-1975
Payne-Desha House	12-02-1974
Prewitt, Levi, House	11-01-1974
Royal Spirng Park	04-02-1973
Sanders, Robert, House	10-15-1973
Scott County Courthouse	09-28-1972

Table 14 is continued from the previous column.

PROPERTY LISTING	DATE LISTED ON THE NATIONAL REGISTER
Showalter House	04-02-1973
Shropshire House	04-02-1973
Smith, Nelson and Clifton Rodes, House	10-03-1973
Stone-Grant House	01-11-1974
Cantrill House	04-02-1973
Cardome	03-13-1975
Lindsay, James-Trotter, William, House	08-28-1979
St. Francis Mission at White Sulphur	04-11-1973
Leatherer-Lemon House	07-20-1977
Audubon	12-04-1973
Stevenson, Henry, House	08-28-1979
Ward Hall	04-02-1973
Coppage, Rhodin, Spring House	06-23-1983
Garth School	11-16-1988
Nuckols, Lewis, House	08-28-1979
Confederate Monument in Georgetown	07-17-1997
Scott County Jail Complex	09-06-2002
Craig-Johnson Mill Dam and Mill Sites	06-10-1975
Branham, Richard, House	06-23-1983
Patterson, Joseph, Quarters	06-23-1983
Griffith House	08-29-1979
Williams, Merritt, House	02-28-1979
Weisenberger Mills and Related Buildings	08-16-1984
Burgess, Joseph Fields, House	11-29-1984
Campbell, William, House	11-29-1984
Bradford, Alexander, House	06-27-1974



Georgetown Main Street Commercial Historic District

The Main Street Commercial District was first placed on the National Register of Historic Places in 1975, with the boundaries for this district expanding in 1982. Many of the structures in this district were reconstructed following several fires in 1869, 1876, and 1881. This area still functions as a focus point of the community where government services, commercial shops, and dining options are available.



KEY

Historic Sites/Districts

- Royal Spring Park
- Main Street Commercial District
- South Broadway Neighborhood District
- East Main Street Residential District

Buildings/Structures

- Historic; Individually listed
- Historic; Contributes to a site/district
- Does not contribute to a site/district
- Non-historic

Figure 71. Buildings and Structures Status of Contribution to Historic District
(Credit: The Core of Georgetown, University of Cincinnati School of Planning, Fall 2016)

Changes to Historic Districts

There have been many changes to the built environment in Georgetown. Historic structures have deteriorated past the point of restoration, buildings have been demolished to create space for new development, and building styles have changed. The purpose of the local Historic District is not to prevent property owners from using their property as they see fit, but to protect the character of the district as a whole through a review process that assesses how well changes to a particular structure or property will fit into the larger context of the district.

The demolition of many historic properties in recent years and the expanded use of building materials that are out of character with historic properties make it necessary for amendments to be made to the Historic District in the Zoning Ordinance, including text amendments and the expansion of the overlay district.



Figure 72. Changes to Historic Districts in Downtown Georgetown (Credit: The Core of Georgetown, University of Cincinnati School of Planning, Fall 2016)



- HE 2. Protect and enhance the natural, historic, and cultural landscapes that give Scott County its unique identity and image.**
- HE 2.1. Highlight the special environmental qualities of Scott County in developed and undeveloped areas.
 - HE 2.2. Promote enhanced use of the Elkhorn Creek as a resource for recreation and tourism, and a unique attraction for environmentally sensitive development within the Urban Service Boundary (USB).
 - HE 2.3. Protect the natural environmental qualities of the creeks as special habitats for plants and animals, and make them accessible for educational purposes.
 - HE 2.4. Encourage the “greening” of Scott County by preserving trees, increasing tree canopy coverage, and installing new landscaping at community gateways.



This goal (HE 2) strives to maintain our natural heritage as an integral component of our community through education and regulatory efforts. More thorough monitoring, mapping, and record-keeping is needed to help protect our cultural resources and natural heritage elements. Community members and staff will need to pull together resources to develop a Cultural Resource Plan that accurately measures our resources, and outlines ways to monitor and protect them. Further, we need to expand regulations to protect environmentally sensitive areas, as well as prepare methods to beautify and expand upon the green/natural elements that are such a strong part of Scott County's identity.

Priority Action Item

Action Item No. 14: Develop a comprehensive cultural resource plan and formal policy/ordinance that protects environmental aesthetics and the historic character of the rural landscape as well as man-made or built elements of our cultural identity.

Supports Goals: CF , HE 1, HE 2, HE 3, IF 2, EG 1

Timeline: Medium, 3-5 years

The Heritage Committee and Planning Staff will need to work together to

develop a Cultural Resource Plan that maps historic and cultural resources. Ideally, this will provide an interactive database and search functionality. Elements should include: historic properties, landmarks, and sites, Ward Hall, Cardome, Elkhorn Creek, parks on Elkhorn Creek, farm fences, rock walls, distinct neighborhood elements, historic churches, rural historic districts. Cellular communication facilities and other utilities should be reviewed for compatibility and compliance with the Cultural Resource Plan.

Once a base level of information has been gathered throughout the community, the committee should work to develop and maintain a more detailed local inventory of historic landmarks, places and districts, with photographs, descriptions and information on history, ownership and current conditions. This can be used to track structures, districts and landmarks that could become eligible for historic designation (50-year threshold).

The desired timeline for completion of this plan would coincide the update of the next Comprehensive Plan (2021).

For further detail about these and other Action Items, see Chapter 9: Implementation.



Figure 73. Canoeing on Elkhorn Creek (Image Credit: Georgetown/Scott County Tourism)





HE 3. Promote, support, and encourage public art.

- HE 3.1. Include public art programs and installations throughout the community, especially at locations of high activity, and assure access for all Scott County residents and visitors.

- HE 3.2. Capitalize on our historic character and cultural heritage in public art and enrichment activities.

This Goal (HE 3) focuses on ways that we can embrace the arts in our programming, and provide more physical art installations throughout our community. It calls for the celebration of our local heritage and cultural characteristics unique to our community. Recent projects in downtown Georgetown have sparked requests for more public art installations. Murals and public lighting in alleys and central locations where people meet, rest, and socialize serve multiple purposes. Not only does public art brighten or liven a space, but it can also be used to bring economic activity and revitalization and to educate our community about themes and people that are important to us.

Priority Action Item

Action Item No. 15: Create, revitalize, and promote outdoor spaces for social activities, special events, and public art.

Supports Goals: HE 3, CF 2, IF 3, IF 1, HS 2, EG 1

Timeline: Short, 1-4 years

This Action Item can be pursued at any level – from a single dedicated citizen to coordinated projects through a public office. Vacant lots and blank walls can be utilized (with owner's permission) for temporary events or installation of public art projects. Larger projects can and should be

coordinated through public offices. Parks and Recreation and the Tourism Commission are identified as project lead and primary partner on this Action Item.

Local and regional success stories include downtown's South Court Street Alley mural, arch, and lighting installation, Lexington's Prhbtn projects or Night Market, and Walnut Hill's Five Points Alley project.

- <http://www.prhbtn.com/>
- <http://www.nolicdc.org/the-night-market/>
- <http://walnuthillsrf.org/five-points/>

For further detail about these and other Action Items, see Chapter 9: Implementation.



Figure 75. Lincoln Mural in Lexington (Image Credit: PRHBTN.com, Artist: Kobra)



Figure 76. Five Points Alley Event (Image Credit: walnuthillsrf.org)



Figure 74. South Court Alley Project Ribbon Cutting Ceremony, Downtown Georgetown





CHAPTER 5: HOUSING

Housing is an integral to quality of life, is central to the form and character of our community, and is linked to economic development and growth patterns. With the continued growth forecasted in our community, this chapter has been created to examine current and anticipated housing-related issues. National trends, such as “missing middle housing” (a term that defines a gap in availability of housing types and price ranges that fall between the detached single-family homes and apartment complexes that dominate the housing market), have significant impacts at the local level.

Connectivity to transportation networks, schools, jobs, and commercial sites including grocery and retail are highly desired with new housing development. Several locations throughout the community, identified as “Neighborhood Centers” on the Future Land Use maps, are intended for development that provides increased connectivity and pedestrian-oriented design.

Missing Middle housing types, including duplexes, courtyard apartments and live/work types structures, are perfect for infill projects in existing walkable areas of downtown Georgetown, Sadieville, and Stamping Ground. They are ideal for the medium to higher densities called for in the “Neighborhood Center” nodes (see the Community Form chapter). Diversification of housing types and development of walkable

centers throughout the community will help meet the demand for affordable housing, and can be located in an environment and style that is becoming more and more in demand. This can also be accomplished through allowance for “granny flats” or accessory/secondary housing on traditional single-family lots within designated areas and adaptive reuse of existing structures.

A shift to focus on middle housing does not exclude detached single-family or mid-rise apartments. After all, we do want a full spectrum of housing options, but this focus will help fill gaps that exist in our housing market. It is important that we review and amend our Zoning Ordinance and Subdivision and Development Regulations to allow for these types of housing to be built.

Another key element of our housing market is safety and condition of rental units. At present, we have limited monitoring systems to keep track of our rental conditions and level of use. Moving forward, it will be important to provide closer monitoring of the health and safety conditions present, and to provide more thorough code enforcement to ensure the health and safety of our community members.

Vision Statement

Scott County benefits from high quality of life. Community members have diverse and welcoming locations and

opportunities to work, gather, play, learn together, and support each other in times of need. Scott County is a community where affordable housing is available, accessible, and kept in good condition. Low-Income, homeless, and disabled individuals have access to housing, shelter, food, and/or workforce training.

Fundamental Principles

- All Scott County citizens should have access to a high standard of living and human services, including but not limited to: arts and cultural enrichment opportunities, quality housing, shelter, public transportation, food, healthcare, education, employment, child care, and senior care.
- All Scott Countians should have safe and sanitary housing to meet the needs of a diverse population with varying income levels, household size and type, and special housing needs.
- The community values its numerous “Quality of Life Partnerships,” which promote and nurture strong, diverse, and safe environments where people have opportunities for cross-neighborhood/cultural interaction.
- Every citizen should have access to artistic, cultural, educational, financial, health and wellness, and parks and recreational programs.



Housing Snapshot

Georgetown and Scott County have historically had higher rates of owner-occupied housing. In 2015 71% of occupied housing in Scott County was occupied by the owner, compared to 29% occupied by a renter (US Census Bureau, ACS 2015, Table DP04). Generally, the working age population is becoming more mobile, and is more comfortable moving to find better quality or life or career opportunities. Rental units provide more flexibility for a mobile population, and the national trend since 2010 shows the gap is closing between owner occupied and renter occupied housing.

Roughly 1 out of every 5 homes in Scott County was built before 1970 (US Census Bureau, ACS 2015, Table

B25034). In comparison, 1 out of every 3 homes in Scott County, and more in Georgetown, have been built since 2000 (US Census Bureau, ACS 2015, Table B25034). These trends reflect the explosive growth experienced by Georgetown and Scott County over the past 25 years. Over 63% of the houses in Georgetown were built after 1990. These trends also show the importance of the older housing stock in our community. There are many historic properties in Georgetown that have been maintained for their beauty, cultural contributions, and quality craftsmanship for many generations.

Most owner-occupied homes in Scott County, and its municipalities, have a value between \$100,000 and \$249,999 (US Census Bureau, ACS 2015, Table B25075). There is not a normal distribution of home values in Scott County, since the tail of the distribution

is skewed toward lower values rather than higher values. Homes under \$100,000 make up just over 15% of the housing units in Scott County. Many of the homes in the \$80,000 to \$150,000 range are what first-time homebuyers are looking for in terms of affordability.

Median monthly housing costs have remained fairly constant since 2010. Georgetown and Scott County have remained around \$900 and \$928 respectively over this period. Stamping Ground and Sadieville have had median monthly housing costs of \$756 and \$684 respectively. The data for Stamping Ground and Sadieville has a greater variance due to the difficulties in estimating for their smaller numbers of housing units. The post-recession housing costs have remained steady, which may reflect a homogenous housing style in our communities.

What is Missing Middle Housing?

A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.



MissingMiddleHousing.com is powered by Opticos Design.
Illustration © 2015 Opticos Design, Inc.



Figure 77. Missing Middle Housing (Image Credit: Opticos Design, Inc.)



Figure 78. Upstairs Units in Downtown Georgetown Serve as Housing or Commercial Space



Housing Density Heat Map

This heat map displays high density residential development in reds, and transitions to lower density as the colors shift to orange and yellow, and ultimately to low density or non-residential in green. Much of the high density residential development in Georgetown is located in close proximity to both larger roads and commercial areas. Access to sufficient transportation and commercial development reduces the impact higher density development has on neighboring properties. The map also shows there is a mix of densities available throughout all the major residential developments in Georgetown.

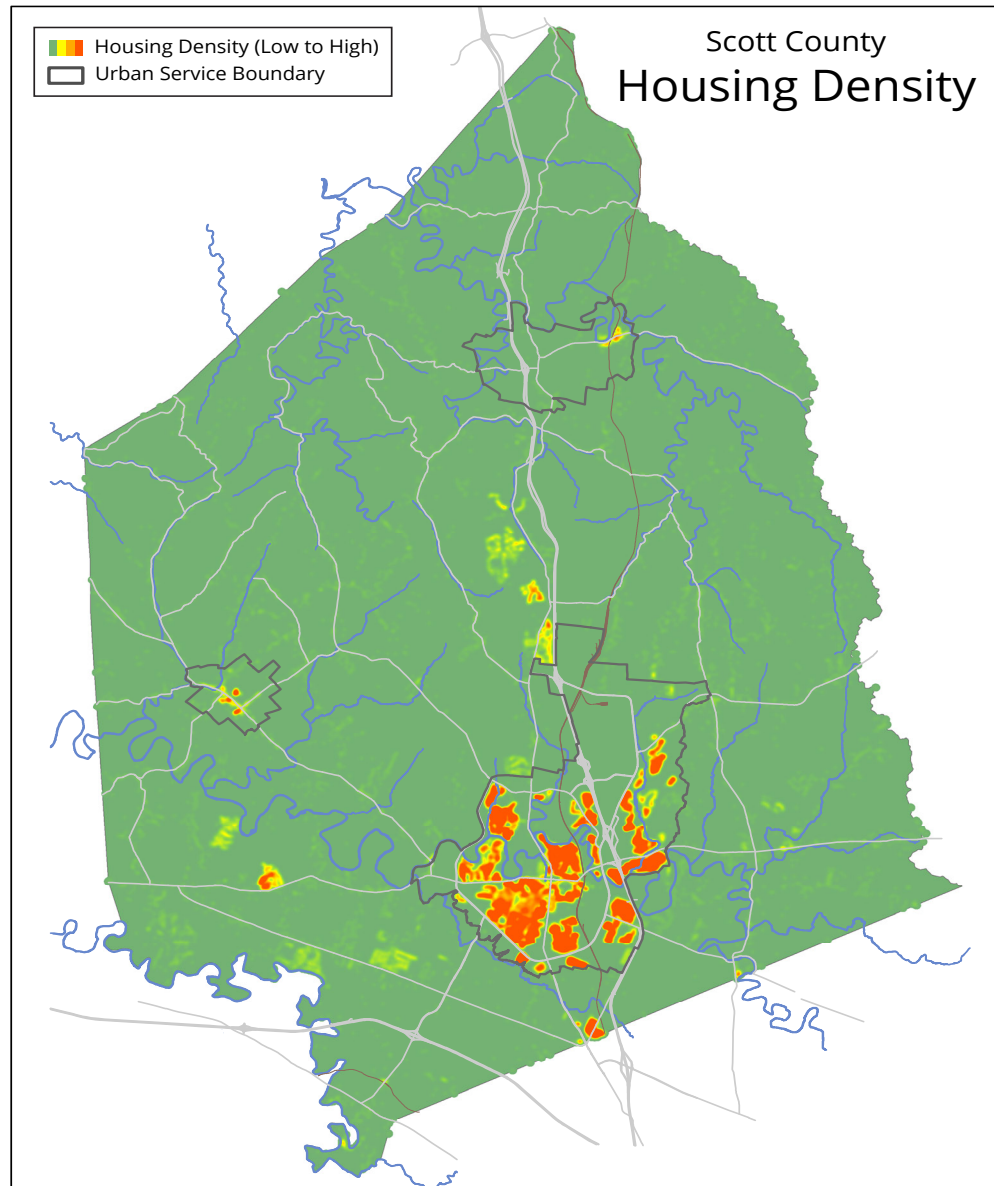


Figure 79. Housing Density in Scott County



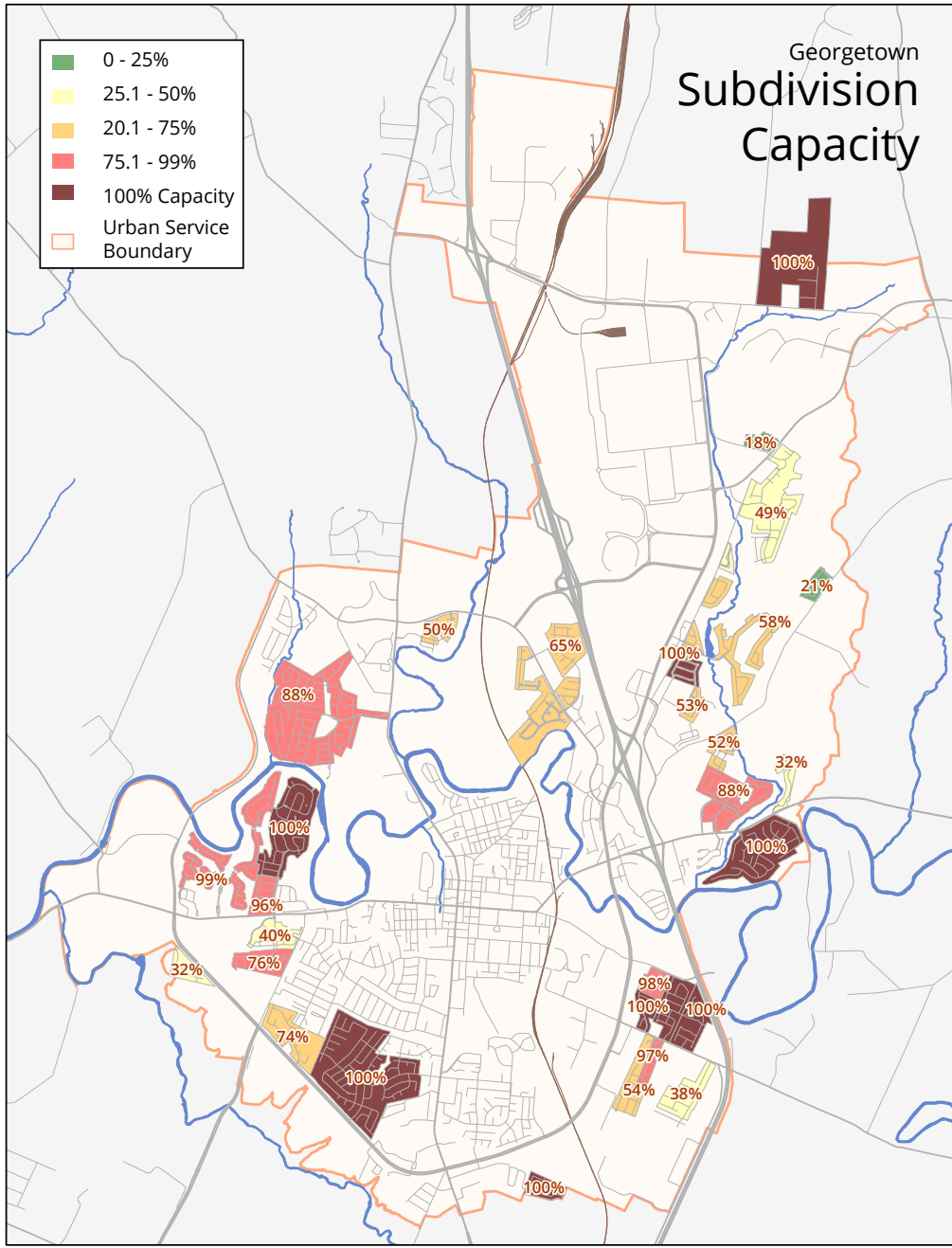


Figure 80. Subdivision Capacity in Georgetown

Subdivision Capacity Map

This map displays how many lots in a development have been recorded on a final record plat. The map displays the platted lots as a percentage, with the platted lots being divided by the number of lots approved as part of the preliminary subdivision plat. As more neighborhoods approach 100% capacity, new developments will need to be planned to provide the dwelling units required by the growth of our community.



HOUSING GOALS & OBJECTIVES

In review of our current housing market and forecasted growth, our community has three distinct tasks. First, we need to make sure that we encourage a wide range of housing types to meet the variety of incomes and interests of members of the community. Regulations can and should be adjusted to allow for and encourage/incentivize development of the “missing middle housing” types described above. Second, stronger care for historic resources and housing in our established neighborhoods to should be provided. Regular housing inventory, code enforcement, and historic district regulations for designated areas should be implemented to ensure longevity and maintenance of structures. Third, we need to decrease barriers to affordable housing. Barriers include availability of a wide enough variety of housing types and ranges in pricing to accommodate low and middle-income tenants and families.



- HO 1. Provide a full-spectrum of quality housing options for all residents.*
- HO 2. Preserve and maintain housing stock in established neighborhoods.*
- HO 3. Decrease financial barriers to affordable housing.*



HO 1. Provide a full-spectrum of quality housing options for all residents.

- HO 1.1. Encourage the expansion of affordable and middle-income housing opportunities, and distribute new units throughout the community.
- HO 1.2. Increase availability and flexibility of housing options for elderly residents.
- HO 1.3. Increase availability of assisted living facilities and shelters.
- HO 1.4. Provide greater flexibility in land use regulations to adapt to shifting housing demands.



This goal (HO 1) emphasizes the need for a variety of housing to meet the needs of all local residents, including affordable, and middle-income housing as well as a variety of housing types that fall within the “missing middle” housing types of duplexes, triplexes, four-plexes, courtyard-style development, townhomes and other multi-tenant structures. Objectives of this goal focus on the review of local standards to make sure that regulations are flexible enough to allow for “age-in-place” types of neighborhoods, “granny” flats, assisted living, and middle-housing in walkable neighborhoods.

Priority Action Item

Action Item No. 17: Update the Residential zoning categories to allow more flexible housing standards to allow more affordability, mother-in-law suites/granny flats, assisted living, shelter, and temporary housing.

Supports Goals: CF 1, CF 2, IF 1, HO 1, HS 3, EN 5

Timeline: Long, 5+ years

The first steps in furthering this Action Item, are to work with follow-up Small Area Plans to outline the desired steps and changes within the identified Neighborhood Centers. This work will begin upon adoption of the Comprehensive Plan. Upon

completion of the first one or two studies, focus will shift into the regulatory changes that should be made to reflect the results of the Small Area studies.

Potential sub-sets of review can include updates to current regulations or policies, such as: utilize the neighborhood center nodes to provide higher density residential development that provides direct pedestrian access to commercial areas; consider revisions to single-family zoning districts to permit “mother-in-law apartments/granny flats.” If desired, the regulation or policy can distinguish from other types of accessory dwelling units by requiring the occupant(s) to be related to the occupant(s) of the primary dwelling.

More immediate changes could be made to the Assisted Living, Shelter/ Temporary Housing definitions and zoning requirements. These could be conducted with Action Item No. 1, and be completed within a much shorter timeframe.

For further detail about these and other Action Items, see Chapter 9: Implementation.



HO 2. Preserve and maintain housing stock in established neighborhoods.

HO 2.1. Bring properties into compliance with the building code.

HO 2.2. Conduct regular inspection of rental housing.

HO 2.3. Explore opportunities to combine development efforts and infill with historic preservation and natural habitats, and place priority on preserving existing residential structures of historic value and retaining neighborhood character.



This goal (HO 2) has dual purposes. It strives to retain existing housing stock as well as to maintain the structural and historic integrity of the housing. Closer monitoring of the number, location, occupancy, condition of rental and owner-occupied units will help planning and code enforcement staff to assess to the current state of our rental units. Sub-standard housing should be improved, where possible, rather than demolished. These efforts will help to ensure existence of a variety of housing types and ensure safety for renters through regular inspection.

Priority Action Items

Action Item No. 4: Create a vacant property task force to address maintenance concerns, adaptive reuse of vacant and underutilized properties.

Supports Goals: CF 1, CF 2, CF 3, HE 1, HO 2, HO 3, HS 3, EN 2, EG 2

Timeline: Medium, 2-4 years

This group would be a citizen-driven initiative to help monitor vacant property and property maintenance concerns. It would work closely with the Code Enforcement board. Eventually, this group could also focus on incentives or policy to promote infill projects on vacant lots, as well as support flexible uses, and multi-use sites. See Louisville Vacant and Public Property Administration for ideas.

Project examples include:

1. Offer tax grants/amnesty to allow owners of vacant or dilapidated property to rehabilitate structures on site with the amount owed in taxes (example: Fulton, KY)
2. Tax exemption or abatement policies for targeted projects (infill, renovation, etc.).
3. Implement innovative programs, such as a land bank, to facilitate property maintenance and use in the public interest, including but not limited to, affordable housing and commercial and economic activity.

Action Item No. 27: Establish a housing inventory.

Support Goals: HE 1, CF 3, HO 1, HO 2, HO 3

Timeframe: Medium, 3-5 years

The Housing Inventory can identify and document the location, size, individual characteristics, appearance/general condition, date of construction, vacancies, and own vs. rent and inhabitants of residential areas. This Action Item has been identified for coordination between the Planning Commission, Chamber of Commerce, Fire Department, and Property Valuation Administration.

For further detail about these and other Action Items, see Chapter 9: Implementation.



HO 3. Decrease financial barriers to affordable housing.

HO 3.1. Municipalities should collect, maintain, and disseminate information and vital statistics on housing affordability such as cost, demand, and supply of housing stock.

HO 3.2. Establish an information clearinghouse for financial and technical assistance for stabilization and renovation of urban and rural housing.

HO 3.3. Consider incentives to encourage creation of affordable- and middle-income housing.



This goal (HO 3) supports a variety of measures to decrease financial barriers to affordable housing. Barriers can include access, availability, and costs. In many cases, low- and middle-income housing are not attractive markets for housing developers, because they do not offer profit margins as large as high-income housing. Based on the demonstrated need for these types of housing resources, we, as a community, need to provide either requirements and/or incentives for their creation.

Opportunities to address affordable housing include:

- Allow “Flex” zone and add designated areas to the Future Land Use Map
- Consider set PUD standards or trade-offs for affordable housing development
- Consider incentives for affordable housing that are commensurate with the proportion of affordable units. (Ex: density bonuses; expedited review/permitting; waiver of fees for review/permitting; and, relaxation or waiver of minimum vehicle parking requirements)
- Reduce fees, review time, and/or provide city/county funded services and utilities to applicants who develop affordable housing

Priority Action Items

Action Item No. 39: Develop and maintain a public list of sites that may be suitable for

development of affordable housing.

Supports Goals: HO 1, HO 3, CF 1, IF 1

Timeline: Short, 1-2 years

This list can be developed in coordination between the Housing Committee, Planning Commission, and Housing Authority. The Future Land Use Map should be the starting point for discussion. Also considered should be property ownership, such as City- or County-owned land or other owners who may be willing to support development of affordable housing. The list should include parcel information and be identified on a map. In the future, it may be appropriate to expand discussion to include potential incentives for development of these sites.

Action Item No. 56: Prepare an Affordable Housing Market Analysis.

Supports Goals: HO 1, HO 3

Timeframe: Medium, 3-6 years

While Planning Commission staff has collected a wide range of population and housing statistics as part of the Comprehensive Plan update, further study specifically related to affordable housing is needed. The following characteristics should be considered, either through deeper staff research, or potential work with a consulting agency.

- Social and Economic Characteristics of our County and Cities
- Population and Household Projections
- Housing Affordability
- Current Housing Demand and Supply
- Forecasted Housing Demands
- Local and National Trends Affecting Affordable Housing
- Regulatory Amendments Based on the Above Findings

For further detail about these and other Action Items, see Chapter 9: Implementation.





CHAPTER 6: HUMAN SERVICES

This chapter focuses on ways to increase social capital and networks, and to provide better access to human services, such as wellness/healthcare, public facilities, and educational resources. In previous Comprehensive Plans, various elements have addressed community facilities, and access, but not identified this need together in one place. The Chamber's Vision 2020 plan includes a "Quality of Life" section. By dedicating a chapter to human services, the needs of the people become an integral part of the decision-making process, and our community can benefit from increased services for the public, and increased participation in educational, training, and wellness initiatives.

As the Human Services committee began work, a variety of topics were discussed. These included:

- Quality of Life
- Accessibility, equity, fairness, environmental justice
- Affordable housing
- Diverse and inviting workplaces
- Building collaboration and community involvement
- Increasing social capital
- Access to basic human services (education, health & wellness resources, human services informational resources)

While the committee initially covered a

wide range of material, and as with all of our chapters, several topics related to human services cross over into other groups – such as housing, land use, transportation, utilities, etc. – and the topics were relocated into other chapters. This group was asked to also review the goals and objectives from all the other committees to ensure that the goals and objectives were developed with all members of our community in mind.

Vision Statement

Scott County is a community based upon values and respect for all. The community benefits from high quality of life, accessible public services, and collaborative community partnerships. Our community supports resources to improve equity and access for everyone. Community members have diverse and welcoming locations and opportunities to work, gather, play, learn together, and support each other in times of need. Scott County is a community where affordable housing is available, accessible, and kept in good condition. Low-income, homeless, and disabled individuals have access to housing, food, and workforce training.

Fundamental Principles

- All Scott County citizens should have access to a basic standard of living and human services,

including but not limited to: arts and cultural enrichment opportunities, quality housing, shelter, public transportation, food, healthcare, education, employment, child care, and senior care.

- All Scott Countians should have safe and sanitary housing to meet the needs of a diverse population with varying income levels, household size and type, and special housing needs.
- The community values its numerous "Quality of Life Partnerships," which promote and nurture strong, diverse, and safe environments where people have opportunities for cross-neighborhood and cross-cultural interaction.
- Scott Countians should have access to quality education and workforce development opportunities throughout their lifetime.
- Every citizen should have access to artistic, cultural, educational, financial, health and wellness, and parks and recreational programs.
- Funding for partnerships and opportunities comes from a variety of sources, i.e., City, County, college, civic, religious groups, private business and industry, and participants in the many activities.



Human Services Snapshot

What are Human Services?

“Human Services” are programs and policies relating to human health and the welfare of groups and members in our community. Sample sub-sets that are often targeted for the provision of human services include the young, elderly, sick, poor, etc. Human Services is a broad field, focused on prevention as well as remediation of problems. The overall intent is to improve quality of life for all populations.

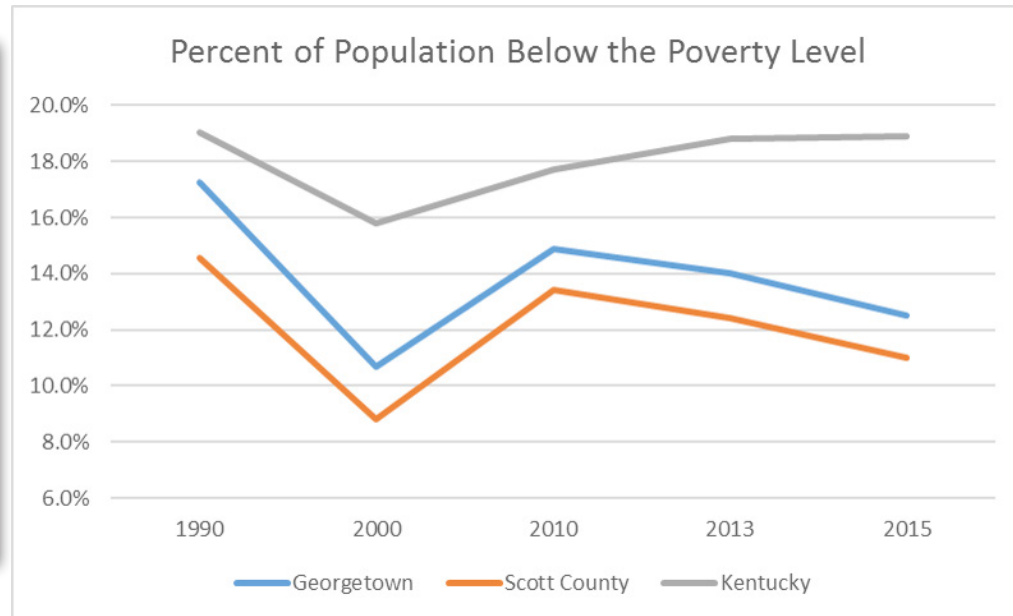


Figure 81. Percent of Population Below the Poverty Level in Georgetown, Scott County, and Kentucky

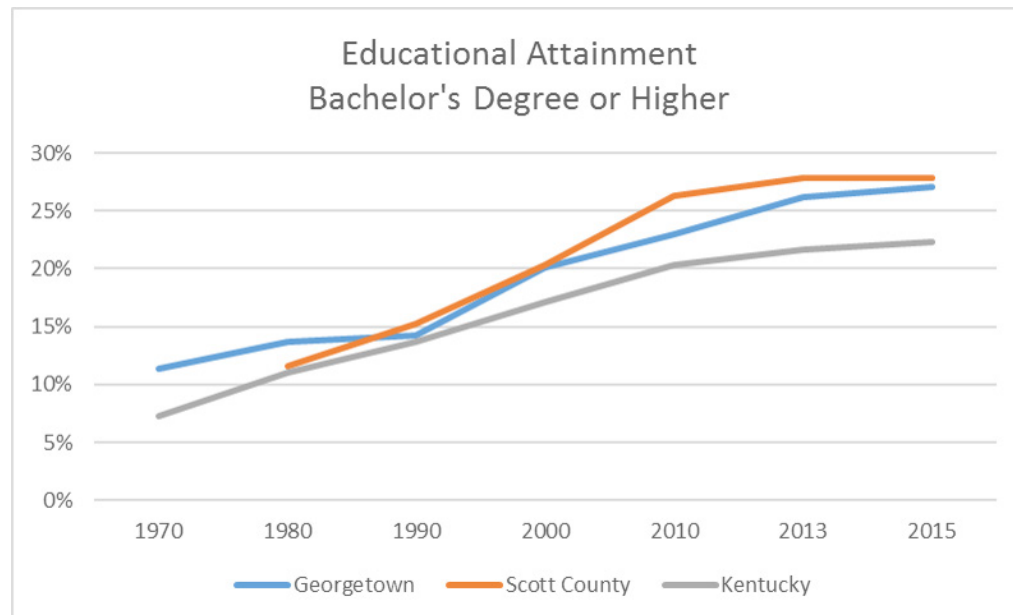


Figure 82. Educational Attainment of Bachelor's Degree or Higher in Georgetown, Scott County, and Kentucky

Unemployment for Georgetown has, until 2015, been higher than Scott County. As of 2015, the unemployment for Georgetown and Scott County is 6.3% and 6.9% respectively. These rates have been decreasing since 2010, reflecting the strengthening economy following the recession. The unemployed, and the more difficult to capture underemployed, represent a segment of the population struggling to make ends meet.

The 2008 recession caused the poverty rate in Georgetown and Scott County to spike from around 10% up to 14%. Currently, over 16% of the under 18 years of age population is under the poverty level. Populations under the poverty level struggle with healthcare, finding nutritious food, and safe shelter.

Scott County Public Schools' data shows, since the 2012-2013 school year, a trending increase in the number of homeless, immigrant, and migrant students in the school district. In the 2012-13 school year, there were 191 students meeting the school district's definition of homeless, and the 2015-16 school year (the most recent full school year data) there were 529 students meeting the definition of homeless (Scott County Public Schools). While these are not all students living on the streets, many of these students deal with the uncertainty of living on couches of extended family members and friends, temporary housing, and other non-permanent residential

situations. These students are also attached to family members who may be trying to find or retain employment while also dealing with very fluid living conditions.

Scott County is becoming a better educated community. In 1980, 45% of Scott Countians 25 years of age and older had less than a high school education. The 2015 American Community Survey shows that just under 11% of Scott Countians in this same age group have less than a high school education. The percent of the population with at least some education above a high school or GED level has grown significantly, which is attractive to employers looking to locate in the region.

Georgetown and Scott County, like many areas around the State are aging. The median age in Scott County has gone from 26.3 in 1970 to 35.8 in 2015. Some of this stems from longer life expectancy, but some can also be attributed to families having fewer children. The Kentucky State Data Center projects the median age for Scott County will continue to increase, and will reach 43.5 by 2040. These same projections anticipate that over 18% of the population will be 65 years of age or older by 2040. Our community will need to adapt to these demographic changes on the horizon to ensure the design of our community empowers citizens of all ages.

As our community changes, healthcare

is important for citizens of all ages. In 2016, there were 1,780 people per primary care physician in Scott County. This ratio has not fluctuated substantially in the past 4 years. An improved ratio of citizens to physicians can have positive impacts on both the health and the quality of life of our community.





HUMAN SERVICES GOALS & OBJECTIVES

Committee work and public engagement identified two major human services themes to be addressed: First, our community wants and needs improved access to human services, ranging from educational programming to health and wellness services. The first step in improving access to services, is increasing communication and awareness of resources currently available. Scott County does not have a resource center to assist residents in locating information and services. The community needs to develop a centralized or easy to access information source. Second, there is a real or perceived lack of cohesion and efforts of collaboration in our community. Residents feel a lack of public identity and involvement. Many participants expressed feeling disconnected from other members of our community. This may stem, in part, from the rapid growth and flux of our community – at times, there are gaps in identity and sense of belonging or direction connected to “old” versus “new” residents. The human service committees found that there is a need for more ways to get involved, support each other, and ways to and give back to Scott County, its people, and institutions.



- HS 1. Offer superior educational and training opportunities for all Scott Countians throughout their lifetime.*
- HS 2. Build our social capital and increase civic involvement.*
- HS 3. Improve access to health and wellness services.*



HS 1. Offer superior educational and training opportunities for all Scott Countians throughout their lifetime.

HS 1.1. Increase access to learning through physical and online locations.

HS 1.2. Increase collaboration between the Planning Office and local school systems to teach planning policies and skills.

HS 1.3. Encourage local, regional, and global perspectives in educational programming.



This goal (HS 1), focuses on providing excellent educational programs for all Scott Countians as a way to improve their quality of life, work opportunity, enrich our community and our workforce. The committee placed an emphasis on access for people throughout their lifetime – no matter age or educational interest. Whether a young student or adult wishing to change career paths or advance within a specified field, our community can be a place where educational opportunities are available and attainable. The committee stressed the importance of training in all fields, and growing trends and technologies. We want to be a place that can continue to adapt and provide the educational opportunities to attract and retain talented workers and socially conscious citizens to participate in our community's continued growth.

In addition to the more traditional educational programming, the Human Services committee stressed the importance of access to educational information and assistance for those most in need. The committee desired a centralized (in person, if possible) location that can house a variety of educational resources and assistance for homeless, low-income, non-native speakers, and new members of our community.

Priority Action Item

Action Item No. 20: Develop an information hub and/or help center to provide resources, education, and programming for those in need.

Supports Goals: HS 1, HS 2, HS 3, IF 1, HO 3, EG 1 **Timeline:** Medium, 3-6 years

This should be a physical place that provides information about health and wellness services. Possible locations could be: the Scott County library, Salvation Army, Red Cross, or other similar locations with easy access or proximity to public offices. It could be conducted online, but would have a higher impact if a physical presence was available. This could be fulfilled by Transform Scott County and/or Community Connection, or something altogether different. The office could be staffed by volunteers. Program goals:

- Scott County and its municipalities proactively assess, measure, evaluate, and act upon identified health and human services needs through an on-going collaboration among community partners.
- Disseminate information about learning opportunities throughout the community.
- Coordinate awareness of human services programs. Bring success stories periodically to City Council,

City Commission, and Fiscal Court meetings so that the public and elected officials are aware of existing needs, efforts, and success stories.

For further detail about these and other Action Items, see Chapter 9: Implementation.





Figure 83. View of Giddings Hall, Georgetown College from Memorial Drive

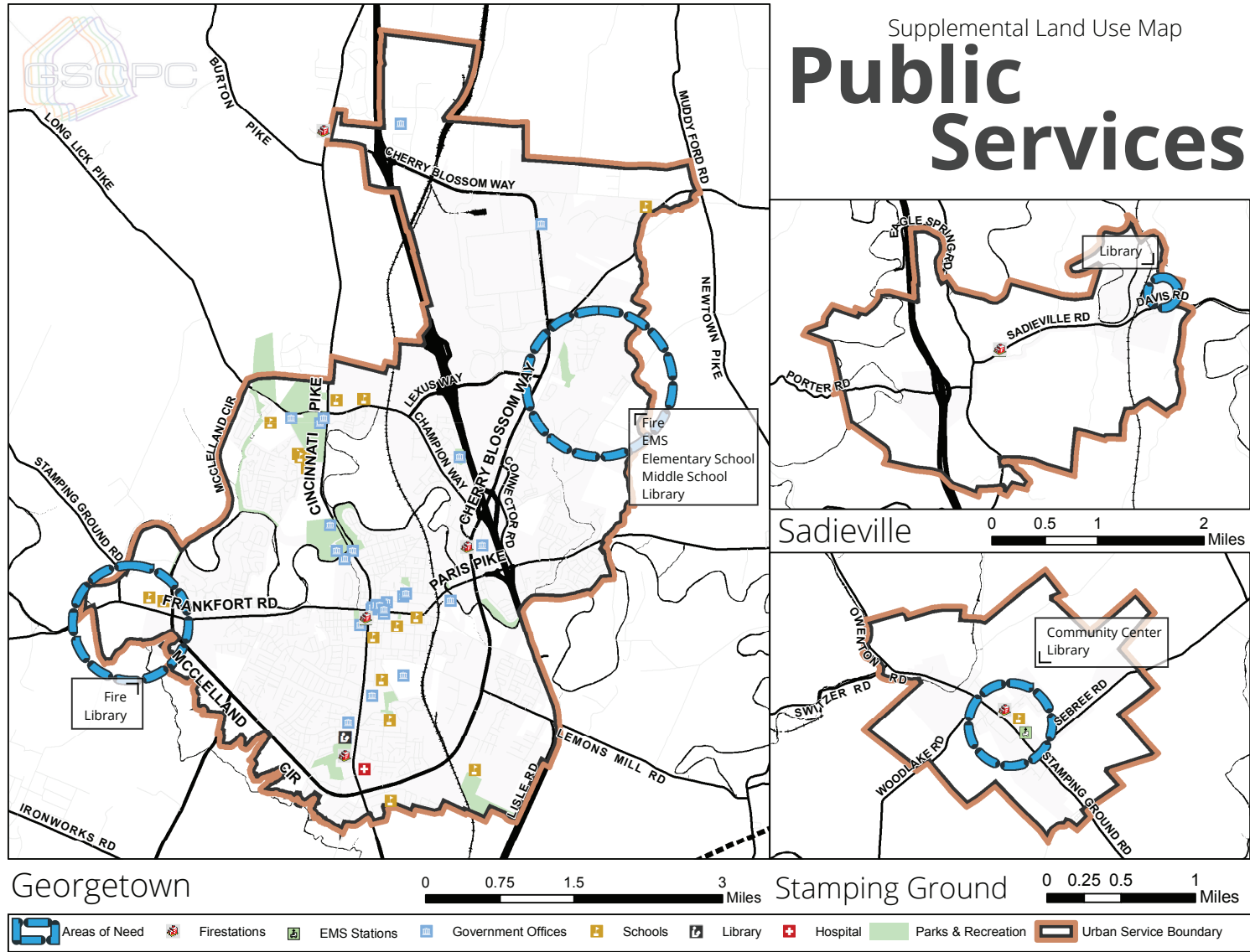


Figure 84. Public Services Supplemental Future Land Use Map

Public Services Map

This map identifies several areas in our cities needing public services. Having easier access to a library would be tremendous for both Sadieville and Stamping Ground. Traveling from

either of these communities to the library takes about 20-30 minutes depending on traffic. Stamping Ground has also identified a need for space to use as a community center. Both the western and northeastern areas of Georgetown have a need for additional fire stations to provide

faster response times. Northeast Georgetown is expected to see a substantial growth in population as existing residential developments are built out. This area will likely need a new elementary and middle school to serve this population.





HS 2. Build our social capital and increase civic involvement.

HS 2.1. Nurture a culture of wanting to get involved and give back.

HS 2.2. Foster partnerships and collaboration between human service organizations and a broad range of stakeholders.

HS 2.3. Increase citizen engagement and regional coordination in the planning process.

One of the important discussion points the human services committee had with this goal (HS 2) was the desire for members of our community to feel connected to Scott County, our people, our history, and our resources. It was noted that in many cases, people feel disconnected, whether because they are a new resident or haven't yet identified where they "fit" into the community. Often, residents may not know how to get involved. The committee discussed a variety of ideas to increase local engagement, including: placing more emphasis on multi-use spaces and cross-neighborhood collaboration on events. The creation of more community gardens is a relatively easy way to provide increased community interaction as well as providing access to healthy food options within a neighborhood. Additionally, the group stressed the important of bringing more awareness of human services programs and success stories to the public. This can be done by periodically providing updates to City Council, City Commission, and Fiscal Court meetings so that the public and elected officials are aware of existing needs, efforts, and success stories.

Priority Action Items

Action Item No. 37:
Implement cross-neighborhood activity through events, arts, pocket parks, and community gardens.

Supports Goals: HS 2, CF 3, IF 2, HE 3

Timeline: Long, on-going

Neighborhood Associations and citizen groups are encouraged to work together to identify multi-purpose spaces to share or host small events. They are also encouraged to utilize vacant lots (with the owner's permission) for neighborhood community gardens or conversion into temporary park spaces. In this way, underutilized spaces can instead be used to build neighborhood interaction and provide access to recreational and nutritional resources.

Action Item No. 15: Create, revitalize, and promote outdoor spaces for social activities, special events, and public art.

Supports Goals: HE 3, CF 2, IF 3, IF 1, HS 2, EG 1

Timeline: Short, 1-4 years

This Action Item can be pursued at any level – from a single dedicated citizen to coordinated projects through a public office. Temporary parks could be created, activating underutilized alleys and parking areas, or installation of public art projects. Larger projects can and should be coordinated through public offices. Parks and Recreation and the Tourism Commission are identified as project lead and primary partner on this Action Item.

For further detail about these and other Action Items, see Chapter 9: Implementation.





HS 3. Improve access to health and wellness services.

- HS 3.1. Provide responsive and dependable health and human services delivery systems throughout Scott County.
- HS 3.2. Increase access to local healthy foods and nutritional educational programs.
- HS 3.3. Increase availability of second shift child care.

This goal (HS 3) includes the provision of health and wellness services, facilities, and educational programs. The committee desired our community to continue increasing access to programs offered through the WEDCO Health Department, such as clinic services, home health services, environmental services, and community health promotion. We also strive to increase the number and types of facilities that provide safe and fun access to healthy behaviors such as walking, exercise, and community gardens. Educational programs should be sponsored and supported through multiple avenues – including schools, public offices, the Health Department, Tourism Commission and local organizations and intuitions.

Priority Action Items

Action Item No. 5: Encourage creation of more community gardens.

Supports Goals: CF 2, CF 3, HS 1, HS 2, HS 3, EN 2, EN 3, EG 3

Timeline: Short, 2-4 years

Installation of community gardens is a simple step to increase access to healthy foods within our neighborhoods. In addition to providing locally grown, healthy foods, community gardens provide valuable education about the methods of

growing food and a low-impact form of exercise. They are also a great way to foster neighborhood and community involvement. Project lead and partners include: Scott County Cooperative Extension, Parks and Recreation, Homeowner Associations, other human service providers, and the Planning Commission.

Action Item No. 41: Establish a connectivity index.

Supports Goals: HS 3, CF 1, IF 1, IF 2

Timeline: Short, 1-3 years

A Connectivity index is a method to measure the frequency of connections in a road or other transportation network. It can be used to require higher rates of connection, reducing long street and cul-de-sacs that limit access or create unnecessarily long routes. This will help make new neighborhoods and commercial areas more walkable and accessible, as well as reduce travel times and create more routes and options for provision of emergency services. This will be a staff-led project.

For further detail about these and other Action Items, see Chapter 9: Implementation.



Figure 85. Sample Community Garden (Image Credit: <https://www.red-wing.org/red-wing-community-gardens.html>)





CHAPTER 7: ENVIRONMENT

Agricultural and environmental concerns are ever present in our growing community. Environmental protection was identified as one of the top priorities by the 2015 community attitude survey. Water quality was identified in 1991 and in the 2015 public opinion surveys as a top issue of concern. This chapter focuses on protecting the environmental qualities and character of rural Scott County and the methods that can be used to reduce negative impacts of new growth to our agricultural areas, natural habitats, and urban areas.

One of the main priorities identified by the Agriculture and Environment working committee is to reduce the negative impacts of growth, while simultaneously maintaining the character of our rural and agricultural land use. This can be accomplished through appropriately scaled development within the urban service areas and cities, and frequent maintenance of the agricultural zoning standards. Much of the discussion surrounding these topics is found in the Community Form chapter (Ch. 2).

Another main priority is to expand protection of environmentally sensitive areas. Protection of our water, air, and soils is critical to continued environmental health of the community, and also to its economic strength and identity. The working committee focused on

further implementation of the C-1 Conservation zone district, planning for long-term use of the reservoir property, waste reduction, recycling, and review of existing regulations for impervious coverage and conditional uses in agricultural zones.

Exposure to environmental education and agricultural heritage of the community is the third theme of priorities. It is imperative to educate our citizens about our rich agricultural heritage and to develop a love and respect for our natural environment in order to help maintain it. Recreational resources, such as public parks and trails located in our rural areas or along creeks help provide exposure and appreciation of the natural environment. Additionally, sustainable measures and green infrastructure should be incorporated throughout our urban areas to provide exposure and education, even when not directly immersed in the natural environment, and also to minimize adverse impacts of development.

Vision Statement

Agriculture and environmental protection provide Scott County with a sustainable and vibrant future. Prime farmland and environmentally sensitive areas are protected and preserved from sprawl and development. Scott County agricultural areas provide access to locally grown

and produced goods. Recycling, re-use, and composting reduce waste and demand on natural resources.

Fundamental Principles

- Development outside of the urban service boundaries should be at a scale appropriate for the density and character of the rural landscape (See Community Form Chapter).
- Water quality can be affected by all land use and development activities. Water resources are interconnected with all other aspects of the environment and are important aspects of land use and development and review.
- Environmentally Sensitive Areas include: creek conservation corridors, property zoned C-1, minor waterways, Scott County reservoir protection area, aquifer recharge area, wetlands, significant trees and fence rows, steep slopes and clay soils, sinkholes, cave areas, major rock formations and outcroppings, springs, floodplains/floodways, landfills/refuse areas, prime farmlands, significant natural habitats for plants and animals, and scenic and historic rural resources.
- Royal Spring Aquifer requires special protection as it directly provides drinking water and water for agricultural production.



Environment Snapshot

Scott Countians have strong environmental values, perhaps built on the traditional dependence of farmers on good soil and water and the harmonious combination of nature and human activities that has created one of the most beautiful rural landscapes in America. Protection of the environment is not only maintenance of the status quo; it is also an important element of Scott County's future; the continuation of viable agriculture; the attractiveness of this community as a place for new residents to live and work; and the potential to diversify the economy through tourism and recreation.

Water: Scott County's water resources are far more than geographical features or lines on a map. Our major springs and creeks were central to our history and city development, they provide essential sources of drinking and irrigation water today, and they represent future economic opportunities. Scott County is within the Lower Kentucky Watershed, which contains or touches 26 counties in the Commonwealth. The Kentucky Division of Water provides information on the status of Aquatic Life Health, Primary Contact Recreation, Secondary Contact Recreation, Drinking Water, and Fish Consumption for waterways in Kentucky. Nine of the sixteen waterway segments for which data is available are fully or partially supporting of aquatic life, while five of the sixteen are non-supporting. There are many stream segments that have

yet to be assessed for any of the above listed categories, and many of the waterways that have been assessed, have only been assessed for some of the categories. Better testing of our community's water quality will allow us to establish a baseline by which we can measure improvement.

Royal Spring and Buffalo Springs are the two most recognizable springs in Scott County. The Royal Spring aquifer recharge area extends from the spring, southeast through the developed area of Georgetown, along I-75 into Lexington where it encompasses the Nandino Drive industrial area, Coldstream, the Horse Park, and other residential areas. Royal Spring is the chief water source for the municipal water supply of the City of Georgetown and western areas of Scott County. Buffalo Springs historically was a steady source of water along a migratory route of the buffalo, and a source of drinking water. The City of Stamping Ground continues to feature the spring as the centerpiece of Buffalo Springs Park.

Air: Air quality is measured by the levels of pollutants present. The three major pollutants are: Ozone, Particulate Matter, and Greenhouse Gases. Scott County is currently below the thresholds for all three of these pollutants. However, Scott County has been identified as a non-attainment county in the recent past. The presence of these pollutants creates health problems for the elderly,

children, and those with asthma. They can also lead to other environmental concerns such as climate change and acid rain.

Soil: The three most common soil types in Scott County are Eden, Lowell, and Maury covering roughly 43%, 24%, and 15% of the land respectively.

- "The Eden series consists of moderately deep, well drained, somewhat droughty soils. These soils formed in residual material that weathered from soft calcareous shale interbedded with thin layers of limestone and some siltstone. The soils are in the northern part of the county... These soils are suited to pasture if they are properly managed. They were cleared of hardwood trees and used for corn for many years, but now very little corn is grown. The soils that have the least slope are used mostly for pasture and hay; the steeper soils have reverted mainly to red-cedar, deciduous trees, or bushy pasture. Soils in some very small areas are used for burley tobacco and garden crops."
- "The Lowell series consists of deep, well drained soils. These soils formed in material that weathered from limestone or interbedded limestone, shale, and siltstone. These soils are gently sloping and sloping on ridges and on the upper part of hillsides and toe slopes... These soils are mostly in permanent vegetation, but less sloping soils are cultivated and used for corn and

tobacco. The plow layer is easy to till except in small, eroded spots.”

- “The Maury series consists of deep, well drained soils. These soils formed in thin loess and underlying alluvium or residuum, or both, which weathered from phosphatic limestone. They are underlain by solid limestone in many places. The soils are gently sloping and sloping and are in broad areas in the southern part of the county... These soils are well suited to cultivated crops. They are used for tobacco, corn, hay, or bluegrass pasture. The phosphate content of the soils makes the grass ideally suited to race horses. Most horse farms in the county are on Maury soils.”

Environmentally sensitive resources are natural or cultural characteristics of the land that have value to Scott Countians and need special treatment to protect that value. Many of these relate to water or other natural resources that are important to human health, the economy, recreation, and the Scott County way of life. They include qualities of the distinctive Bluegrass landscape that Scott Countians and visitors enjoy. Others represent land or geologic features that are hazardous to develop and maintain. Environmentally sensitive resources are designated to be aquifer recharge areas, creek conservation corridors and minor waterways, the Scott County reservoir drainage area, prime farmlands, significant natural habitats for plants and animals,

scenic and historic rural resources, remaining tree stands and fencerows in the southern half of the county, and steep slopes and soils with special development considerations.

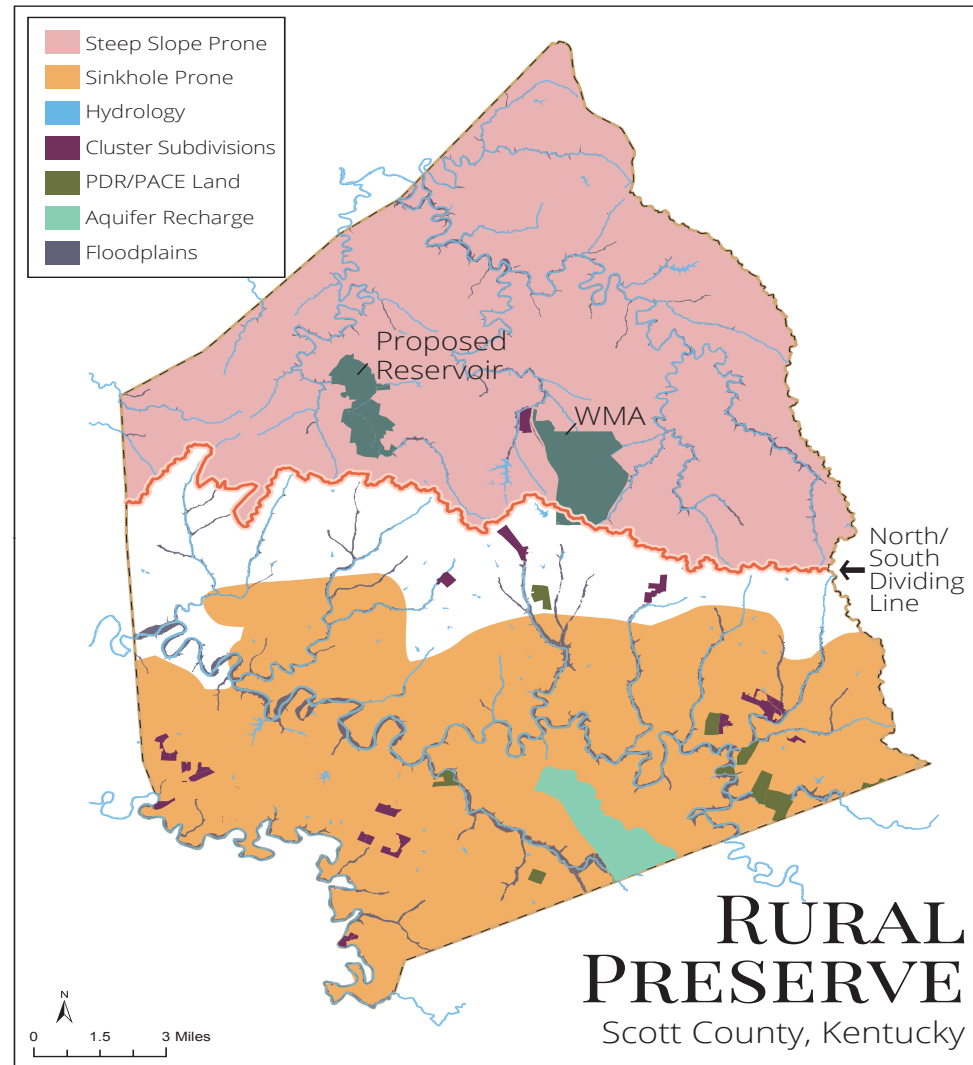


Figure 86. Rural Preserve Areas for Scott County Kentucky



ENVIRONMENT GOALS & OBJECTIVES

As a community, we need to place an emphasis on environmental protection and education. Local regulations should be reviewed frequently, and updated as necessary to ensure that we are following best management practices to protect our environment and live in a more sustainable manner. The goals outlined in this chapter demonstrate the community's desire to protect, preserve, and celebrate its natural resources.



- EN 1. Protect water quality.*
- EN 2. Minimize the impact of waste produced in Scott County.*
- EN 3. Promote clean air practices.*
- EN 4. Protect environmentally sensitive areas.*
- EN 5. Support green spaces, parks, and walkways.*



EN 1. Protect water quality.

- EN 1.1. Protect creek conservation corridors.
- EN 1.2. Ensure the pristine water quality of the reservoir once it is constructed.
- EN 1.3. Protect the aquifer recharge area and county karst topography areas.
- EN 1.4. Minimize the amount of impervious coverage in rural areas.



Figure 87. Waterfall at Johnson's Mill (Image Credit: Wanda Chiles)

This Goal (EN 1) strives to protect water quality, creek conservation corridors, and the Royal Spring Aquifer recharge area. Further it strives to protect environmentally sensitive lands from harmful impacts of development, such as run-off problems in karst areas. Action Items discussed by the committee include further protection of the floodplains through zoning. For example, all creek conservation corridors, which include floodplains and riparian areas, should be included in the C-1 Conservation zone. Additionally, review of agricultural conditional use permit requirements, lot building standards, dimensions, and impervious area allowances would provide an opportunity to evaluate the impacts of non-traditional uses and common practices in lands that do not have access to urban services, helping to reduce off-site impacts on surrounding properties, and reducing impact to streams and water sources.

Priority Action Item

Action Item No. 13: Prepare a Small Area Plan or other study for the long-term use of the proposed Reservoir property.

Supports Goals: CF 3, IF 1, IF 2, IF 3, HE 2, EN 1, EN 5

Timeline: Medium, 3-5 years

A Small Area Plan or other study of the Reservoir property would provide a variety of benefits. First,

the plan would analyze the current and anticipated future needs of the reservoir. It would also allow for better long-range land use planning in the vicinity of the property, and allow for interim and/or supplementary uses to be officially considered and planned on the site. The study could include the following:

- Water capacity needs, existing and projected
- Facility needs
- Site plan and facility layout
- Consideration of trails and other accessory public uses
- Accessibility and logistics of the site

For further detail about these and other Action Items, see Chapter 9: Implementation.



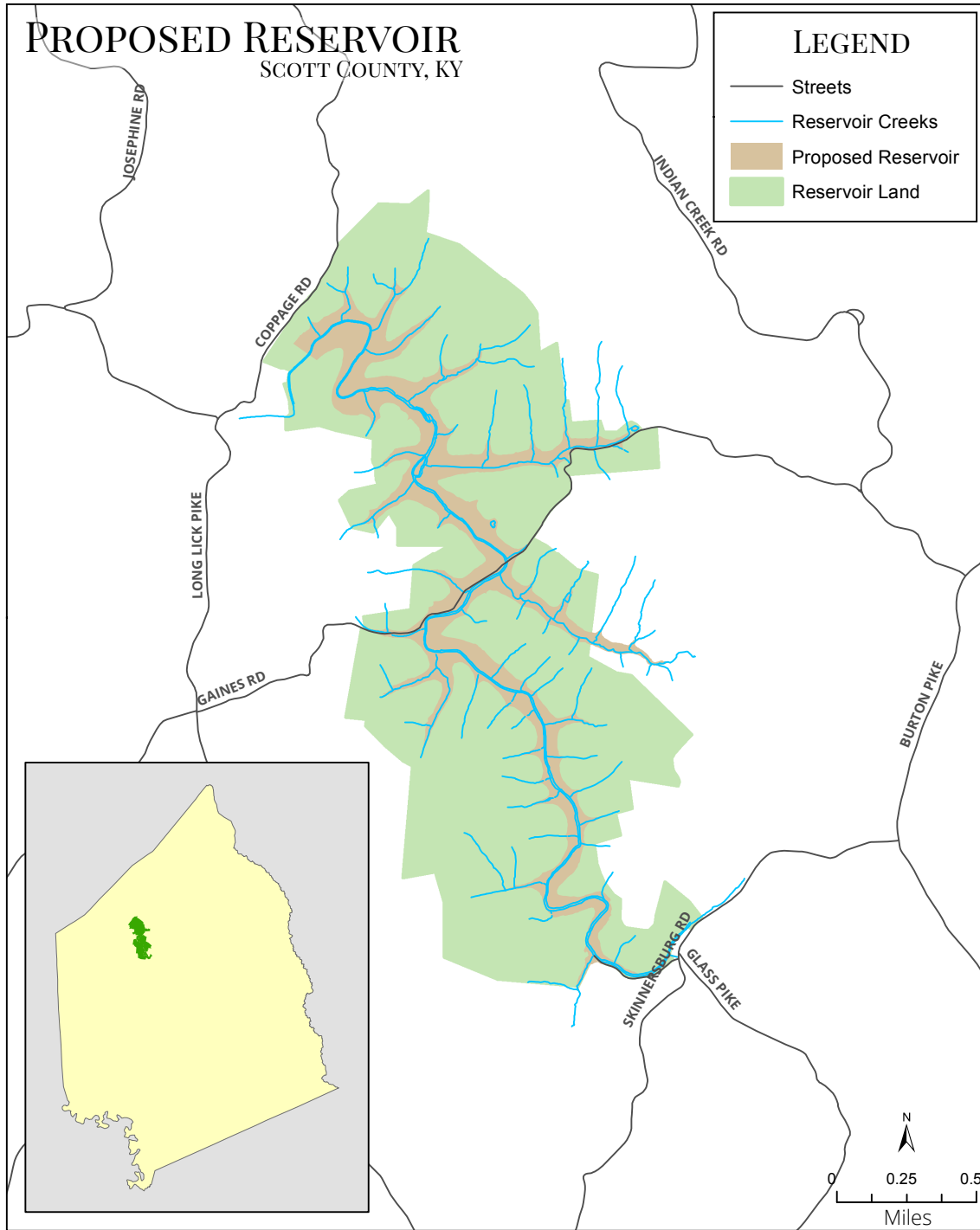


Figure 88. Proposed Reservoir

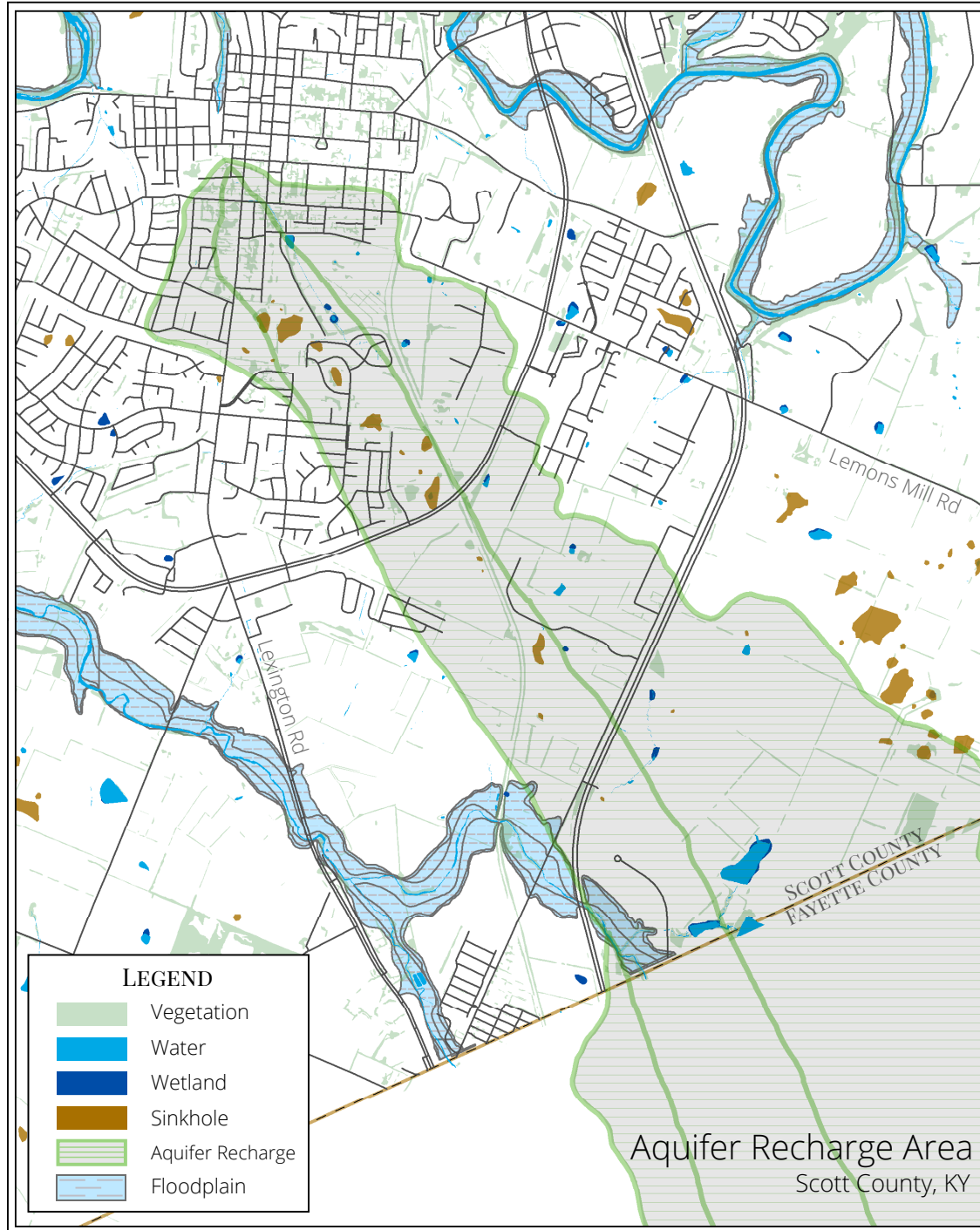


Figure 89. Aquifer Recharge Area



EN 2. Minimize the impact of waste produced in Scott County.

- EN 2.1. Reduce amount of waste disposed in the landfill and illegal dumping.
- EN 2.2. Encourage recycling and composting and reduce barriers to these activities.
- EN 2.3. Require the proper use, location, and disposal of hazardous materials to protect human health, water quality, air quality, and environmentally sensitive resources.
- EN 2.4. Preserve existing structures to reduce production of waste.



Figure 90. Trucks Heading to Central Kentucky Landfill (Image Credit: Lexington Herald Leader, <http://www.kentucky.com/news/local/counties/scott-county/article126040034.html>)

This Goal (EN 2) focuses on ways to reduce the impact of waste produced in Scott County. The working committee, and the public at large have shown strong support for the reduction of waste produced in Scott County, and for increased access to recycling services.

A survey was conducted as part of the Municipal Waste Collection System Evaluation and Cost-of-Service Study MSW Consultant survey conducted for the City of Georgetown. It found that:

- Very high satisfaction with current curbside collection program (82% to 89%)
- High satisfaction with cleanliness of City (68% to 69%)
- Respondents were not as satisfied with how they are currently being informed about options for bulky waste disposal/reuse, special waste disposal, and recycling
- Waste and recyclables generation by Georgetown residents is consistent with national averages
- A majority (82%) of all respondents believe that having access to curbside recycling is “Important” or “Very Important”
- A majority of respondents understand that curbside recycling might cost a bit more, but would be willing to cover this cost ¹

The City of Georgetown residential waste pickup currently subsidizes

1 Municipal Solid Waste Collection System Evaluation and Cost-of-Service Analysis, MSW Consultants, Council presentation to the City of Georgetown, January 23, 2017

commercial herbie and dumpster pick-up. The consultants have recommended that the City of Georgetown a) amend the commercial herbie refuse collection fee schedule, and b) either cease commercial dumpster pickup entirely and require individual businesses and institutions to make arrangements directly with haulers, or that they should execute a contract to outsource this task to a private hauler, and that c) the City could implement curbside recycling pickup at little to no extra cost to residents. ²

Priority Action Item

Action Item No. 12: Develop a Scott County Recycling Plan.

Supports Goals: EN2, EN3, EN4, IF 1, IF 2, IF 3, CF 3

Timeline: Short, 1-2 years

The county-wide recycling plan could include multiple phases of implementation. Proposals for consideration:

- Expand the hours during which recycling can be dropped off at the Scott County Recycling Center
- Increase recycling drop-off points (schools, downtowns, private businesses, other high traffic/ gathering locations)
- Develop curbside recycling pickup

2 Municipal Solid Waste Collection System Evaluation and Cost-of-Service Analysis, MSW Consultants, Council presentation to the City of Georgetown, January 23, 2017

- Create materials that educate the public about recycling benefits and locations
- Hold quarterly hazardous chemical or electronic waste recycling collection

For further detail about these and other Action Items, see Chapter 9: Implementation.



EN 3. Promote clean air practices.

- EN 3.1. Encourage educational opportunities to learn about and implement clean air practices.
- EN 3.2. Create a diverse transportation network to reduce reliance on automobile use (and therefore to reduce traffic, fossil fuel use, and air pollution).
- EN 3.3. Increase the tree canopy coverage for Scott County to reduce the heat island effect and to capture and sequester carbon.

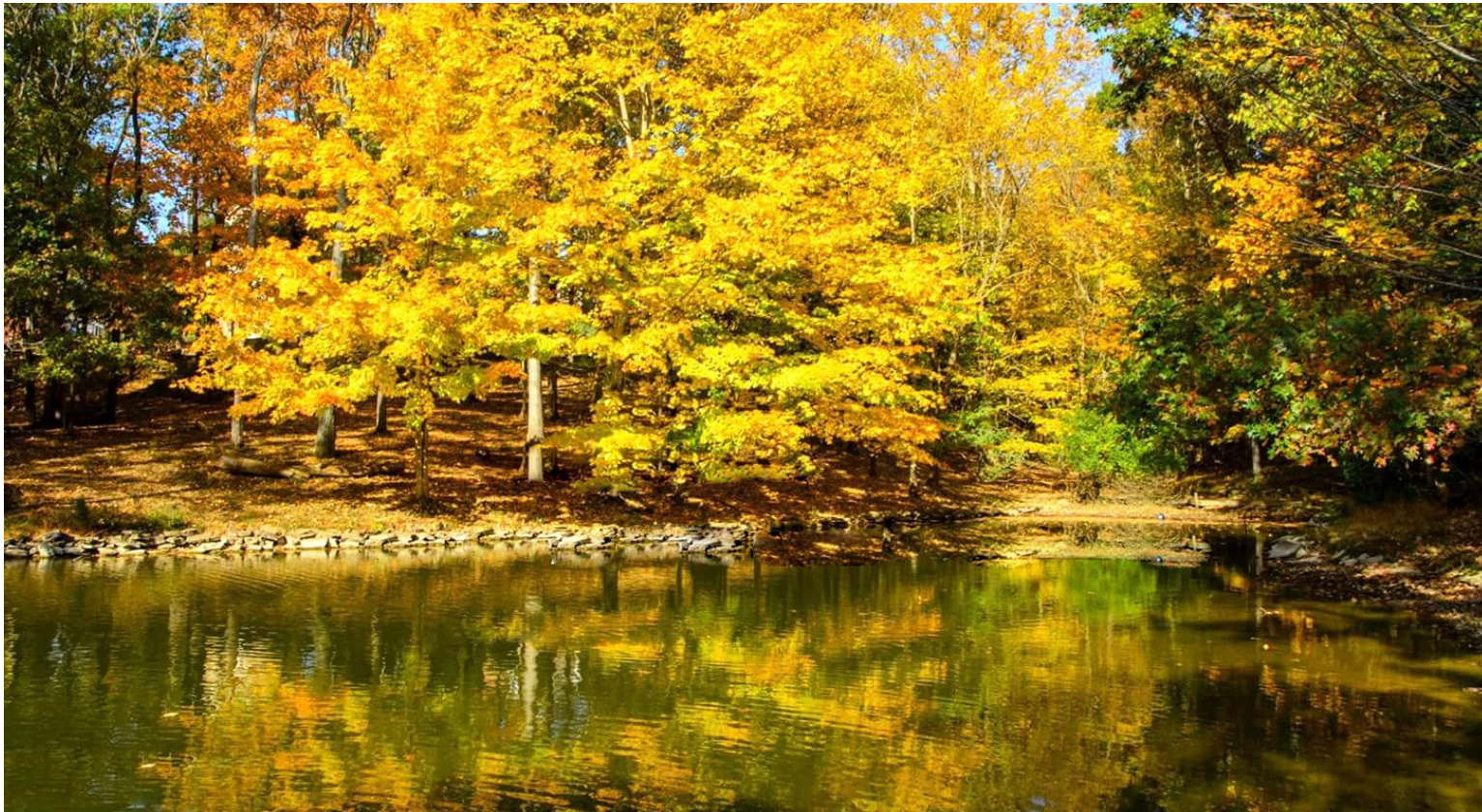


Figure 91. Fall Foliage at Mallard Point (Image Credit: Wanda Chiles)

This Goal (EN 3) focuses on air quality and development practices that can impact it, both positively and negatively. Practices that provide air quality benefits should be actively encouraged, and those practices that create negative impacts to air quality should be actively discouraged. The use of incentives and regulations (carrot or stick) should be used when feasible. Education plays an important role in many areas of environmental concerns, and should be encouraged to increase awareness of existing issues and new and changing technologies and development practices to provide the best air quality outcomes possible for our community.

Priority Action Item

Action Item No. 3: Establish incentives for green building practices.

Supports Goals: EG 1, CF 3, IF 2, HE 1, HE 2, HO 1, EN 2, EN 3, EN 5

Timeline: Long, 5+ years

The Planning Commission, Building Inspection Department, and all four legislative bodies should work together to develop incentives for a variety of green building practices that are beneficial to the community. Three themes of incentives are: 1) Priority in building permit processing and plan review, sometimes with a requirement for posting a bond to guarantee the result, 2) Tax incentives, particularly property tax abatements, for projects achieving LEED Silver or

better certification, and 3) Increased Floor-to-Area (FAR) ratios, which allow a developer to construct more building area than allowed by applicable zoning. Specific types of incentives to consider include:

- Incentive payment from a utility energy efficiency program
- Direct monetary payment from a city or county (grant, rebate or reimbursement)
- Expedited permit processing
- Marketing/publicity/awards
- Income tax credit
- Property or sales tax rebates or abatements
- Density bonus
- Access loans/loan funds
- Full or partial refunds for development fees

For further detail about these and other Action Items, see Chapter 9: Implementation.



EN 4. Protect environmentally sensitive areas.

- EN 4.1. Discourage development of areas with a concentration of sensitive resources or areas prone to health and safety hazards.
- EN 4.2. Require rezoning to C-1 Conservation for any creek conservation corridors in any area proposed for development
- EN 4.3. Monitor the Environmentally Sensitive Areas ordinance for potential updates to sensitive areas and best management practices.

This Goal (EN 4) works to protect environmentally sensitive areas. The Environmentally Sensitive Areas ordinance identifies the following areas for additional protection: sinkholes, cave areas, major rock formations and outcroppings, springs, floodplains/floodways, and landfills/refuse areas. Development in environmentally sensitive areas should be discouraged, or at least reduced in ways to limit potential for hazards.



Figure 92.
recreation

Conservation areas can also be used for passive and active

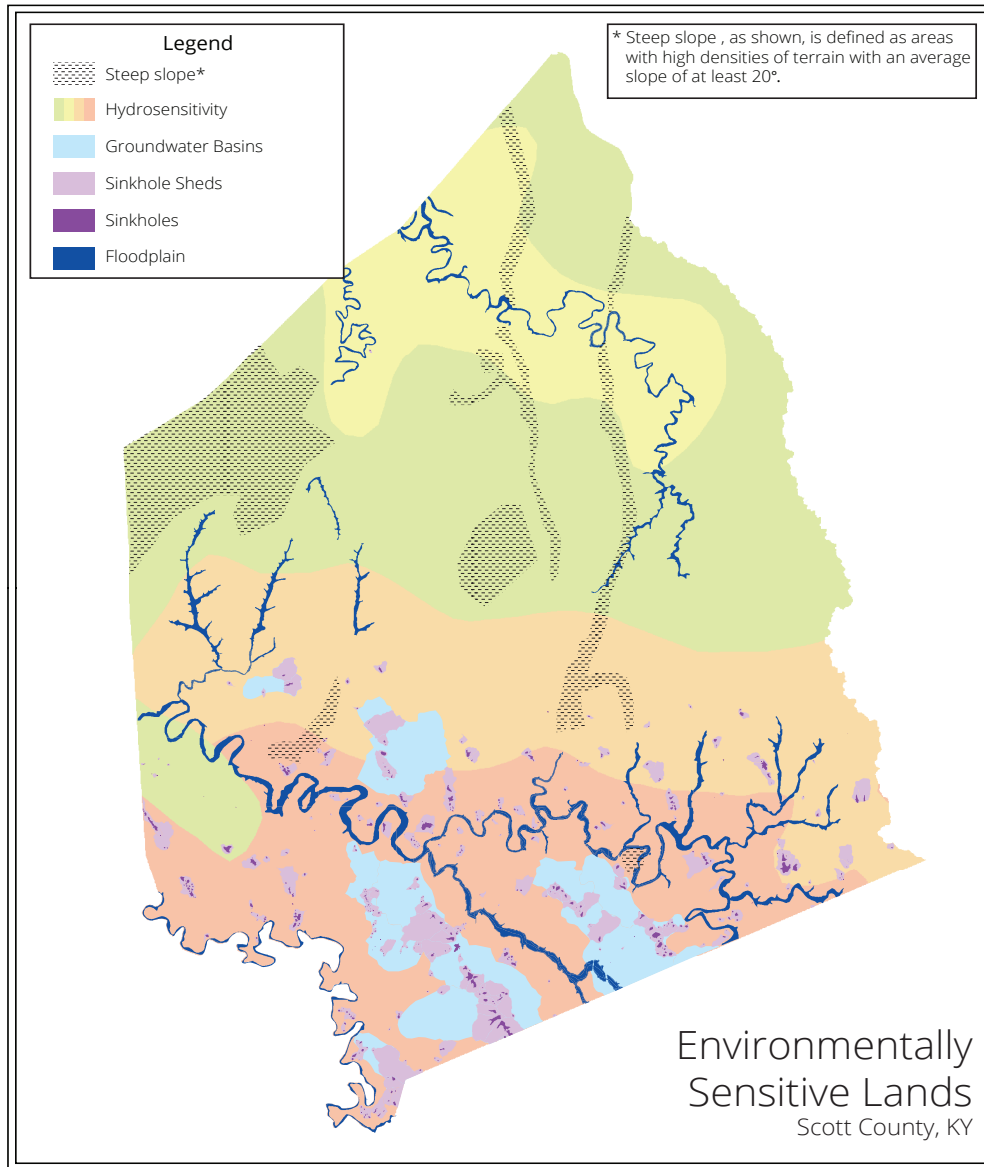


Figure 93. Environmentally Sensitive Lands in Scott County

Priority Action Item

Action Item No. 31: Amend the Zoning Map to indicate Conservation, C-1, zoning designation for all creek corridors and floodplain areas.

Supports Goals: CF 3, HE 2, EN 1, EN 4, EN 5

Timeline: Medium, 3-5 years

This Action Item works to protect floodplains through zoning. For example, all creek conservation corridors, which include floodplains and riparian areas, should be included in the C-1 Conservation zone. Objective EN 4.2 states that all creek conservation corridors in any area proposed for development should be rezoned to the C-1 Conservation district at the time of development. Alternatively, the Cities and County could pursue a county-wide rezoning effort, or implement past efforts at such a measure, to ensure that all floodplain area is zoned to the C-1 designation.

For further detail about these and other Action Items, see Chapter 9: Implementation.



EN 5. Support green spaces, parks & walkways.

- EN 5.1. Encourage walkways, ribbon parks, and green spaces along creeks.
- EN 5.2. Require open space planning for large scale developments.
- EN 5.3. Support non-motorized trail projects for the protection of, and to provide exposure to, the natural environment.



Figure 94. Yuko En Garden (Image Credit: Wand Chiles)

This Goal (EN 5) supports many aspects of the Comprehensive Plan, including portions from the following chapters: Community Form, Infrastructure and Public Services, Human Services (Education), and Environment. Green spaces, parks and walkways are a vital component of the shape and character of our community, can serve as both transportation and recreation resources, provide health and wellness, depending on their location and signage, can offer environmental exposure and education. Finally, green spaces, parks, and walkways also support the environment. These facilities reduce dependence on the automobile and reduce carbon emissions. Often, these facilities also include green infrastructure such as trees, bio-swales, and sometimes even renewable energy resource production, all of which provide positive impact to or reduce negative impacts on our environment.

Priority Action Item

Action Item No. 24: Study the fiscal impact to the cities and County of long term maintenance of new public infrastructure and services.

Supports Goals: CF 1, IF 2, CF 3, IF 3, EN 5

Timeline: Medium, implement in 4-5 years

This Action Item should be paired closely with Action Item No. 8

(Capital Improvements Plan). With this Action Item, a method of balancing the cost/benefit to the cities/County of new development will be recommended. Develop policy for Planning Commission and City/County consideration of fiscal impact of zone change and/or major subdivision, and development plan requests. The purpose of this Action Item is to understand the true costs of development, and provide sufficient funds so as not to encumber future residents with unnecessary maintenance costs. This review can shift the cost to new development, and not the public at large. Overall, this allows our community to develop in a more sustainable manner. Two major steps are proposed:

1. Require provision of lifecycle costs at the time of zone change and/or annexation.
2. Create an impact fee system for new development or major subdivisions. Include Fee-in-Lieu-of system or right-of-way dedication for public space and/or infrastructure development. Include specific reference to roads.

For further detail about these and other Action Items, see Chapter 9: Implementation.





CHAPTER 8: ECONOMIC GROWTH

Scott County is fortunate to benefit from the major economic engine (pun intended) that Toyota provides to our community. Toyota, and many supporting industrial businesses have brought a variety of jobs and steady work to Scott County and the surrounding region. But, we need to diversify by simultaneously continuing in this area of strength, while expanding to additional markets and trends. In a time when more and more families are choosing where to live first, and then where to work, we need to make sure our community is competitive. How do we attract and retain talent, families, and people of all ages?

In addition to providing more opportunities and diversified jobs and training that attract a broad range of people, economic diversification also leads to resiliency and the ability to adapt with changing times. How do we best prepare ourselves for unforeseen (or undesirable events) such as another housing market crash or the departure of Toyota, or some other major change to our economy? The best solution is not to have “all our eggs in one basket,” as the saying goes. A diversified economy will help strengthen our community so that we can continue to grow and adapt over time.

Priorities as we begin to expand our educational offerings and to shift the brand or identity of Georgetown and Scott County are:

- 1. Modernize Infrastructure.** Provide regular upkeep to road networks and other necessary infrastructure that supports business development. Consider the provision of public Wi-Fi in downtowns and other strategic locations.
- 2. Accept Change.** Our community has grown rapidly over the past 25 years, and is expected to continue to do so. We must accept and embrace the changes that come with growth. New residents and businesses will continue to move into Scott County – they should be welcomed and their ideas considered. We need to expand our vision to help our community be more resilient in the face of future economic downturns, and to reduce overdependence on any given industry or company.
- 3. Think about Healthcare and the Aging Population.** Scott County is already on track to age over the coming decade. 10.9% of the population is 65 years or older, but this segment of the population is expected to grow to 18.1% by 2040 (KSDC & Census Bureau). Scott County has Georgetown Community Hospital and is close to Lexington’s strong healthcare system. We can expand from this into accessory or related uses, such as adult care facilities and programs.
- 4. Focus on Quality of Life.** The Vision 2020 document and this Plan support new efforts that improve quality of life and access to services. These attract a diverse array of people and businesses and support those already living here.
- 5. Educate our Citizens.** The Human Services chapter highlights education. In addition to being a basic human right and service we as a community are responsible for providing, it is also a vitally important aspect of our potential for economic growth. By investing in our citizens at every stage of life, we can build and retain talent at home, and help those wishing to make career changes to support an ever-changing economy. We must adapt our educational programs to meet changing needs and technological advances, while retaining the classics, so that we adequately prepare our community.



Vision Statement

Scott County and its communities have a distinctive local and regional economic impact. A diverse economy encourages growth and provides consumers with an array of locally produced goods and contributes to the quality of life of the community. Local schools, job training resources, and a robust transportation network make Scott County a premier location for employers and employees.

Fundamental Principles

- Economic and population growth should occur in a manner that allows for a fiscally healthy community.
- Educated and skilled citizens drive growth and attract employers.
- A variety of industries and commercial properties creates sustainable development.
- We promote a sustainable economy by encouraging a variety of industrial and commercial entities.
- Diversified agriculture production allows sustained employment and local agricultural commerce. We are proud of our agricultural heritage.
- Technological infrastructure that is compatible with future economies improves our natural resources and improves opportunity for our community.

Business/Industry Zones

Scott County, Kentucky

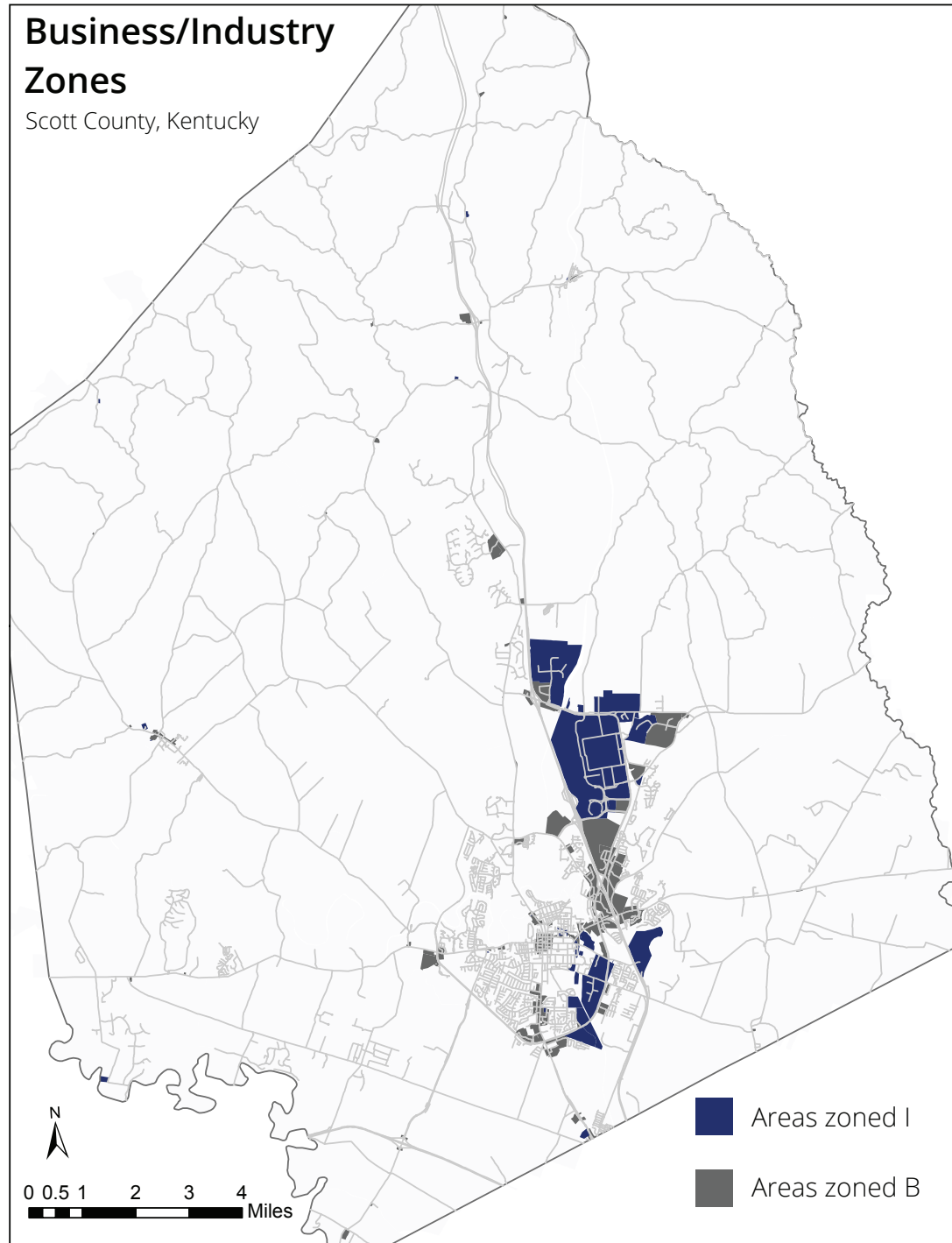




Figure 95. Toyota Motor Manufacturing Plant Visitor Center (Image Credit: Georgetown/Scott County Tourism)



Economic Growth Snapshot

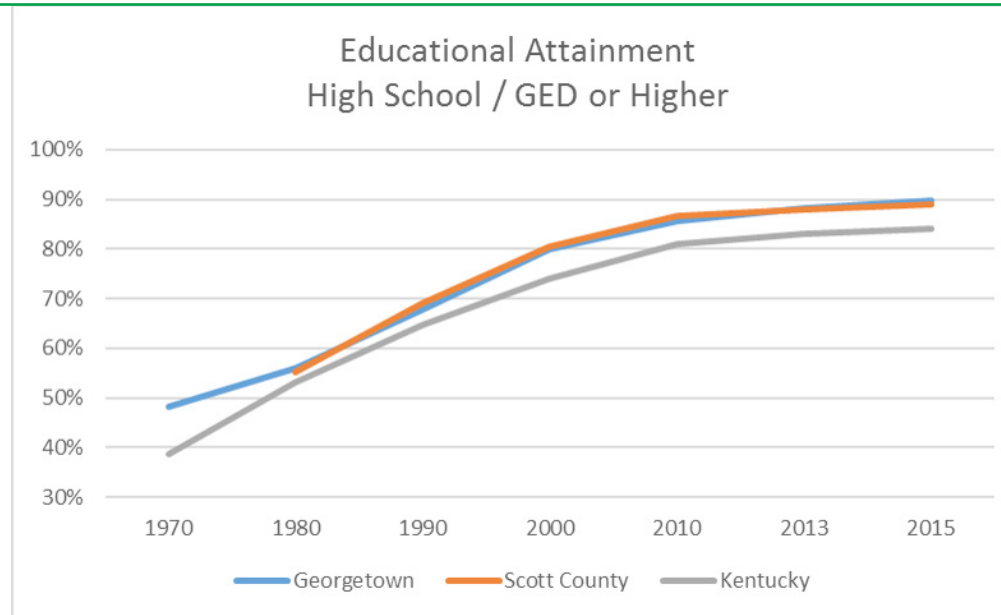


Figure 96. Educational Attainment for Georgetown, Scott County, and Kentucky

Scott County has a robust manufacturing based economy. Manufacturing employment exceeds 56% of the total labor force in Scott County. TMMK employs 9,543 full and part time employees. Other major industrial employers include Adient, Toyota Tsusho, International Crankshaft, Vuteq, and Leggett and Platt.

A primary source of general fund revenue for the City and County is occupational tax and net profit tax. Local Economic Development and Job growth is very important to maintaining sufficient revenues to fund local governmental services. A strong local employment base is necessary to sustain the current level of services. Scott County currently has a net positive inflow of employees

commuting from outside the County to work in the County. This is driven by the higher wages in the advanced manufacturing sector and the lack of employment opportunities in other parts of the State. Currently approximately 35% of Toyota employees are Scott County residents.

The 2010 census has indicated that at that time, 13,896 work age adults commuted from outside the County to work in Scott County and 12,163 commuted from Scott County to work in other counties, for a net gain 1,733 employees who pay the occupational tax and do not require local government services. According to the 2010 census, there were 21,561 workers 16 and over in Scott County. In 2010, 55.7% of Scott County residents worked inside the County. In

2015, the number of workers (or jobs) in Scott County increased to 24,797. In 2015, 60% of Scott County residents worked inside the County and 40% worked outside, reflecting a positive increase in local job opportunities.

Georgetown and Scott County residents are above State average in educational attainment for both High School/GED and Bachelor's Degree completion (Census Bureau). Better-educated populations can draw higher paying employers into a community. The growth of Scott County Public Schools, Georgetown College, and the new Bluegrass Community and Technical College facility will continue to educate and prepare Scott Countians for productive employment. Since 1980, the number of Scott Countians with a Bachelor's

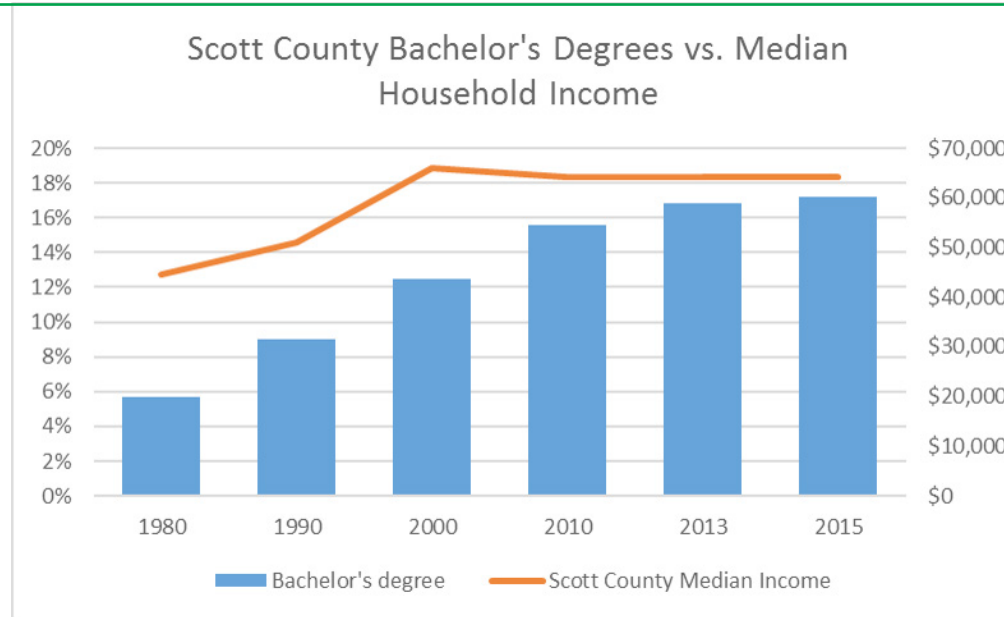


Figure 97. Scott County Bachelor's Degree vs. Median Household Income

Degree has increased from 5.7% to 17.2%. Over the same time frame, the median household income, after being adjusted for inflation, has grown by 51%.

Scott County residents are productive workers who find employment throughout the region. Census data shows roughly 14,200 Scott Countians work outside of Scott County, with more than 7,200 of these working in Fayette County. Conversely, 15,500 employees who work in Scott County commute in from other counties in the region (Census OnTheMap, 2014). There are around 1,300 more people who come to Scott County for employment than residents who leave for employment. Given the current tax structure, the 'net in-migration' for employment is fiscally healthy for Scott

County and its incorporated areas.

Health is an often-overlooked factor in economic growth. Healthy populations are attractive to employers because they result in lower insurance premiums, more productive employees, and fewer days lost due to illness or other health related issues. The 2017 data from County Health Rankings ranks Scott County sixth in Kentucky for Health Outcomes, Length of Life, and Health Behaviors. Adult obesity in Scott County is trending in a healthier direction, with the 2016 percent of obese adults down to 31% from 33% in 2013 and 2014. The Centers for Disease Control and Prevention indicates obesity is associated with poorer mental health outcomes, reduced quality of life, other issues including diabetes and heart

disease (CDC). Other health related indicators are also improving over the last several years. The number of people per health care provider (mental health providers, primary care physicians, or dentists) is decreasing. This allows these providers to better care for their charges, which is similar to decreasing class sizes in our schools.

Although our median household income has remained steady over the last 15 years, our per capita income has declined somewhat. This means the purchasing power of Scott Countians is slightly worse now than it was in 2000. This has a substantial effect on our economic growth. It means Scott Countians have less money to spend in local shops, restaurants, hobbies, homes, cars, and other activities that boost our local economy.



ECONOMIC GROWTH GOALS & OBJECTIVES

The working group and members of the public identified a desire for strong and distinctive local and regional economic impact. In order to do this, the community should diversify our economic base. To diversify our economy, Scott County can focus on a variety of initiatives. Two major angles are to focus on Quality of Life measures addressed above, and expanding into new economic sectors.

Quality of Life measures include:

1. Livability, which attracts businesses and residents
2. Education, which prepares our workforce, attracts new businesses, and attracts families

New sectors or potential areas for growth include:

1. Agricultural sector
2. Healthcare sector
3. Adult day care and assisted living facilities
4. New and changing industrial trends, such as tech or renewable energy



- EG 1. Create a community that attracts a diverse array of people and businesses.*
- EG 2. Create more local business and job opportunities.*
- EG 3. Encourage agricultural economic growth in Scott County.*
- EG 4. Promote Scott County's image as a good location for industrial development.*



- EG 1. Create a community that attracts a diverse array of people and businesses.**
- EG 1.1. Encourage a variety of cultures and income levels, resulting in a vibrant and diverse community.
 - EG 1.2. Improve access to employment opportunities for all Scott County residents.
 - EG 1.3. Invest in quality of life measures that residents and business owners seek, including parks, open space, historic resources, and public services.



Figure 98. Festival of the Horse

This Goal (EG 1) focuses on quality of life initiatives. A diverse community, with high quality of life attracts not only residents and visitors, but businesses – which are more and more frequently locating in places with a high quality of life. The growing trend, especially for young adult populations, is to choose a location first, and a job second. If we can provide an array of services and amenities that attracts a variety of people, our businesses will be better off. Likewise, knowing this new climate in living choices, employers seek locations that offer a well-rounded community and high quality of life. Our intent is to attract all types of people, from a variety of cultures, incomes, and business sectors, to help enrich our community – making it more diverse, and helping it continue to grow economically.

Priority Action Items

Action Item No. 53: Develop a local business incubator/accelerator program.

Supports Goals: EG 1, EG 2, CF 2

Timeline: Long, 5+ years

Business incubators come in many shapes and forms. Working with the Chamber of Commerce, the Economic Growth action committee will begin to evaluate the feasibility of establishing a local incubator program. It is suggested that the program consider the following aspects:

- Location – where should the

program be housed? It may be possible to re-use an existing vacant structure, and conduct minor interior alterations and upgrades, to provide a steady work location.

- Participants – who should the incubator program support? A specific type of activity? Local entrepreneurs? New businesses? A certain industry?
- Funding – who will provide start-up financial costs for this program? How much will program participants pay toward the location, utilities, and advertising?

Action Item No. 54: Support local entrepreneurship through educational and small business assistance programs.

Supports Goals: EG 1, EG 2, HS 1

Timeline: Short, 1-2 years

Continue to support local entrepreneurship programs and small local businesses by providing training programs on common business software, financing, and social media. Current offerings through the Chamber of Commerce and Tourism focus primarily on established businesses. Resources and classes should be expanded to focus more on new or entrepreneurial programs.

For further detail about these and other Action Items, see Chapter 9: Implementation.



Figure 100. Horsey Hundred Cycling Event



Figure 99. Farm-to-Table Dinner Series



EG 2. Create more local business and job opportunities.

- EG 2.1. Encourage long-term incremental local business development to benefit the community.
- EG 2.2. Encourage small-scale commercial and temporary businesses to increase entrepreneurship and provide access to a wider range of local goods and services.
- EG 2.3. Support downtowns to be economically viable and protect investments in cultural and historic resources.
- EG 2.4. Diversify the economic base of Scott County.

With this Goal (EG 2), the committee wanted to encourage our community to think small-scale, and incremental, in the creation of local jobs and businesses. We encourage small start-ups, and adaptive reuse of existing buildings. In both cases, these entities or buildings can grow gradually and pick up pace as funds increase. Additionally, the re-use of existing structures can reduce costs for young businesses and help to revitalize urban cores and big box structures that have been abandoned. Adaptive re-use also provides opportunity for more local contractors and businesses to provide the rehabilitation work, as these types of projects don't usually pull in large outside contractors. By focusing on small businesses, retention, and gradual growth, we work to both diversify the local economy and provide more local jobs.

Priority Action Items

Action Item No. 21: Convert vacant big box facilities to community use and/or recreational spaces.

Supports Goals: CF 2, CF 3, IF 1, IF 3, EN2, EG 2

Timeline: Long, 7+ years

Adaptive re-use of vacant big box structures was highly desired by members of the community. The public also expressed a desire that these spaces be converted to community-oriented spaces or provide recreational opportunities for our youth. Sample projects identified

included: a laser tag facility, party or event spaces, youth hangouts, and a board game café. Projects such as these could tackle both adaptive re-use and youth activity shortages at one time. The lead agency identified is the Chamber of Commerce. The Chamber could work to actively recruit new businesses, and/or develop public-private partnerships to support programs such as these. Also integral to the conversation are the Tourism Commission, Parks and Recreation, and legislative bodies.

Action Item No. 19: Decrease vacancy rates in downtown areas.

Supports Goals: EG 2, CF 1, CF 2, CF 3, HE 1, HO 1

Timeline: Medium, 3-5 years

This measure can help to quantify the success of our downtowns, including Georgetown, Stamping Ground, and Sadieville. Vibrant downtowns attract businesses, families, and increase tourism. By reducing vacancy rates, cities can work to provide active downtowns and stronger economies. Traditionally, the Main Street program focused on this theme through the Economic Restructuring Committee. After the cessation of this program, it is now more important than ever to make sure that this function is again taken up by a focused entity, whether public or private. It may be possible to expand the role of the Chamber of Commerce into this area. Review of potential steps should be discussed between the Economic Growth committee, Chamber of Commerce, Legislative Bodies, and the Planning Commission.

For further detail about these and other Action Items, see Chapter 9: Implementation.



Figure 101. Downtown Georgetown (Image Credit: Wanda Chiles)



EG 3. Encourage agricultural economic growth in Scott County.

- EG 3.1. Work with agricultural advocacy groups to maintain and enhance the agricultural base.
- EG 3.2. Multiply markets for local agricultural products, and create market-driven agricultural diversification strategies.



Figure 102. Bi-Water Farm and Greenhouse

This Goal (EG 3) calls on our local history and heritage as an agricultural community, and directs the community to specifically focus on ways to strengthen the agricultural industry and practice. Existing zoning regulations should be reviewed to ensure that adequate protection of the land is provided, but also that farm operations and conditional use permit requirements reflect current agriculture practices. It may be possible to develop local incentives for farming operations, but this requires further discussion and review.

Priority Action Item

Action Item No. 36: Expand agricultural educational partnerships offered for youth.

Supports Goals: EN 2, HS1, EG 3, EN 3

Timeline: Long, on-going effort

This Action Item is assigned to the Agriculture and Environment committee – which has a wide range of local farmers and agricultural land owners who can help to identify new educational opportunities for our youth. This committee should work primarily with the Extension Office, but also consult the Future Farmers of America (FFA), Bluegrass Greensource, and Scott County School System.

For further detail about these and other Action Items, see Chapter 9: Implementation.



Figure 103. Evans Orchard



EG 4. Promote Scott County's image as a good location for industrial development.

EG 4.1. Support and assist local educational efforts to produce an available and skilled labor pool.

EG 4.2. Retain adequate acreage and locations for industrial development.

This Goal (EG4) strives to expand upon our community's already strong industrial base and identity. We have a strong industrial environment, but it is one that could be further diversified. We need to continue our research into industrial practices and trends to make sure we can attract new growth, train our workforce, and provide a variety of opportunities for new businesses and creation of new jobs. As the community continues to expand, we should consider the full spectrum of land use types that are needed to support our community. Finally, we should make it easier for new businesses to relocate or begin operations in our community by providing concise and easy to navigate information about the local development process.

Priority Action Item

Action Item No. 40: Create an information packet for small and mid-sized business to clarify/simplify development process, timeline, and fees.

Supports Goals: IF 1, EG 2, EG 3, EG 4

Timeline: Short, 1 year

This should include pertinent information for commercial, residential, industrial, or agricultural development, and list all departments that a property owner may need to consult during the development or

subdivision process. Department lists should include contact information, services covered by each department, and length of time for typical review process. Fees may be difficult to include because they may change periodically. This information can be made accessible in all public offices, but particularly important for: The Planning Office, Chamber of Commerce, Building Inspection, etc. A good starting point for this project is the draft "New Business Welcome Packet" that was created by the Georgetown Main Street program.

For further detail about these and other Action Items, see Chapter 9: Implementation.



Figure 104. Bluegrass Community Technical College



Figure 105. Country Boy Brewery





CHAPTER 9: IMPLEMENTATION

This chapter includes Action Items to implement the Goals and Objectives of this plan. As staff and sub-committee members developed the plan, it was desired that there be a concrete way to monitor projects and ensure that follow-up action be taken to support the plan. This chapter provides a framework to assist Planning Commission staff, the legislative bodies, and interested citizens to make meaningful change and to pursue the Action Items developed through the sub-committee working groups.

How is this chapter is organized?

While the Planning Commission Staff would love to implement all desired Action Items, it is not feasible alone! A total of 58 final Action Items were developed as part of this plan. The Comprehensive Plan is required to be updated every 5 years. Continued public involvement and leadership will be required to prioritize and pursue many of the projects.

The first section of this chapter, labeled “Staff’s Top 10 Priority Action Items,” will serve as the work plan for staff-initiated projects upon completion and adoption of this Comprehensive Plan. These projects have been selected as top priorities for staff to pursue. Staff determined that these projects will lead to strongest implementation of the Comprehensive Plan overall, have the highest impact to planning policy,

and support all chapters collectively.

The second section of this chapter, labeled “Action Committees & Getting Involved,” describes the desired process to ensure an appropriate avenue to continue work on the remaining Action Items by the public. These are projects that staff deems best suited to continued development and prioritization. They will require significant public involvement to implement, and will be best led and represented by the citizens.

The third and final section of this chapter, labeled “Action Items by Committee,” includes a list of all 58 Action Items developed as part of this plan. It has been sorted by committee and/or staff assignment. These are the starting point for each of the “Action Committees.”

How were the Action Items created?

Sub-committee members and staff brainstormed a wide range of potential Action Items that would help to implement the Goals and Objectives within the plan. All committee input was consolidated into like groups and rephrased through several iterations of amendments.

Toward the end of the committee process, each member was asked to indicate their top five choices of Action Items supporting the Goals and

Objectives of the respective chapter(s) their committee worked on. For example, the Land Use committee members reviewed Action Items that supported goals and objectives of the Community Form chapter, and each member provided the top five Action Items they deemed most important to furthering their committee’s goals. Ranks were tallied, and the feedback from the committee members were compiled. In some cases, Action Items were reassigned to other chapters, or replaced by ones that would provide more direct impact related to the goals of the specific committee they are listed under.

Generic “Action Item Numbers” have been assigned to the Action Items. These numbers are based on sorting all the Action Items by number of Goals supported (the Number 1 indicates the highest number of goals supported). However, the number does not indicate any official “rank” or “priority” level of an Action Item. Instead, each committee has identified priority Action Items. A select few of these Priority Action Items are referenced next to the Goals and Objectives of their respective chapter. All are indicated with a column in the Action Item table.

Where else can I find information on the Action Items?

“In-chapter” Priority Action Items are



referred to throughout the plan to provide examples of steps that can be taken to further the Goals and Objectives found within the chapter. A brief description of the top 2-3 Priority Action Items is included in each of Chapters 2-8 throughout this plan, near the discussion of Goals and Objectives for each chapter. These “Priority” Action Items reflect both the committee members’ and staff preferences based on rankings conducted by each of the committees and staff.

The full list of Action Items can be found in the final section of this chapter. It is sorted by committee assignment.

If you are interested in serving on one of the action-oriented working committees, you can find additional details on the Planning Commission website, under Planning and the Comprehensive Plan. There, each committee will host a work plan, showing the status of the assigned Action Items, and details regarding how to become involved.

Staff’s Top 10 Priority Action Items

The Planning Staff have created a list of Top 10 Priority Action Items. This list identifies the Action Items that will accomplish the widest range of impact and are within our capacity to complete prior to or during our next 5-year Comprehensive Plan update. These are the projects that we intend to focus our efforts on first, while other Action Items will need committee and citizen input to be pursued. Many of these Action Items also appear within designated citizen work groups, and will benefit from collaboration.

Action Item No. 1: Update Zoning Ordinance and Subdivision and Development Regulations.

Update the Zoning Ordinance and Subdivision and Development Regulations to ensure land use, transportation, and utilities develop to support each other, and are designed to be compatible with each other and the community vision. Include safety in design measures, such as barriers, access, visibility, lighting, etc.

Supports goals: CF 1, CF 2, CF 3, IF 1, IF 2, HE 1, HE 2, HO 1, HO 2, EN 1, EN 2, EN 4, EN 5, EG 1

This is a high-priority Action Item – even small adjustments to regulatory text can have a major change on development patterns, accessibility, and environmental impact. Further,

with the wide variety of Goals and Objectives that are supported by this Action Item, it is imperative that steps are taken to further these efforts. Upon completion and adoption of the Comprehensive Plan, staff will begin reviewing and updating the planning regulations, such as the Zoning Ordinance and Subdivision and Development Regulations, as well as office policies, such as the Notification Policy, and internal review checklists. The following are topics/areas that will be reviewed:

- Review Zoning Ordinance, Subdivision and Development Regulations, and Building Code to ensure their combined use allows for and promotes the adaptive reuse of historic structures and historic preservation.
- Make changes based on previous Small Area Plan recommendations and other studies.
- Consider allowing flexible standards within Zoning Ordinance to allow for creative and adaptable use spaces, multi-use spaces, etc. (functionality). Create a “Flex” zone and add designated areas to the Future Land Use Map.
- Consider revisions to single-family zoning districts to permit “mother-in-law apartments/granny flats.” If desired, they can distinguish from other types of accessory dwelling units by a requiring the occupant(s) to be related to the occupant(s) of the primary dwelling.
- Consider setting PUD standards or trade-offs for affordable housing development.
- Consider incentives for affordable

housing that are commensurate with the proportion of affordable units. (Ex: density bonuses; expedited review/permitting; waiver of fees for review/permitting; and, relaxation or waiver of minimum vehicle parking requirements.)

- Review/amend Assisted Living, Shelter/Temporary Housing definitions, zoning requirements.
- Review/amend Agricultural zone district Conditional Use categories.
- Reduce impervious surface allowances in Agricultural and Rural Residential zone districts.

Timeframe: Medium, 2-5 years

While the staff will begin work immediately, this Action Item has been assigned a “Medium” timetable based on the sheer volume of work to be completed. Staff will need to determine the best method to approach these potential changes. Several may be tackled at once, while others may be split into groups or phases to accommodate work schedules and feasibility. Some projects may be accomplished within one year, but for a majority of projects to be completed, it will take several years.

Coordination: Planning Commission Staff Level Project

Staff may need to consult other agencies, departments, or working groups along the way. But, follow-up for this Action Item will be primarily conducted at the Planning Commission staff level.

Action Item No. 2: Adopt The Georgetown–Scott County Bicycle And Pedestrian Plan.

- Step 1: Adopt the Georgetown and Scott County Bicycle and Pedestrian Plan.
- Step 2: Actively pursue project recommendations from the Bicycle and Pedestrian Plan and Parks and Recreation Master Plan.
- Step 3: Include funding in capital budgets.

Supports goals: CF 1, CF 2, CF 3, IF 1, IF 2, IF 3, HE 2, HS 3, EN 3, EN 5, EG 1

This Action Item supports a wide range of Goals and Objectives throughout the Comprehensive Plan. Community Form and Infrastructure facilities are directly tied to bicycle and pedestrian transportation infrastructure. Safe, non-motorized transportation options are a priority for new development, and retrofitting projects where possible. The “neighborhood center” mixed-use areas and “community corridors” identified with this Comprehensive Plan highlight several areas desired for pedestrian-scaled development. The general public should have a variety of transportation options, and not depend on primarily automobile infrastructure. Adequate and safe non-motorized transportation networks shape the way our community can be experienced, accessed, and also the type and style of development desired.

Bicycle and pedestrian infrastructure provide healthy choices, not just in

transportation, but also recreation. With high rates of adult and youth obesity, the provision of safe recreational opportunities allows residents to make healthy choices and live an active lifestyle that can reduce negative health measures such as obesity. When a commercial center near a neighborhood is walkable, this allows a resident to choose to walk, rather than drive, making a transportation choice and health choice at the same time.

By providing non-motorized transportation options and encouraging bicycle and pedestrian activity, our community can also reduce dependence on automobile use, expenses, and environmental impact.

Trends show that cities with multi-use trails and non-motorized infrastructure are attracting new populations to move to the cities, build businesses, and support economic growth. A multi-modal transportation network is not just a transportation asset, but a health and economic asset, too.

Timeframe: Short, 1-2 years

A draft of the Bicycle and Pedestrian Plan was completed prior to the 2016 Comprehensive Plan update. Several changes are still to be made, but upon completion of this plan, staff should again have the time to dedicate to conducting final research and preparing the plan. It is imperative that the community move forward with this project so that changes can be implemented with new local



development and State road projects.

Coordination: Planning Commission Staff Level Project

Follow-up for this Action Item will be primarily conducted at the Planning Commission staff level. However, staff may need to consult other agencies, departments, or working groups along the way. For example, during and after completion of the final plan, the legislative bodies will need to be consulted prior to adoption.

Action Item No. 8: Each Municipality Creates A Capital Improvements Plan.

Each municipality creates a Capital Improvements Plan and coordinates review and comment by the Planning Commission on its conformance to the adopted Comprehensive Plan and Future Land Use Map.

Supports goals: CF 1, CF 2, IF 1, IF 2, IF 3, EN 5, EG 1

Capital Improvements Plans are a vital component of preparing for and managing long-term infrastructure costs for our community. At present, review is conducted internally, within each legislative body, but the majority of allocated budgets goes toward maintenance or repair of infrastructure that has already reached a point where it must be addressed. Proactive capital planning can help our community assess and anticipate future needs, planning for larger expenses and infrastructure installment, not just

purely maintenance, and planning for proactive maintenance.

While the cities and counties do review these elements on their own, a more comprehensive effort that is coordinated with the Comprehensive Plan and departmental concerns will allow our city to budget for larger expenses down the road. This is especially important given the rapid growth our community has experienced over the last 25 years, and that we are expected to encounter again in the coming 25 years.

Timeframe: Medium, implement in 4-5 years

City- and County-level Capital Improvements Plans should be implemented with the next 5-year update of the Comprehensive Plan (in 2021). Prior to that update, staff will need to review the studies from the 1980's and begin discussions with the legislative bodies. A system and review process will need to be established to coordinate review of data, preparation of projections, and provide departmental coordination.

Coordination: Infrastructure & Public Facilities

This Action Item has been assigned to the Infrastructure & Public Facilities working group for review and coordination. In order to implement county-wide capital improvements plans, a much higher level of inter-departmental collaboration and planning will be required to evaluate existing conditions of infrastructure

and maintenance. Additionally, structures such as impact fees or Fee-in-Lieu-of (FILO) type systems will need to be studied for possible implementation to help the Cities and County assess impact of new development and ability to maintain necessary infrastructure over time. This committee will help provide the necessary communication with City and County level departments such as GMWSS, Public Works, City Engineer, and Code Enforcement.

Action Item No. 14: Develop a Comprehensive Cultural Resource Plan.

Develop a comprehensive cultural resource plan and formal policy/ ordinance that protects environmental aesthetics and the historic character of the rural landscape as well as man-made and built elements of our cultural identity.

Supports goals: CF 2, HE 1, HE 2, HE 3, IF 2, EG 1

Both the Community Form and Heritage Comprehensive Plan working committees described our local history and resources as important aspect of Scott County's brand, image, and values. As we grow, the community has expressed strong desires to retain the natural and built elements of our landscapes that help define our past and heritage. A Cultural Resource Plan would assist the County and its citizens to more easily identify locations, whether natural, built, or cultural, that are of a historic significance in

our community. The Plan would help to monitor the status of facilities – whether they are currently under any protected areas, such as local or national registers, and whether they are proposed for such.

Historic preservation efforts have been linked to strong downtowns, tourism attractions, and economic growth opportunities. With planning, cultural resource protection can not only help preserve our community's past, but also help to shape its future.

Elements of the Cultural Resource Plan should include:

- Step 1: Update cultural district list to include list of current natural and built resources that are desired for protection, such as:
 - Historic properties, landmarks, and sites, in general
 - Specific sites such as Ward Hall, Cardome, Elkhorn Creek
 - Parks located on Elkhorn Creek
 - Farm fences and rock walls
 - Distinct neighborhood elements
 - Historic churches
- Step 2: Develop and maintain a local inventory of historic landmarks, places and districts, with photographs, descriptions and information on history, ownership and current conditions.
 - Are these places on a local or national register?
 - Use this list to track structures, districts and landmarks that could become eligible for historic designation (50-year threshold).

- Step 3: A wireless communication facilities/cellular tower and utilities ordinance should be written to coordinate with the protection of elements identified in the Cultural Resource Plan. (See Action Item No. 32.)

Timeframe: Medium, 3-5 years

Research will include updates to the 1991 Comprehensive Plan's Cultural Resources mapping, as well as coordination with local heritage societies.

Coordination: Heritage Committee

The Heritage Committee will oversee the creation of a Cultural Resource Plan. The Scott County Historic Society and Kentucky Heritage Council will be called on for their assistance in assessing the current historic resources, assets, and conditions. The Planning Commission staff and GIS department will work to prepare interactive mapping/searchable databases reflecting the existing property on the national historic register, as well as new proposed areas. In addition, the Commission staff will assist in the preparation of a formal policy or ordinance to protect these resources once fully identified.

Action Item No. 15: Create, Revitalize, and Promote Outdoor Spaces for Social Activities, Special Events, and Public Art.

Supports goals: CF 2, HE 3, IF 1, IF 3, HS 2, EG 1

This Action Item originated through the Human Services committee, initially focused on the public engagement element. It was later expanded to include public art, and to provide more emphasis on the use of public spaces. The purpose of this Action Item is wide – accomplishing a variety of goals throughout various chapters of the Comprehensive Plan (Community Form, Heritage, Human Services, Public Infrastructure, and Economic Growth). It provides many benefits for relatively low costs. The main goals are to improve the physical locations where people already gather, to make them cleaner, brighter, more engaging. The addition of benches, tables, public sculptures or murals all help to activate public spaces, making them more attractive and more engaging.

Promotion of these places and improvements is an important piece of the Action Item, because in order to be successful, our community must actually know about the changes, and begin to utilize them.

Timeframe: Short, 1-3 years, on-going

Programs can be initiated almost immediately to revitalize or improve existing public parks and gathering places. Events such as the Main Street Clean Sweep can be expanded to include parks, or school grounds. Installation of murals, sculptures or other public art projects can be completed in short time. School teachers and local artists are great



resources for short-term projects. Longer-term or large scale art installations, renovations, and even new locations, can be coordinated through Parks and Recreation, Tourism, and legislative bodies.

Coordination: Heritage

The primary project coordination should occur through the Parks and Recreation department, since a majority of the spaces will likely be at current parks. However, the installation of public art and outdoor events should not occur in only parks, but also other spaces with high public use, such as: downtown Georgetown's court square, schools, the library, and outside public offices. The Tourism Commission, legislative bodies, Arts and Cultural Center, school system, and Planning Commission are additional resources to help with the pursuit of this Action Item.

Action Item No. 16: Conduct A Transportation Master Plan.

The Transportation Master Plan should include all modes of transportation - automobile, bicycle, pedestrian, rail, air, heavy trucks, public transit, consider future bus routes, and develop plan for bus stops.

Supports goals: CF 1, CF 2, IF 2, IF 3, HO 1, EN 1

This Action Item is an integral next step in our planning process. Transportation and Land Use are so

closely tied, and must be coordinated. We envision the Transportation Master Plan as a full-scale review of our existing conditions, level of service, and modal-split. We would like to place additional emphasis on the inclusion of non-motorized transportation options in the long-range planning of our transportation infrastructure as we move our community forward.

The following are items that may be included or reviewed as part of a Transportation Master Plan, or as additional steps that can be pursued:

- Adopt the Bicycle and Pedestrian Plan (See Action Item No. 2).
- Extend the Legacy Trail through Scott County.
- Conduct a downtown Georgetown parking study.
- Create a street rehab/enhancement manual to improve and beautify existing streets. Include sample street sections, street tree recommendations, road diet examples, and street art program examples. See the "Core of Georgetown" downtown streetscape standards prepared by the University of Cincinnati Plan Making Workshop (Jan. 2017).
- Develop a "Complete Streets" policy for city streets and support Strong Towns concepts (place-making and accessibility).
- Support efforts of the Bluegrass Community Action Partnership to provide bus transportation services within Scott County.

Timeframe: Short, 1-3 years

This Action Item should be pursued immediately upon completion and adoption of the 2016 Comprehensive Plan. Its recommendations will become vital components of the next 5-year update of the Comprehensive Plan and be used in Capital Planning at a county-wide scale.

Coordination: Community Form/ Planning Commission Staff

The Planning Commission staff recommend hiring a consultant firm to assist with the completion of this Action Item. A consultant will be able to provide additional assistance in traffic modeling and analysis using their outside perspective. While the Community Form working committee and planning staff will be the main entities to review and move this project forward, the legislative bodies, Kentucky Transportation District 7 office, City Engineers and Commission, and the Georgetown Traffic Committee should all be consulted throughout the process.

Action Item No. 24: Study the Fiscal Impact to the Cities and County of Long-Term Maintenance of New Public Infrastructure and Services.

Supports goals: CF 1, CF 3, IF 2, IF 3, EN 5

This Action Item should be paired closely with Action Item No. 8 (Capital Improvements Plan), particularly because the review and

coordination between current and long-range planning and infrastructure maintenance should be tied more closely together. Can we justify the expansion of the city and new development with the tax base increase? Can we quantify those numbers, and are they sufficient to cover the anticipated long-term impacts of expansion/development on our City and County road maintenance, public service departments, and staffing?

With this Action Item, a method of balancing the cost/benefit to the cities/County of new development will be recommended. Develop policy for Planning Commission and City/County consideration of fiscal impact of zone change and/or major subdivision, and development plan requests. The purpose of this Action Item is to understand the true costs of development, and provide sufficient funds so as not to encumber future residents with unanticipated maintenance costs. This review can shift the cost to new development, and not the public at large. Overall, this allows our community to develop in a more sustainable manner.

We see two major steps to pursue:

1. Require provision of lifecycle costs at the time of zone change and/or annexation.
2. Create an impact fee system for new development or major subdivisions. Include Fee-in-Lieu-of system or right-of-way dedication for public space and/or infrastructure development. Include specific reference to

roads.

Timeframe: Medium, implement in 4-5 years

The requirement of lifecycle costs can be implemented over the next 2 years. Then, additional study can be conducted, and paired with the Capital Planning research to prepare our community for the consideration of Impact Fees at time of development.

Coordination: Infrastructure & Public Facilities

The Infrastructure and Public Facilities working committee will monitor progress on this Action Item. However, it is suggested that a consultant be hired to advise the community on necessary steps. Work should be coordinated with the legislative bodies, Chamber of Commerce, and Planning Commission.

Action Item No. 25: Conduct Annual or Semi-Annual Small Area Plan.

Conduct an annual or semi-annual Small Area Plan or Neighborhood Plan, starting with the 8 Neighborhood Center Nodes.

Supports goals: CF 2, IF 1, IF 2, HS 1, HS 2

This Comprehensive Plan has identified eight (8) areas as "Neighborhood Center" nodes, along with "Community Corridor" priority areas surrounding virtually

all nodes. The intent is for all future redevelopment or new development to follow pedestrian-oriented design, increasing accessibility, and orientation of structures to create walkable areas. Additionally, the plan calls for increased design standards and aesthetic considerations in these areas (sign sweeps and cleanup, etc.). This plan provides a preliminary discussion for the direction for each of the eight areas, but further study is still recommended to develop more detailed recommendations and to ensure design that is consistent with the desires of the included property owners and residents.

The Small Area Plans for each Neighborhood Center should include study of:

- Road and Streetscape Standards:
 - Existing pedestrian and bicycle infrastructure
 - Street layout and connectivity
 - Street sections
 - Street tree / lawn plantings
- Building/Site Standards
 - Architectural design standards
 - Orientation of structures to streets
 - Pedestrian Accessibility
 - Location of parking lots on site
- Land Use Pattern
 - Needed land use types?
 - Transitions of higher density commercial, office, and residential to medium or lower density surrounding area



- Visualization
 - Renderings to demonstrate desired street, building, and land use patterns
 - To be used in coordination with regulatory elements to guide future development in these areas

It may also be pertinent to consider data/resources/qualifications to trigger study for additional areas.

Timeframe: Short, begin immediately

It is proposed to conduct 1-2 small area studies per year following completion of the Comprehensive Plan update. Ideally, all of the eight (8) areas can be completed prior to completion of the next 5-year updated of the Comprehensive Plan, in 2021.

Coordination: Community Form

Planning Commission staff will guide the process, and work with members of the Community Form working committee to establish small area studies for each of the 8 identified "Neighborhood Center" nodes and community corridors throughout the County. Additional small area studies may be planned as time permits and/or as priorities change.

Action Item No. 32: Minimize Impacts of Wireless Communication Facilities.

Revise Zoning Ordinance and Subdivision and Development Regulations to minimize impacts of

wireless communication facilities and other utilities to historic, cultural, and environmentally sensitive areas, while still providing necessary services.

Supports goals: IF 1, IF 2, HE 2, EN 4

The Planning Commission has received many public comments concerning updates to the regulations regarding cellular communication towers in our county, and wants to pursue a project to amend our regulations. The Infrastructure and Public Facilities working committee also received a wide variety of input regarding proposed amendments.

An ordinance amending the text of our Zoning Ordinance would need to be completed to create full changes to our regulatory documents. In the meantime, staff recommends the following guidance as part of our Comprehensive Plan:

The location and siting of cellular telecommunications towers should:

- Protect environmentally sensitive lands
- Protect local and national cultural or historic districts and properties
- Protect all elements identified in the Cultural Resource Plan
- Prioritize land for towers in the following manner:
 - Public-owned land
 - Industrial land
 - Commercial, office, etc.
 - Agricultural land
 - Residential land

- Provide additional buffer or screening

In addition to the guidance above, the following potential types of changes should be examined:

- Require monopole towers instead of lattice towers
- Require cellular utility companies to utilize County-owned property where feasible
- Require additional buffers and setback distances for any wireless communications facility located within certain proximity of environmentally sensitive areas, cultural or historic amenities.

Timeframe: Short, 1 year

This is high-priority item, that should be accomplished within 1 year of completion of the Comprehensive Plan.

Coordination: Infrastructure & Public Facilities

This text amendment or new ordinance should be conducted in coordination with the Planning Commission, legislative bodies, and utility companies. Additionally, the Heritage Committee, which is preparing a Cultural Resource Plan as part of Action Item No. 14, may also be consulted because one of the desired elements of that plan is to protect built and natural cultural and historic resources from the damaging impacts of wireless communication facilities and other utilities.

Action Item No. 42:

Implement Beautification Projects in Strategic Locations.

Beautification projects should be implemented in the identified community corridors and entrances (see Future Land Use supplemental map). Projects can include entry way welcome signs or streetscape project and the installation of landscaping materials along community corridors and/or in medians.

Supports goals: CF 2, HE 2, EG 1

This Action Item, while only listed to support three major Goals of the Comprehensive Plan, is one that will provide immediate return on dollars invested. The Economic Growth working committee and Tourism will be the two major groups to pursue this Action Item. Beautification efforts along main corridors and entryways can help revitalize the areas, attract visitors, tenants, and new growth.

This Action Item pairs with several other Action Items identified in the staff's Top 10. These are:

- No. 8: Each municipality creates a Capital Improvements Plan. This Action Item could help our communities plan for large-scale costs such as streetscape revitalization, major signs or public improvements at the entrances of our cities.
- No. 15: Create, revitalize, and promote outdoor spaces for social activities, special events, and public

art. This Action Item calls for beautification and renovation of not just parks or traditional meetings spaces, but also downtown squares and other streets that are temporarily used to host public events.

- No. 16: Conduct a Transportation Master Plan. This Action Item includes possible streetscape guidelines, or “complete street” elements and beautification efforts.
- No. 25: Conduct annual or semi-annual neighborhood plan or Small Area Plan, starting with the 8 Neighborhood Center Nodes. This Action Item includes reference to the “Community Corridors” that typically align with identified “Neighborhood Center” nodes throughout our community.

The impact of combining all of these Action Items is to provide an aesthetic boost to our most needed areas – places that are both highly visible, and highly used.

Timeframe: Short, 2-3 years, then annually

Target locations have already been identified through this plan’s “Community Corridors” and “Entryways” (see section/link). This pairs with work already underway by the Tourism Commission, making this a realistic timeframe to see initial projects started, although work would continue to be conducted on a recurring or annual basis.

Coordination: Economic Growth

The primary group to begin work on this Action Item is the Tourism Commission, which already has a 5-year plan for installation of entry signs and beautification projects. The Planning Commission, Public Works, and Scott County Jail have all indicated a willingness to assist with review, design, installation, and man power for these types of projects.

Staff Action Item Tables (following pages)

The following pages contain two tables for staff-related Action Items. The first is a summary of the Staff’s Top 10 Priority Action Items, as described above. As mentioned previously, these Action Items often overlap with multiple committees and will benefit from significant public involvement. Action Items within this list also appear within the Action Committees’ (Working Groups) lists of Action Items later in this chapter.

The second table to follow, is a list of Action Items that will be undertaken by staff independently from the Action Committees (Working Groups). While developed through committees over the course of preparing this plan, these Action Items will be undertaken by staff of the Planning Commission outside of the citizen-led committees because they are similar to tasks and research the staff regularly undertakes in the normal course of business. Any proposed changes to ordinances or adoption of plans will require presentations to and approval from the Planning Commission.



Table 16. Staff's Top 10 Priority Action Items

Action Item Number	Description	Timeframe	Assigned Committee
1	Update Zoning Ordinance and Subdivision and Development Regulations to ensure land use, transportation, and utilities develop to support each other, and are designed to be compatible with each other and the community vision. Include safety in design measures, such as barriers, access, visibility, lighting, etc. Include design standards for all commercial areas. (More detail in Table Below.)	M	Staff Only
2	Adopt the Georgetown-Scott County Bicycle and Pedestrian Plan (step 1). Actively pursue project recommendations from the Bicycle-Pedestrian plan and Parks and Recreation Master Plan (step 2), include funding in capital budgets (step 3).	S	Staff Only
8	Each municipality creates a Capital Improvements Plan and coordinates review and comment by the Planning Commission on its conformance to the adopted Comprehensive Plan and Future Land Use Map.	M	Infra. & Public Facilities
14	Develop a comprehensive cultural resource plan and formal policy/ordinance that protects environmental aesthetics and the historic character of the rural landscape as well as man-made or built elements of our cultural identity. Develop and maintain a local inventory of historic landmarks, places and districts, with photographs, descriptions and information on history, ownership and current conditions. Track structures, districts and landmarks that could become eligible for historic designation (50-year threshold) during the time span of this plan. (More detail in Committee Action Table Below.)	M	Heritage
15	Create, revitalize, and promote outdoor spaces for social activities, special events, and public art.	S	Heritage
16	"Conduct a Transportation Master Plan, to include all modes of transportation - automobile, bicycle, pedestrian, rail, air, heavy trucks, public transit, consider future bus routes, and develop plan for bus stops. (More detail in Committee Action Table Below.)	S	Community Form
24	Study the fiscal impact to the cities and county of long term maintenance of new public infrastructure and services. Recommend a method of balancing the cost/benefit to the cities/county of new development. Develop policy for Planning Commission and City/County consideration of fiscal impact of zone change and/or major subdivision, and development plan requests. Purpose - understand the true costs of development, provide sufficient funds so as not to encumber future residents with unnecessary maintenance costs. Shift cost to new development (not the public at large) (sustainability focus). (More detail in Committee Action Table Below.)	M	Infra. & Public Facilities
25	Conduct annual or semi-annual neighborhood plan or Small Area Plan, starting with the 8 Neighborhood Center Nodes. Consider data/resources/qualifications to trigger study for additional areas.	S	Community Form
32	Revise Zoning Ordinance and Subdivision and Development Regulations to minimize impacts of wireless communication facilities and other utilities to historic, cultural, and environmentally sensitive areas, while still providing necessary services.	S	Infra. & Public Facilities
42	Beautification projects, such as entry-way/welcome signs or streetscape projects, install landscaping materials along major corridors and/or in medians.	S	Economic Growth

Note: Further detail regarding each of the Staff's Top 10 Action Items can be found in the preceding pages of this plan. Additionally, some items have additional detail in their respective Action Committ Table.

Action Item Number	Project Lead	Partner	Reference 1	Reference 2	Reference 3	Reference 4	Reference 5	Reference 6	Reference 7	Reference 8	Reference 9	Reference 10	Reference 11	Reference 12	Reference 13	Reference 14
1	Planning Commission	Other agencies/ departments as necessary	CF 1	CF 2	CF 3	IF 1	IF 2	HE 1	HE 2	HO 1	HO 2	EN 1	EN 2	EN 4	EN 5	EG 1
2	Planning Commission	Legislative Bodies	CF 1	CF 2	CF 3	IF 1	IF 2	IF 3	HE 2	HS 3	EN 3	EN 5	EG 1			
8	Legislative Bodies	GSCPC, GMWSS, Public Works, Code Enforcemt., City Engr.	CF 1	CF 2	IF 1	IF 2	IF 3	EN 5	EG 1							
14	Planning Commission; GIS department (mapping)	Scott County Historic Society, Kentucky Heritage Council	CF 2	HE 1	HE 2	HE 3	IF 2	EG 1								
15	Parks and Recreation	Tourism, Leg Bodies, GSCPC, Arts & Cult. Ctr, Scott Co. Schools, Georgetown College	CF 2	HE 3	IF 1	IF 3	HS 2	EG 1								
16	Consultant	GSCPC, Leg. Bodies, KYTC-District 7, Traffic Committee	CF 1	CF 2	IF 2	IF 3	HO 1	EN 1								
24	Consultant	Legislative Bodies, Chamber of Commerce, GSCPC	CF 1	CF 3	IF 2	IF 3	EN 5									
25	Planning Commission		CF 2	IF 1	IF 2	HS 1	HS 2									
32	Planning Commission	Cities, County, Utility Companies	IF 1	IF 2	HE 2	EN 4										
42	Tourism Commission	Planning Commission, Public Works, S.C. Jail	CF 2	HE 2	EG 1											



Table 17. Staff’s Independent Action Items

Action Item Number	Description	Timeframe	Staff Top 10	Committee Priority Rank
1	<p>Update Zoning Ordinance and Subdivision and Development Regulations to ensure land use, transportation, and utilities develop to support each other, and are designed to be compatible with each other and the community vision. Include safety in design measures, such as barriers, access, visibility, lighting, etc. Include design standards for all commercial areas.</p> <ul style="list-style-type: none"> • Allow “Flex” zone and add designated areas to the Future Land Use Map. Consider allowing flexible standards within Zoning Ordinance to allow for creative and adaptable use spaces, multi-use spaces, etc. (functionality) <ul style="list-style-type: none"> • Consider set PUD standards or trade-offs for affordable housing development • Consider incentives for affordable housing that are commensurate with the proportion of affordable units. (Ex: density bonuses; expedited review/permitting; waiver of fees for review/permitting; and, relaxation or waiver of minimum vehicle parking requirements.) • Consider revisions to single-family zoning districts to permit “mother-in-law apartments/granny flats.” If desired, can distinguish from other types of accessory dwelling units by a requiring the occupant(s) to be related to the occupant(s) of the primary dwelling. <ul style="list-style-type: none"> • Review/amend Assisted Living, Shelter/Temporary Housing definitions, zoning requirements. <ul style="list-style-type: none"> • Review/amend agricultural Conditional Use categories • Make any changes based on previous Small Area Plan • Review Zoning Ordinance, Subdivision and Development Regulations, and Building Code to ensure their combined use allows for and promotes the adaptive reuse of historic structures and historic preservation. <ul style="list-style-type: none"> • Reduce impervious surface allowances in agricultural and rural residential districts 	M	Yes	Yes
2	Adopt the Georgetown-Scott County Bicycle and Pedestrian Plan (step 1). Actively pursue project recommendations from the Bicycle-Pedestrian plan and Parks and Recreation Master Plan (step 2), include funding in capital budgets (step 3).	S	Yes	Yes
26	Adopt a Planned Unit Development (PUD) Ordinance.	L		
41	Establish a connectivity index to make neighborhoods/the community (not just residential, but commercial, office, industrial, etc.) more walkable and accessible for provision of emergency services.	S		Yes
49	Dedicate a planning staff person to work with the Code Enforcement board.	S		
51	Provide annual progress reports on comprehensive Plan Implementation and other local planning efforts to the Planning Commission. Create a monthly article or insert in the News-Graphic (like the Skinny) to reach out to public regarding updates and implementation of Comprehensive Plan and current Planning Commission activities. Report success stories.	S		
57	Provide a variety of outreach and communication forms, times and locations for future Planning Commission meetings. Expand participation options/formats for Small Area Plans, neighborhood plans, surveys, etc.	S		



Action Item Number	Project Lead	Partner	Reference 1	Reference 2	Reference 3	Reference 4	Reference 5	Reference 6	Reference 7	Reference 8	Reference 9	Reference 10	Reference 11	Reference 12	Reference 13	Reference 14
1	Planning Commission	Other agencies/ departments as necessary	CF 1	CF 2	CF 3	IF 1	IF 2	HE 1	HE 2	HO 1	HO 2	EN 1	EN 2	EN 4	EN 5	EG 1
2	Planning Commission	Legislative Bodies	CF 1	CF 2	CF 3	IF 1	IF 2	IF 3	HE 2	HS 3	EN 3	EN 5	EG 1			
26	Planning Commission		HO 3	EN 5	HO 1	CF 2	CF 3									
41	Planning Commission	Infrastructure and Public Communities committee, when needed	HS 3	CF 1	IF 1	IF 2										
49	Planning Commission	Code Enforcement Board	HO 2	CF 2	EN 4											
51	Planning Commission	Legislative Bodies, News-Graphic	HS 2	IF 1	IF 3											
57	Planning Commission		HS 1	HS 2												



Action Committees & Getting Involved



Figure 106. Participants at First Public Meeting

The six sub-committees developed as part of this Comprehensive Plan update will be converted into citizen-led “action” committees to follow up on the Action Items identified in this chapter. These groups are coordinated by and for the public, to help ensure that the Action Items have continued follow-up. The goal of these committees is to develop coordinated work between multiple departments and volunteers to pursue some of the smaller projects that don’t fall easily into the Planning Staff’s workload, or don’t fit within the Planning Department’s role. Planning Staff will help facilitate these committees by offering/hosting meeting locations and maintaining contact information, but the work progress will be directed by the groups’ members. The groups will likely meet quarterly or semi-annually based on participant desires. The groups may meet more frequently if the committee is actively working on projects and its members desire more frequent meetings.

As a committee member, you will:

- Attend meetings
- Conduct research
- Propose recommendations (text amendment, projects, etc.)
- Lead or participate in a citizen-based project
- Review staff draft text or ordinances

The complete list of Action Items for each committee is located within the following pages of this chapter.

If you are interested in serving on one of the action-oriented working committees, you can find additional details on the Planning Commission website, under Planning and the Comprehensive Plan. There, each committee will host a work plan, showing the status of the assigned Action Items, and details regarding how to become involved.

Action Items by Committee

Table Categories:

- **Action Item Number:** This is a generic number assigned based on sorting the complete database of recommended Action Items by the number of Goals supported. In general, the lowest Action Item numbers support the highest number of Goals located throughout the Comprehensive Plan. This generally means that Action Items at the top of this list provide a higher level of output per Action Item, but does not reflect the time or staffing needs to accomplish each Action Item.
- **Description:** A brief project description.
- **Timeframe:** All Action Items have been assigned a general timeframe anticipated to complete the work associated with that item. The timeframe does not guarantee completion by a certain date, but rather sets out the general length of time that staff anticipates that project would take. It also does not account for coordination of timing and work with other projects. Lengths vary, but typically fall within the following timeframes:
 - Short (S): 1-3 years
 - Medium (M): 3-7 years
 - Long (L): 5+ years
- **Staff Top 10:** This column indicates whether the Action Item has been ranked as one of the Planning staff's "Top 10" Priority Action Items to pursue.
- **Assigned Committee:** Indicates the committee with primary responsibility for follow-up. The working committee will help the project leads and partners to review and complete steps of the Action Items.
- **Committee Priority Rank:** This column indicates Action Items that were ranked highly by their committees. These Action Items have been shown within the chapter related to their committee assignment.
- **Project Lead:** This is the agency or individual identified to take on leadership for completion of the Action Item.
- **Partner:** Project partners may be called upon by the Project Lead and working committees to provide information or assessment of proposals related to the Action Item.
- **Reference Columns:** There are total of 14 reference columns that indicate the chapters and Goals supported by each Action Item. We have not indicated support of individual Objectives, but rather indicated whether an Action Item supports any part of the Goal. The Goals are list with:
 - **Color:** Identifies the chapter
 - **Abbreviation:** Identifies the chapter
 - **Number:** Identifies the Goal



Table 18. Community Form Action Items

Action Item Number	Description	Timeframe	Staff Top 10	Committee Priority Rank
6	Conduct a downtown Georgetown parking study.	S		
11	Develop a "Complete Streets" policy for city streets and support Strong Towns concepts (place-making and accessibility). Create a street rehab/enhancement manual to improve, beautify existing streets. Include sample street sections, street tree recommendations, road diet examples, and street art program examples.	M		
16	<p>Conduct a Transportation Master Plan, to include all modes of transportation - automobile, bicycle, pedestrian, rail, air, heavy trucks, public transit, consider future bus routes, and develop plan for bus stops.</p> <ul style="list-style-type: none"> • Adopt the Bicycle and Pedestrian Plan. • Develop a "Complete Streets" policy for city streets and support Strong Towns concepts (place-making and accessibility). • Extend the Legacy Trail through Scott County. • Conduct a downtown Georgetown parking study. • Create a street rehab/enhancement manual to improve, beautify existing streets. Include sample street sections, street tree recommendations, road diet examples, and street art program examples. • Support efforts of the Bluegrass Community Action Partnership to provide bus transportation services within Scott County. 	S	Yes	Yes
22	<p>Develop architectural design standards for Neighborhood Center Nodes and Community Corridors. Consider:</p> <ul style="list-style-type: none"> • Density of commercial and residential uses within the identified Neighborhood Center, and areas within a ¼ mile radius • Set walkability or accessibility standards for density bonuses • Establish bicycle infrastructure standards • Pursue projects from the Georgetown Bicycle and Pedestrian Plan 	M		Yes
23	Conduct sign sweeps and general clean-up efforts in the Neighborhood Center Nodes and Community Corridors.	S		
25	Conduct annual or semi-annual neighborhood plan or Small Area Plan, starting with the 8 Neighborhood Center Nodes. Consider data/resources/qualifications to trigger study for additional areas.	S	Yes	
38	Support partnerships with private land trusts, foundations, and other organizations that can assist the community in acquiring land, obtaining conservation easements and maintaining and managing open space and natural resources. Develop policy to reserve or acquire appropriate land as development and subdivision approvals are granted to meet the open space and recreational needs of the growing population based on the Parks and Recreation Master Plan, identified Bicycle and Pedestrian Plan corridors, and Subdivision and Development Regulations. Fund and construct bicycle and pedestrian facilities per the Bicycle and Pedestrian Plan. Examples include extending the Legacy Trail through Scott County, increase sidewalk connectivity between neighborhoods, schools, and commercial areas, etc. Expand bicycle and pedestrian access along major corridors and between residential and commercial areas.	L		



Action Item Number	Project Lead	Partner	Reference 1	Reference 2	Reference 3	Reference 4	Reference 5	Reference 6	Reference 7	Reference 8	Reference 9	Reference 10	Reference 11	Reference 12	Reference 13	Reference 14
6	Planning Commission and/or Consultant	Traffic Committee	CF 1	CF 2	CF 3	IF 2	IF 3	HE 1	EN 1	EG 2						
11	Planning Commission	Legislative Bodies, KYTC-District 7	CF 1	CF 2	IF 2	HE 2	HE 3	EN 3	EG 1							
16	Consultant	Planning Commission, Legislative Bodies, KYTC-District 7, Traffic Committee	CF 1	CF 2	IF 2	IF 3	HO 1	EN 1								
22	Planning Commission and/or Consultant	All three cities	HE 1	CF 2	CF 3	HO 1	EG 1	EG 2								
23	Code Enforcement Advisory Group	Building Inspection	HE 1	CF 2	CF 3	EN 1	EN 2	EG 1								
25	Planning Commission		CF 2	IF 1	IF 2	HS 1	HS 2									
			CF 2	IF 1	EG 1	EN 5										



Table 19. Infrastructure & Public Facilities Action Items

Action Item Number	Description	Timeframe	Staff Top 10	Committee Priority Rank				
7	Develop open space and park requirements. Include dedication of land or Fee in Lieu of system for all major development over a certain size threshold.	M		Yes				
8	Each municipality creates a Capital Improvements Plan and coordinates review and comment by the Planning Commission on its conformance to the adopted Comprehensive Plan and Future Land Use Map.	M	Yes	Yes				
24	Study the fiscal impact to the cities and county of long term maintenance of new public infrastructure and services. Recommend a method of balancing the cost/benefit to the cities/county of new development. Develop policy for Planning Commission and City/County consideration of fiscal impact of zone change and/or major subdivision, and development plan requests. Purpose - understand the true costs of development, provide sufficient funds so as not to encumber future residents with unnecessary maintenance costs. Shift cost to new development (not the public at large) (sustainability focus). Step 1) Require provision of lifecycle costs at the time of zone change and/or annexation. Step 2) Create impact fee system for new development. Include Fee-in-Lieu-of system or right-of-way dedication for public space and/or infrastructure development. Include specific reference to roads.	M	Yes	Yes				
30	Establish a local 50-50 matching grant program for targeted sidewalks improvement areas.	M						
32	Revise Zoning Ordinance and Subdivision and Development Regulations to minimize impacts of wireless communication facilities and other utilities to historic, cultural, and environmentally sensitive areas, while still providing necessary services.	S	Yes	Yes				
33	Update Stormwater Manual to be environmentally friendly, multi-functional, and aesthetically pleasing.	S						
35	Coordinate facility plans with Georgetown College, BCTC, and the Scott County Schools system.	M						
48	Form a high-speed internet advocacy group. Embrace and expand modern technology. Increase access to information and ability to communicate. Increase access will lead to larger community benefits.	S						



Action Item Number	Project Lead	Partner	Reference 1	Reference 2	Reference 3	Reference 4	Reference 5	Reference 6	Reference 7	Reference 8	Reference 9	Reference 10	Reference 11	Reference 12	Reference 13	Reference 14
7	Planning Commission	Parks and Recreation	CF 2	CF 3	IF 1	IF 3	HE 2	HS 3	EN 5	EG 1						
8	Legislative Bodies	Planning Commission, GMWSS, Public Works, City Engineer, Code Enforcement	CF 1	CF 2	IF 1	IF 2	IF 3	EN 5	EG 1							
24	Consultant	Legislative Bodies, Chamber of Commerce, Planning Commission	CF 1	CF 3	IF 2	IF 3	EN 5									
30	Cities	Planning Commission	CF 1	CF 2	IF 2	IF 3	EN 3									
32	Planning Commission	Cities, County, Utility Companies	IF 1	IF 2	HE 2	EN 4										
33	City of Georgetown	Planning Commission	IF 2	CF 2	CF 3	EN 1										
35	Planning Commission	Georgetown College, BCTC, Scott County School Board	HS 1	IF 1	CF 1	CF 2										
48	Steve Roggenkamp		IF 1	IF 2	HS 1											





Table 20. Heritage Action Items

Action Item Number	Description	Timeframe	Staff Top 10	Committee Priority Rank				
9	Develop a geocaching program to encourage exploration of the community (locations and/or history)	S						
10	Expand educational resources, materials, and programming materials to increase local awareness and knowledge of our local cultural and historic resources, as well as historic preservation methods and resources. Materials could include: flyers, handbooks, partnership programs, "how-to" brochures, historic property tours, preservation incentive research, information about our local historic resources such as Cardome, the old jail/ Arts and Cultural Center, Georgetown College, and other local entities such as Toyota and our school system, education about infill and redevelopment, etc. Work with the Scott County Historical Society to help develop a list of preservation grants and resources necessary to acquire preservation easements. Add resources the Planning Commission website, and/or physical library.	M						
14	Develop a comprehensive cultural resource plan and formal policy/ordinance that protects environmental aesthetics and the historic character of the rural landscape as well as man-made or built elements of our cultural identity. Elements should include: historic properties, landmarks, and sites, Ward Hall, Cardome, Elkhorn Creek, parks on Elkhorn Creek, Farm fences, rock walls, distinct neighborhood elements, historic churches, cell towers and utilities, etc. Update cultural district list to include list of current cultural resources (natural and built). Develop and maintain a local inventory of historic landmarks, places and districts, with photographs, descriptions and information on history, ownership and current conditions. Track structures, districts and landmarks that could become eligible for historic designation (50-year threshold) during the time span of this plan.	M	Yes	Yes				
15	Create, revitalize, and promote outdoor spaces for social activities, special events, and public art.	S	Yes	Yes				
18	Amend the downtown historic district regulations to better support long-term maintenance and preservation efforts, along with compatible contemporary design and use of new structures. Option 1) Adopt a revised local historic preservation district ordinance, Design Standards, and Architectural Review Board to ensure the historic qualities of designated areas are maintained and enhanced over time. Option 2) Consider use of regulations with a Form-Based Code in Downtown Georgetown.	S		Yes				

Action Item Number	Project Lead	Partner	Reference 1	Reference 2	Reference 3	Reference 4	Reference 5	Reference 6	Reference 7	Reference 8	Reference 9	Reference 10	Reference 11	Reference 12	Reference 13	Reference 14
9	Tourism	Planning Commission, Legislative Bodies	HS 1	HE 1	HE 2	HE 4	HO 1	HO 2	EG 1							
10	Scott County Historic Society	Kentucky Heritage Council, Planning Commission	CF 1	CF 2	CF 3	HE 1	HE 2	HO 2	HS 1							
14	Planning Commission; GIS department (mapping)	Scott County Historic Society, Kentucky Heritage Council	CF 2	HE 1	HE 2	HE 3	IF 2	EG 1								
15	Parks and Recreation	Tourism Commission, Legislative Bodies, Planning Commission, Arts & Cultural Center, Scott County Schools, Georgetown College	CF 2	HE 3	IF 1	IF 3	HS 2	EG 1								
18	Planning Commission	Historic Society, Kentucky Heritage Council, Legislative Bodies	CF 2	CF 3	HE 1	HO 2	EG 1	EG 2								



Table 21. Housing Action Items

Action Item Number	Description	Timeframe	Staff Top 10	Committee Priority Rank
4	Create a vacant property task force to address maintenance concerns, adaptive reuse of vacant and underutilized properties. Eventually, this group could also focus on incentives or policy to promote infill projects on vacant lots, as well as support flexible uses, and multi-use sites. See Louisville Vacant Property Tax Force for ideas. Project examples include: 1) Offer tax grants/amnesty to allow owners of vacant or dilapidated property to rehabilitate structures on site with the amount owed in taxes (example: Fulton, KY allows accumulated owed taxes to be forgiven if the owner rehabilitates within 6-months of notice. If they don't, then the city will foreclose on the property.) 2) Tax exemption or abatement policies for targeted projects (infill, renovation, etc.). and 3) Implement innovative programs, such as a land bank, to facilitate property maintenance and use in the public interest, including but not limited to, affordable housing and commercial and economic activity.	M		Yes
17	Update the Residential zoning categories to allow more flexible housing standards (to allow more affordability, mother-in-law suites/granny flats, assisted living, shelter, and temporary housing.	L		Yes
27	Establish a housing inventory program to identify and document the location, size, individual characteristics, appearance/general condition, date of construction, vacancies, and own vs. rent and inhabitants of residential areas.	M		Yes
39	Develop and maintain a public list of sites that may be suitable for development of affordable housing.	S		Yes
47	Reduce fees, review time, and/or or provide city/county funded services and utilities to applicants who develop affordable housing.	L		
56	"Prepare an Affordable Housing Market Analysis. (See Bowling Green for example) <ul style="list-style-type: none"> • Social and Economic Characteristics of our County and Cities <ul style="list-style-type: none"> • Population and Household Projections <ul style="list-style-type: none"> • Housing Affordability • Current Housing Demand and Supply <ul style="list-style-type: none"> • Forecasted Housing Demands • Local and National Trends Affecting Affordable Housing • Regulatory Amendments Based on the Above Findings" 	M		Yes

Action Item Number	Project Lead	Partner	Reference 1	Reference 2	Reference 3	Reference 4	Reference 5	Reference 6	Reference 7	Reference 8	Reference 9	Reference 10	Reference 11	Reference 12	Reference 13	Reference 14
4	Code Enforcement Advisory Group	Legislative Bodies, Planning Commission, Chamber of Commerce	CF 1	CF 2	CF 3	HE 1	HO 2	HO 3	HS 2	EN 2	EG 2					
17	Planning Commission	Building Inspection	HO 1	CF 1	CF 2	IF 1	HS 3	EN 5								
27	Planning Commission	Chamber of Commerce, Fire Department, PVA, LBAR	HE 1	CF 3	HO 1	HO 2	HO 3									
39	Planning Commission	Housing Authority	HO 1	HO 3	CF 1	IF 1										
47	Legislative Bodies	Building Inspection, Planning Commission	HO 3	HO 1	EG 1											
56	Planning Commission	Housing Authority, Human Services Committee	HO 1	HO 3												





Table 22. Human Services Action Items

Action Item Number	Description	Timeframe	Staff Top 10	Committee Priority Rank				
5	Encourage creation of more community gardens.	S		Yes				
20	Develop an information hub and/or help center to provide resources, education, and programming for those in need, for example: health and wellness services, library, Salvation Army, Red Cross, etc. (Could be Transform Scott County and/or Community Connection, or something altogether different...). Scott County and its municipalities proactively assesses, measure, evaluate, address, and act upon identified health and human services needs through an on-going collaboration among community partners. Increase awareness of existing programs by disseminating information about learning opportunities throughout the community. Coordinate awareness of human services programs and success stories, and bring periodically to City Council, City Commission, and Fiscal Court meetings so that the public and elected officials are aware of existing needs, efforts, and success stories.	M		Yes				
29	Develop a Neighborhood "tool-kit" and/or "meeting-in-a-box" so that small organic groups can develop their own Neighborhood Plans using assessment tools, mentors and/or resources.	S						
37	Implement cross-neighborhood activity through events, arts, pocket parks, and community gardens.	L		Yes				
44	Develop a list of community gathering places and share with the public. Include contact information where rentals are required to be scheduled.	S						
45	Encourage after-school hour programs for youth, adults, and seniors (using school facilities past traditional class hours).	L						
46	Develop school and volunteer-based food educational program, which could include gardening, cooking, and reading nutrition labels.	M						
50	Coordinate a Community Calendar to publicize activities for community participations.	S						
52	Teach Planning concepts and seek assistance with long-range planning programs. Work with local schools to develop projects and assignments for student involvement.	S						
55	Encourage the Georgetown Community Hospital to recruit physicians and non-physician professionals in under-represented specialties. Explore ways to encourage health service retention in the changing regulatory environment. Develop list at Health Department website of all Scott County doctors (MD, DO, DMD) and location/contact information for public inquiries. Maintain list quarterly.	L						

Action Item Number	Project Lead	Partner	Reference 1	Reference 2	Reference 3	Reference 4	Reference 5	Reference 6	Reference 7	Reference 8	Reference 9	Reference 10	Reference 11	Reference 12	Reference 13	Reference 14
5	Scott County Cooperative Extension	Parks and Recreation, HOAs, Human Service Providers, Planning Commission	CF 2	CF 3	HS 1	HS 2	HS 3	EN 2	EN 3	EG 3						
20	Transform Scott County	Community Connections, Human Services Committee	HS 1	HS 2	HS 3	IF 1	HO 3	EG 1								
29	Planning Commission	HOAs	HS 2	CF 3	IF 2	HE 3	HO 2									
37	Tourism	HOAs, Parks and Recreation	HS 2	CF 3	IF 2	HE 3										
44	Parks and Recreation	Tourism Commission, Scott County Library	HS 2	CF 2	IF 1											
45	Scott County Schools	Scott County Library, Extension Office	HS 1	CF 2	IF 1											
46	Scott County Schools	Food Chain, Extension Office	HS 1	HS 2	HS 3											
50	Tourism		HS 2	EG 1	IF 1											
52	Planning Commission	Schools (courses: civil engineering, human geography, history, stats, economics, etc.)	HS 1	HS 2	EN 3											
55	Dr. William Chip Richardson	Georgetown Community Hospital, County Health Board	HS 3	IF 1												



Table 23. Environment Action Items

Action Item Number	Description	Timeframe	Staff Top 10	Committee Priority Rank
3	<p>Establish incentives for green building practices. Three themes of incentives are:</p> <p>1) Priority in building permit processing and plan review, sometimes with a requirement for posting a bond to guarantee the result, 2) Tax incentives, particularly property tax abatements, for projects achieving LEED Silver or better certification, and 3) Increased Floor-to-Area (FAR) ratios, which allow a developer to construct more building area than allowed by applicable zoning. Specific types of incentives to consider include:</p> <ul style="list-style-type: none"> • Incentive payment from a utility energy efficiency program • Direct monetary payment from a city or county (grant, rebate or reimbursement) • Expedited permit processing Marketing/publicity/awards • State income tax credit Property or sales tax rebates or abatements <ul style="list-style-type: none"> • Density bonus • Access loans/loan funds • Full or partial refunds for development fees 	L		Yes
12	<p>Develop a "Scott County Recycling Plan" including multiple phases of implementation. Proposals: Expand the hours during which recycling can be dropped off at the Scott County Recycling Center, Increase recycling drop-off points (schools, downtowns, private businesses, other high traffic/gathering locations, Develop curbside recycling pick-up, Create materials that educate the public about recycling benefits and locations, Have quarterly hazardous chemical or electronic waste recycling collection.</p>	S		Yes
13	<p>Prepare a Small Area Plan or other study for the long-term use of the proposed Reservoir property.</p>	M		Yes
31	<p>Amend the Zoning Map to indicate Conservation, C-1, zoning designation for all creek corridors and floodplain areas. This could include a county-wide rezoning effort, or implementation of past efforts at such a measure.</p>	M		Yes
36	<p>Expand agricultural educational partnerships offered for youth</p>	L		
43	<p>Develop an educational campaign for household hazardous waste and medical waste disposal. Include county-wide drop or disposal day.</p>	S		

Action Item Number	Project Lead	Partner	Reference 1	Reference 2	Reference 3	Reference 4	Reference 5	Reference 6	Reference 7	Reference 8	Reference 9	Reference 10	Reference 11	Reference 12	Reference 13	Reference 14
3	S.C. Recycling Center	Legislative Bodies	CF 3	IF 2	HE 1	HE 2	HO 1	EN 2	EN 3	EN 5	EG 1					
12	Planning Commission and/or Consultant	Parks and Recreation	EN 2	EN 3	EN 4	IF 1	IF 2	IF 3	CF 3							
13	Planning Commission	Legislative Bodies	CF 3	IF 1	IF 2	IF 3	HE 2	EN 1	EN 5							
31	Extension Office	FFA, Bluegrass Greensource, Schools	CF 3	HE 2	EN 1	EN 4	EN 5									
36	Scott County Emergency Management Agency	Cities/County	EN 2	HS 1	EG 3	EN 3										
43	Scott county Soils Conservation	Planning Commission	EN 1	IF 1	EN 2											



Table 24. Economic Growth Action Items

Action Item Number	Description	Timeframe	Staff Top 10	Committee Priority Rank
19	Decrease vacancy rates in downtown areas.	M		Yes
21	Convert vacant big box facilities to community use and/or recreational spaces (ex. Laser tag, party or event spaces, youth hangouts, board game café, etc.)	L		Yes
28	Designate a city staff position of redevelopment coordinator or downtown development coordinator. Recruit business to fill vacant buildings, reduce vacancy rates, recruit developers to build new infill projects consistent with Small Area Plan recommendations. Types of projects include incentives, marketing, infill. Potential sites: Northside Christian Church, Old Galvin's - new restaurant, Antie Mall, etc.	L		
34	Offer career fairs that include opportunities for on-the-job training.	S		
40	Create an information packet for small and mid-sized business to clarify/simplify development process, timeline, and fees. This should include pertinent information for commercial, residential, industrial, or agricultural development, and list all departments that a property owner may need to consult during the development or subdivision process. Department lists should include contact information, services covered by each department, length of time for typical review process. Fees may be difficult to include because they may change periodically. This information can be made accessible in all public offices, but particularly important for: the Planning office, Chamber of Commerce, Building Inspection, etc.	S		Yes
42	Beautification projects, such as entry-way/welcome signs or streetscape projects, install landscaping materials along major corridors and/or in medians.	S	Yes	
53	Develop a local business incubator/accelerator program. Consider the following: <ul style="list-style-type: none"> • Location – where should the program be housed? It may be possible to re-use an existing vacant structure, and conduct minor interior alterations and upgrades, to provide a steady work location. • Participants – who should the incubator program support s specific type of activity? Local entrepreneurs? New businesses? A certain industry? • Funding – who will provide start-up financial costs for this program? How much will program participants pay toward the location, utilities, and advertising? 	L		Yes
54	Support local entrepreneurship through educational and small business assistance programs.	S		Yes



Action Item Number	Project Lead	Partner	Reference 1	Reference 2	Reference 3	Reference 4	Reference 5	Reference 6	Reference 7	Reference 8	Reference 9	Reference 10	Reference 11	Reference 12	Reference 13	Reference 14
19	Chamber of Commerce	Legislative Bodies, Planning Commission	EG 2	CF 1	CF 2	CF 3	HE 1	HO 1								
21	Chamber of Commerce	Tourism, Parks and Recreation, Legislative Bodies	CF 2	CF 3	IF 1	IF 3	EN2	EG 2								
28	Cities	Chamber of Commerce, Planning Commission	HE 1	CF 1	CF 2	CF 3	EG 2									
34	Bluegrass Tomorrow	Chamber of Commerce, Scott County School Board, Georgetown College, BTC	HS 1	EG 1	EG 2	HS 2										
40	Planning Commission	Chamber of Commerce, Tourism, Building Inspection, Electrical Inspection, Health Department, Utility Companies, Revenue Commission, etc.	IF 1	EG 2	EG 3	EG 4										
42	Tourism Commission	Planning Commission, Public Works, S.C. Jail	CF 2	HE 2	EG 1											
53	Chamber of Commerce		EG 1	EG 2	CF 2											
54	Chamber of Commerce		EG 1	EG 2	HS 1											





GLOSSARY

A

Accessible: Refers to a site, facility, work environment, service, or program that is easy to approach, enter, operate, participate in, and/or use safely and with dignity by a person with a disability.

Access Management: The process of providing and managing access to land development while preserving the regional flow of traffic in terms of safety, capacity, and speed.

Accessory Dwelling Unit: A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure. These are also known as accessory apartments, granny flats, in-law apartments, or secondary units.

Activity Centers: Areas of more intense, compact, mixed-use development including commercial, office, civic and multifamily residential uses. Activity centers can vary in size and mix of uses and their service areas can range from the neighborhood to the regional level.

Adaptive Reuse: Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the

present use(s).

Affordable Housing: Housing units where the occupant is paying no more than 30 percent of gross income of low-income households (defined to be a household earning less than 80 percent of the median annual income adjusted for household size).

Age-Friendly Communities: Communities that provide a range of housing opportunities as well as access to amenities and services that benefit a diverse, intergenerational population. An age-friendly community will retain support facilities and amenities that cater to both children and the elderly as well as supporting concepts such as Aging in Place.

Aging in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Agricultural Land Use: This is the general designation of rural lands throughout the unincorporated areas of the county – those outside of the urban service boundaries and existing rural cluster subdivisions and rural subdivisions. This category allows use of land for production of agricultural or horticultural crops, and dwellings for persons engaged in the agricultural use on the tract at a maximum density of one dwelling unit per five acres. The

standard agricultural zone district (A-1) also allows detached single-family residential use, even if no traditional agricultural use is conducted if the lot otherwise meets the zoning site standards. Special agricultural land uses, such as automobile salvage and recreational sites are only permitted in specific agricultural districts. Further information can be found in the Zoning Ordinance.

Agricultural Tourism: Any agriculturally based operation or activity that brings visitors to a farm to provide a way of increasing the economic potential of agricultural land by allowing certain recreational, educational, entertainment, or limited business activities to occur.

Air Quality Conformity and Determination Report: A report created with computer modeling programs to determine the level of air pollution a proposed road project will cause. The Air Quality Report is critical in determining the future air quality and viability of a new project.

Annex/annexation: To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Aquifer: A geologic formation, group of formations, or part of a formation capable of yielding, storing,



or transmitting a usable amount of groundwater to wells or springs for domestic or animal use.

Aquifer Recharge Area: Land or water areas through which groundwater is replenished.

As-Built Plans: Engineering plans of public facilities prepared after construction by the developer and certified by an engineer, to show the exact location and dimensions of the system as it has actually been installed.

Arterial Road: Streets designed or utilized primarily for high vehicular speeds or for heavy volumes of traffic.

B

Bluegrass Bike Hike Horseback Trails Alliance:

A coalition of business and conservation interests to promote coordinated growth planning for the central Bluegrass Region of Kentucky on the premise that growth planning is the key to building and sustaining stronger communities. Goals of the Alliance are: cultivate a vibrant region of arts, entertainment, sports and culture; cultivate a strong sense of place rooted in landscape and architecture, vibrant downtowns, transportation alternatives, walk ability and trails, access to high quality outdoor recreational activities, and a diverse social scene and nightlife; capitalize on our stunning Bluegrass landscape, environment and tourism opportunities, and preserve our unique natural and heritage resources.

Brownfield: The Environmental Protection Agency (EPA) defines brownfields as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.”

Buffer Zone: A section of land used to separate and partially obstruct one land use type from another, typically with vegetation or other landscaping.

Building Code: Regulations governing building design, construction, and maintenance as currently adopted by the City.

Built Environment: The man-made surroundings that provide the setting for human activity, ranging in scale from buildings to parks. The humanitarian-made space in which people live, work, and recreate on a day-to-day basis.

C

Cluster Subdivision: A major subdivision of agriculturally-zoned land that separates a dwelling lot from agricultural reserve at a ratio of one acre to four acres minimum with a total density not to exceed 1 unit per 5 acres.

Collector Street: A low-to-moderate capacity road which serves to move traffic from local streets to arterial roads. These roadways are mainly used for traffic movements within

residential, commercial, and industrial areas.

Commerce/Business, Information 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 ensure that development is properly related to its site and to the surrounding developments.

Commercial Land Use: This land use permits the purchase and sale of goods and services as well as recreational and entertainment activities.

There are several commercial zone districts that provide a hierarchy of commercial uses can provide flexibility for new commercial development, if it is balanced with surrounding character. Where possible, new



commercial growth should be concentrated and planned as a unit, rather than “strip”-type development. Additionally, it is intended to pursue Small Area Plans for several of the Neighborhood Center mixed use areas which correspond with several of the areas identified for commercial land use. The recommendations of these Small Area Studies should be followed.

Community Land Trust: Community Land Trust is a mechanism used to provide affordable housing opportunities and to retain their affordability for a long term. In this model, a non-profit entity retains the ownership of the land and sells the physical structure (house) along with a long-term lease of the land to the home owner. Therefore, the property (physical structure and lease on the land) can only be resold at affordable rate to another eligible buyer. Since this model allows the home owner to only pay the full price of the structure and removes the price of the property from the transaction, this model allows for long term affordability.

Community-Based Planning: A planning process that focuses on citizen and community involvement in the development decision making process. Although more time intensive, community-based planning is more inclusive and addresses more issues that are relevant to local citizens.

Complete Streets: Streets designed to serve the needs of multiple modes of transportation and ensure safety, convenience and accessibility for all travelers irrespective of the mode of

transportation.

Connectivity Index: A measure used to quantify how well a roadway network connects destinations. Indices can be measured separately for motorized and nonmotorized travel, taking into account nonmotorized shortcuts, such as paths that connect cul-de-sacs, and barriers such as highways and roads that lack sidewalks.

County: Scott County, Kentucky; when referring to jurisdiction the term “County” or “Scott County” shall imply the cities of Georgetown, Sadieville, and Stamping Ground and the unincorporated areas of Scott County.

Culture: The beliefs, customs, arts, etc., of a particular society, group, place, or time; a set of shared attitudes, values, goals, and practices.

Cultural Resource: Physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it.

D

Density: The number of dwelling units per acre. “Gross Density” refers to acreage of the entire property; “Net Density” refers to number of units per acre.

Development: Any construction, redevelopment, change in use or

intensity of use of a property, or renovation involving such a change, with the exception of single-family construction and multi-family construction not involving an increase in the number of units, provided that the standards in regulations are met by all proposed improvements and existing features.

Development Plan: A presentation in the form of sketches, maps, and drawings (plans and profiles) of a proposed use and/or structure by the owner or developer of the land which sets forth in detail the intended development, according to the standards and procedures in Article IV (Development Approval Procedure), and Articles V through VIII.

E

Easement: Authorization by a property owner for the use by other of any designated part of his property, for a specified purpose and time as described in the conveyance of limited rights to land by such easement.

Environmental Impact Statement (EIS): A document required by the state and/or federal government that fully assesses the projected impacts that a development may incur. It is a report meant to guide good development practices and prevent severe environmental degradation.

Environmental Protection Agency (EPA): The Federal regulatory agency responsible for administering and



enforcing federal environmental laws, including the Clean Air Act, and the Clean Water Act.

Environmentally Sensitive Areas:

Designation for an agricultural area which needs special protection because of its landscape, wildlife or historical value, such as sinkholes, cave areas, major rock formations and outcroppings, springs, floodplains/floodways, and landfills/refuse areas.

F

Floodplain: Any land adjacent to streams or rivers that is susceptible to flooding during large storms. The floodplain is composed of the floodway and the flood fringe. The floodway is comprised of the actual stream or river channel and any immediately adjacent land that would carry a current in a flood event. The flood fringe is comprised of any land adjacent to a stream or river that is often flooded during a high discharge event, but does not carry a strong current.

Form-Based Code: Form-Based Codes are an innovative alternative to conventional zoning that focus on the form of buildings (i.e., the physical character of buildings, and the relationship of buildings to each other and to the street), rather than the use. Form-Based Codes allow communities to code for character – to protect the existing character of the area, and ensure that new development is compatible with it. For example, Form-Based Codes may require a certain

set-back, a range of allowable building heights, or even required architectural style.

G

Geographic Information Systems

(GIS): A system designed to capture, store, manipulate, analyze, manage, and present spatial or geographic data.

Governing Authority: The Scott County Fiscal Court, Sadieville City Council, Stamping Ground City Council, and/or Georgetown City Council; also referred to as Legislative Body.

Greenbelt: A policy and land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighboring urban areas; an area of open land around a city, on which building is restricted. The local Southern Greenbelt is envisioned as a natural preserve which defines the southern boundary of the city of Georgetown, while also providing a place for exposure to nature and recreation. It serves as a buffer between the urban areas of the city of Georgetown and the rural character of the Scott County to its south. Over time, it is expected that as property develops, the land along the Southern Greenbelt should be officially designated for conservation, and easements for future recreational trails should be created. Land adjoining the Greenbelt is permitted to develop, but with respect to this common goal, and dedication of property for this long-

term community use.

Green Building: The practice of creating structures and using processes that are environmentally responsible and resource efficient throughout a building's life cycle. Leadership in Energy and Environmental Design (LEED) is a green building certification program.

Greenfield Sites: Sites that have not previously been developed. They are typically large tracts of vacant land located in suburban or rural areas.

Greenhouse Gases: Atmospheric gases that absorb infrared radiation, trap heat in the atmosphere and contribute to the greenhouse effect. The most common greenhouse gases are water vapor (H₂O), carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O).

Greenprint Map: A set of mapping and planning tools to help communities see their current resources, learn about current best practices and create maps and files needed for grant applications, plan development, meeting presentations, and other day-to-day planning activities.

Greenways: Linear open space corridors that can be managed for conservation, recreation and/or transportation purposes. Many greenways have paved trails that provide pedestrian and bicycle access to neighborhoods and community facilities.



Greyfield Sites: Derelict or declining commercial areas that are suited for redevelopment. They are typically characterized by large tracts of land with nondescript, decaying, and often long-term vacant commercial structures surrounded by parking lots. They usually do not have the environmental difficulties associated with brownfield sites.

H

Hazardous Materials: Any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through the interaction with other factors. OSHA's definition includes any substance or chemical which is a "health hazard" or "physical hazard".

Health Impact Assessment (HIA): A combination of procedures, methods and tools by which a policy, program, or project may be judged in terms of its potential effects on the health of a population and the distribution of those effects within the population.

Heritage: The traditions, achievements, beliefs, etc., that are part of the history of a group or nation (legacy, tradition, inheritance); practices or characteristics that are passed down through the years, from one generation to the next.

Historic (H) District: A local zoning district in Georgetown-Scott County

where specific guidelines must be met when altering, constructing, moving, or demolishing historic properties.

Historic Resource: A resource with architectural, engineering, archeological, or cultural remains present in districts, sites, buildings, or structures that possess integrity of location, design, setting, materials, workmanship, feeling and association.

Human Services: Meeting human needs through an interdisciplinary knowledge base, focusing on prevention as well as remediation of problems, and maintaining a commitment to improving the overall quality of life of service populations; programs or facilities for meeting basic health, welfare, and other needs of a society or group, as of the poor, sick, or elderly.

I

Impact Fee: A fee imposed on a new or proposed development or subdivision project to pay for all or a portion of the costs of providing public services to the new development. These fees are designed to offset the impact of additional development and residents on the municipality's infrastructure and services, which include the city's water and sewer network, police and fire protection services, schools, and libraries, government offices, etc.

Impervious Surface: Any surface created with a material that prevents absorption of rain and floodwater

into the soil. Concrete, asphalt, and buildings are examples of impervious surfaces.

Industrial Land Use: This land use includes the processing of products or raw materials. The associated zoning districts are intended to provide concentrated areas of high quality employment facilities within Urban Service Boundaries for uses including light and heavy manufacturing, warehousing and distribution, trucking, indoor, screened, and outdoor storage, and a wide range of other service operations.

Infill: The development of vacant or partially developed parcels which are surrounded by or in close proximity to areas that are substantially or fully developed.

K

Karst Topography: A landscape formed from the dissolution of soluble rocks such as limestone, dolomite, and gypsum. It is characterized by underground drainage systems with sinkholes and caves.

L

Land Banking: Land banking is a tool used by communities to allow for the redevelopment of blighted, vacant, or underutilized properties. Typically, a government or a quasi-government entity acquires and assembles



underutilized parcels. These parcels are then resold/ reused to pursue a community's priorities and their local land use or economic development plan.

FLU Map: Future Land Use Map. (See Land Use below)

Land Use: The management and modification of natural environment or wilderness into built environment such as settlements and semi-natural habitats such as arable fields, pastures, and managed woods; the occupation or use of land or water area for any human activity or any purpose.

Land Use Planning: The systematic assessment of land and water potential, alternatives for land use, and economic and social conditions in order to select and adopt the best land-use options; provides a vision for the future possibilities of development in neighborhoods, districts, cities, or any defined planning area; the scientific, aesthetic, and orderly disposition of land, resources, facilities, and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities.

Leadership in Energy and Environmental Design (LEED): A green building certification program intended to provide builders and owners a framework for identifying and implementing Green Building site selection, design, construction, operation, maintenance, renovation and deconstruction. LEED construction can be applied to homes, schools,

businesses, healthcare structures as well as the retrofitting of existing structures.

Level-Of-Service (LOS): A qualitative measure used to relate quality of traffic service; used to analyze highways by categorizing traffic flow and assigning levels of traffic based on performance measure like speed, density, etc.

LOS A: Free Flow; traffic flows at or above the posted speed limit and motorists have complete mobility between lanes. Generally occurs late at night in urban areas and frequently in rural areas.

LOS B: Reasonably free flow; LOS A speeds are maintained, maneuverability within the traffic stream is slightly restricted.

LOS C: Stable flow, at or near free flow. Ability to maneuver through lanes is noticeably restricted and lane changes require more driver awareness. Roads remain safely below but efficiently close to capacity, and posted speed is maintained. This is the target LOS for some urban and most rural highways.

LOS D: Approaching unstable flow. Speeds slightly decrease as traffic volume slightly increases. Freedom to maneuver within the traffic stream is much more limited and driver comfort levels decrease. A common goal for urban streets during peak hours, as attaining LOS C would require prohibitive cost and societal impact in bypass roads and lane additions. Examples are a busy

shopping corridor in the middle of the day, or a functional urban Highway during commuting hours.

LOS E: Unstable flow, operating at capacity. Flow becomes irregular and speed varies rapidly because there are virtually no usable gaps to maneuver in the traffic stream and speeds rarely reach the posted limit. This is a common standard in larger urban areas, where some roadway congestion is inevitable.

LOS F: Forced or breakdown flow. Every vehicle moves in lockstep with the vehicle in front of it, with frequent slowing required. Travel time cannot be predicted, with generally more demand than capacity. A road in constant traffic jam is at this LOS.

*LOS is an average of typical service rather than a constant state. For example, a highway might be at LOS D for the AM peak hour, but have traffic consistent with LOS C some days, LOS E or F others, and come to a halt once every few weeks.

Light Pollution: Light that intrudes on a natural setting, such as obscuring the stars at night, or excessive light, such as lighting that extends beyond a property line, leading to discomfort and nuisance.

Livability: The Federal Government, including the U.S. Departments of Housing and Urban Development (HUD), Transportation (DOT), and Environmental Protection Agency (EPA) have described livability as building



the communities that help Americans live the lives they want to live. To achieve this, six principles of livability were developed including: Provide more transportation choices; Promote equitable, affordable housing; Enhance economic competitiveness; Support existing communities; Coordinate and leverage federal policies and investment; and Value communities and neighborhoods.

Local Streets: Roadways used primarily for direct access to residential, commercial, and industrial properties, or to other abutting property. They generally do not include roadways carrying through traffic.

Low-Impact Development: An approach to land development that uses various land planning and design practices and technologies to simultaneously conserve and protect natural resource systems and reduce infrastructure costs.

M

Metropolitan Planning Organization: A transportation policy-making body consisting of representatives from local, state, and federal governments, transit agencies, transportation providers and other stakeholders. Federal law requires all urbanized areas with populations greater than 50,000 to designate an MPO to conduct transportation planning activities; federal funding for transportation projects and programs are channeled through this planning process.

Mixed-Use Development: A development that seeks to integrate differing land-uses into a single developed and contiguous whole. There are two major types of mixed-use buildings. Vertical mixed-use buildings have different uses on different floors. Horizontal mixed-use development occurs when two differing land uses are planned adjacent to one another with connecting road and pedestrian access. Properties on which various uses like office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated development project with a significant functional interrelationship and a coherent physical design.

Missing Middle Housing: A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

Mobility: The movement of people in a population, as from place to place; the ability to move between different levels in society or employment; a contemporary paradigm that explores the movement of people, ideas and things, as well as the broader social implications of those movements.

Multimodal: A transportation system that is designed to serve more than one mode of transportation, such as automobiles, transit, bikes, and pedestrians.

Municipal Services Area: The area of Winston-Salem and Forsyth County that has access to water, sewer, and

other municipal services. Sewer service is usually the limiting factor when determining the serviceable area.

N

National Ambient Air Quality Standards (NAAQS): Federal standards that set the allowable concentrations and exposure limits for various pollutants. The EPA developed the standards in response to the Clean Air Act.

National Register: A federal historic preservation program of the National Park Service, Department of the Interior, and administered by the State Historic Preservation Office. National Register designation is honorary and does not impose regulations on property owners unless federal or state funding is involved or application is made for federal income tax benefits. The designation can be applied to sites or districts.

Neighborhood Center: Locality-based service centers, often located in urban or inner-city neighborhoods, offering specialized programs in arts, education, senior citizens or youths, while also offering a broader range of family services and recreation. Provide a common, centrally located destination for residents; are a symbolic, coalescing focal point, but also provide needed services for people, ideally within walking distance; provides a means of connecting people to one another and to a larger shared, public purpose.



New Urbanism: A planning strategy that attempts to develop diverse, walkable, mixed-use communities. A New Urbanist community incorporates work, home, and social life into a compact geographic area.

Node: (1) A focal point within a city. Nodes are centers of activity, typically located at the joining of major corridors or paths, and should be easily recognizable or distinct. See Kevin Lynch's "The Image of the City" (1960) for further discussion.

(2) A numbered point along a road section, usually located at intersections, used to divide the road into manageable sections, or links, for analysis.

Noise Pollution: A noise, whether produced by a human, animal, machine or equipment, that goes beyond the normal noise level and is no longer reasonable or acceptable to residents and can impair the activity of wildlife.

O

Office Land Use: 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.

Open Space: A term describing land reserved specifically for conservation and public use. Examples may include parks, greenways, or recreational fields. Open space can also be called green space.

Ordinance: A law enacted by a municipal or other local government body.

Overlay: A land use designation or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner. For example, overlay zones are often used to deal with areas with special characteristics, like flood zones or historical areas – development of land subject to an overlay must comply with the regulations of both zones. (See Overlay District below)

Overlay District: A regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone. The overlay is usually superimposed over conventional zoning districts, consisting of a physical area with mapped boundaries and written text spelling out requirements that are either added to, or in place of, those of the underlying regulations. Overlays can be used as stand-alone regulations to manage development in particular areas of a community.

P

P3 Model: A model in which Public-

Private Partnerships are used to build everything from roads and bridges to schools and hospitals; a P3 model enables a federal, state, or local agency to execute a project efficiently while transferring risks onto the private sector; can be an effective way to deliver valuable civil and social infrastructure to an agency's constituents.

Package Treatment Plant: A small water treatment plant used to provide sewage treatment for a small development or community that cannot be serviced by municipal sewer.

Paratransit: Any form of rubber-tired transit, such as a taxi, van, etc., that is available for hire to the public. Paratransit vehicles generally do not operate on a fixed route or schedule.

Pedestrian/Transit-Oriented Development: Compact development that integrates transit stations with a mixture of complementary land uses and design elements that encourage transit ridership.

Planning Commission: The Scott Joint Planning Commission; also referred to as the Georgetown-Scott County Joint Planning Commission, or the Commission.

Private Street: Any street that is privately owned and maintained. Private streets cannot be through streets.

Proposed Land Use Map: A composite map of all land use recommendations from all area plans.



Public/Private Partnership: Any sort of relationship under contract that is undertaken by a public organization and a private firm. These partnerships usually involve a public good venture, such as job creation, and are undertaken to facilitate that good by distributing risk and capital investment.

PUD: Planned Urban Development; is a type of building development and also a regulatory process; a designed grouping of both varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision.

Purchase of Development Rights (PDR) Program: An incentive based, voluntary program with the intent of permanently protecting productive, sensitive, or aesthetic landscapes, yet retaining private ownership and management. A landowner sells the development rights of a parcel of land to a public agency, land trust or unit of government; a conservation easement is recorded on the title of the property that limits development permanently; while the right to develop or subdivide the land is permanently restricted, the land owner retains all other rights and responsibilities associated with that land and can use or sell it for purposes allowed in the easement.

Q

Quality of Life: This often-vague concept typically refers to the evaluation of the general well-being of

individuals, communities, or societies as a whole. Indicators of quality of life may include, but are not limited to, wealth and employment, physical and mental health, education, recreation, freedom, human rights, happiness, and even social belonging.

Quasi-Public Land Use: 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. 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.

R

Right-of-Way: The right-of-way is a portion of the public space that is generally used for transportation. Public streets, highways, strips of property owned by the public for providing utilities are all considered the right-of-way. There are policies related to the use of rights-of-way, as opposed to policies related to the use of private property. Right-of-way policies are intended to allow individuals to utilize public spaces while preserving the public interest. Right-of-way policies

may regulate signage, traffic of pedestrians, bicycles, or automobiles, materials used in construction, street furniture, and public art.

Rural: A geographic area that is located outside of towns and cities; encompassing all population, housing, and territory not included within an urban area; typically have a low population density and small settlements.

Rural Residential Land Use: This subcategory allows for less dense residential uses outside of the Urban Service Boundary and unincorporated areas. It is also intended to phase down intensity of residential use from the urban areas of the cities to the rural areas. These areas are of a rural character, but appropriate near urban areas, so as not to further drain resources, increase transportation demands or rural roads, or further divide large/prime farmland in the county. This land use is also promoted in the northern areas of the county where the land is hillier and more difficult to farm. Lot types include traditional single-family or cluster lots.

S

Setback: The measurement of how far back a structure must be placed from either a property line or a road right-of-way (reserved or dedicated), whichever is greater.

Site Plan: A plan that graphically describes existing and proposed



building footprints, travelways, parking, drainage facilities, sanitary sewer lines, water lines, trails, lighting, and landscaping elements. It is used to visualize all improvements that will be made on a property to assess development impacts and site design proposals.

Smart Code: The Smart Code is a transect-based code (see Transect below), with the entire city or region divided into transects from urban to rural. Each of these transects have design guidelines that encourage the quality of life within that transect. For example, properties within the dense urban transect are encouraged to be developed at higher densities, public transportation is encouraged, minimal parking requirements or underground parking is encouraged. On the other hand, guidelines for properties in the rural area are designed to preserve the rural quality of life, and may include low density single-family housing, large lots, large setbacks etc. Smart Codes allow for walkable and mixed-use neighborhoods, transportation options, conservation of open lands, local character, housing diversity, and vibrant downtowns.

Smart Growth: An urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl (see Sprawl below); advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of house choices; values long-range, regional considerations of sustainability over a short-term

focus. Its sustainable development goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health.

Sprawl: (also known as urban sprawl) Describes the expansion of human populations away from central urban areas into low-density, monofunctional and usually car-dependent communities.

Sprawl Development: A low-density development pattern that requires more use of roadways and the extension of utilities to geographically spread out locations.

Stakeholder: An individual or organization involved in or affected by a planning process.

Stormwater: Water that originates during precipitation events and snow/ice melt. Stormwater can soak into the soil (infiltrate), be held on the surface and evaporate, or runoff and end up in nearby streams, rivers, or other bodies (surface water).

Street Connectivity: The directness of links and the density of connections of the road network.

Streetscape: The area including the road/street surface, any pedestrian walkways or crosswalks, street furniture, including trash bins and benches, street lighting, street level

landscaping, including trees and hedges, and any outside entryways to street level buildings, walkways, or premises.

Strip Development: Type of development that includes car-centric design modes including large parking areas; large footprint, one-story buildings; and inefficient use of land area. Often strip development is a large component of Sprawl Development.

Strong Towns (Strong Towns Development): A model of development that allows America's cities, towns and neighborhoods to become financially strong and resilient; relies on small, incremental investments instead of large, transformative projects; emphasizes resiliency over efficiency of execution; designed to adapt to feedback; inspired by bottom-up action and not top-down systems; seeks to conduct as much of life as possible at a personal scale; is obsessive about accounting for its revenues, expenses, assets and long term liabilities.

Subdivision: The division of a parcel of land into two (2) or more lots or parcels for the purpose, whether immediate or future, of sale, lease or building development, or if construction of a new street or street extension, widening, or improvement is involved, any division of a parcel of land; provided that a division of land into a parcel greater than fifty (50) acres in size for agricultural use and not involving a new street, extension, or widening shall not be deemed a subdivision. The term includes re-



subdivision and when appropriate to the context, shall relate to the process of subdivision or to the land subdivided.

Subdivision, Major: Any subdivision of land for multi-family residential, commercial, industrial, professional, or institutional uses; or into four (4) or more single-family residential lots; or any subdivision of land, including for agricultural or horticultural use, that requires the construction, improvement, extension, or widening of streets or other public improvements; or that requires new off-site utility easements.

Subdivision, Minor: (1) The division of a tract of land into three (3) or fewer single-family residential, non-agricultural lots, including the remainder of the original tract. Such lots shall front on an existing public street, except where a single lot is added behind an existing lot that fronts on such as street, and shall involve no new street construction, widening, or extending of an existing street, or any other major public improvements.

(2) Only one (1) minor subdivision play may be submitted and approved per parent tract. The parent tract shall be identified using the records contained in the Property Valuation Administrator's Office, the Scott County Clerk's Office, and the Planning Commission Office. Subsequent subdivision of such property shall be classified as a Major Subdivision, regardless of the number of lots, and require the submission of a Preliminary Subdivision Plat.

The following are also classified as a minor subdivision: a subdivision for the purpose of the transfer of land between adjacent property owners and not involving the creation of any new lots or building sites; a subdivision for the purpose of enlarging the size of any previously subdivided lot or parcel of land; the consolidation of up to five lots of record to create a lesser number of parcels and involving no new public improvements; five or less condominium units of previously built developments; and technical revisions to a recorded final plat of an engineering or drafting nature or similar small discrepancy, but not including the altering of any property lines or public improvement requirements.

Subdivision Plat: A detailed drawing showing the lot and street arrangement or other features or details of the area being subdivided.

Subdivision Regulations: In general, Subdivision is the process for creating more than one smaller lot from one larger lot. The Rules and Regulations outline the process for subdivision including the required documentation and approval of appropriate government bodies. These processes are intended to ensure a unified pattern of development for an attractive, economical, and durable neighborhood. Subdivision is also limited by the Zoning Code, which identifies a minimum lot size for each zoning district.

Sustainable Communities Grant: A grant program directed by HUD

for the support of metropolitan and multijurisdictional planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the interdependent challenges of: 1) economic competitiveness and revitalization; 2) social equity, inclusion, and access to opportunity; 3) energy use and climate change; and 4) public health and environmental impact.

Sustainable Development: The organizing principle for meeting human development goals while at the same time sustaining the ability of natural systems to provide the natural resources and ecosystem services upon which the economy and society depends; creating a society where living conditions and resource use continue to meet human needs without undermining the integrity and stability of the natural systems.

Sustainable Growth: The wise use of physical resources and the establishment of development patterns that allow communities to meet their current needs and have resources to meet the needs of generations to come.

Sustainable Sites Initiative: An interdisciplinary effort by the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center at The University of Texas at Austin, and the United States Botanic Garden to create voluntary national guidelines and performance benchmarks for sustainable land design, construction



and maintenance practices.

T

Telecommuting: The act of working away from traditional office environments. By doing so, working from home or from another location can greatly reduce traffic congestion, parking requirements, and transportation and building energy requirements.

Thoroughfare: Part of the roadway system serving as the principal network for through traffic flow. Thoroughfares connect areas of principal traffic generation to other such areas.

Traffic Impact Study (TIS): A study conducted to assess the impact that a proposed development will have on traffic demand for the road network in the surrounding area.

Transect: A hierarchical scale of environmental zones that define a land area by its character, ranging from rural, preserved land to urban centers; used as a tool for managing growth and sustainability by planning land use around the physical character of the land; allows a community to plan for growth while preserving the natural and historical nature of their environment.

Transfer of Development Rights (TDR) Program: A voluntary, incentive-based program that allows landowners to sell development rights from their land to a developer or other interested

party who then can use these rights to increase the density of development at another location. While the seller of development rights still owns the land and can continue using it, an easement is placed on the property that prevents further development. This program protects land resources at the same time providing additional income to both the landowner and the holder of the development rights.

Transit Oriented Development (TOD): TOD's are compact, mixed-use areas located in close proximity (walkable/bikeable distance) to a transit station. TOD's are designed to reduce the auto dependency within the community by providing amenities like housing, jobs, entertainment etc., in close proximity to each other.

U

Urban: Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential, commercial, and industrial development, and the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (such as safety and emergency response).

Urban Fabric: The physical aspect of urbanism, emphasizing building types, thoroughfares, open space, frontages, and streetscapes but excluding environmental, functional, economic

and sociocultural aspects.

Urban Form: The physical patterns, layouts, and structures that make up an urban center

Urban Services Area: That area designated as such in the Comprehensive Plan, planned to be the limitation of future urban development and urban services.

Urban Residential Land Use: This category allows residential uses and those home occupations, small-scale businesses, and institutions that will not detract from the basic residential integrity of a neighborhood. New urban residential growth will only occur within cities and Urban Service Boundaries. This category includes the broad range of all urban residential zones, including low, medium, and high density. Follow-up studies (including all identified neighborhood centers) and the merits of any specific zone change application will be reviewed to determine appropriate infill and density for the precise locations proposed.

W

Walkability: A concept involving pedestrian access to footpaths, sidewalks, greenways, building accessways, and other pedestrian-related facilities. Walkability is often measured by determining the ability of pedestrians to access and utilize a pedestrian network that is integrated into a multimodal transportation

network including vehicles, bicycles, and mass transportation.

Wellhead Protection: Protecting the area surrounding public drinking water supply wells, and in turn, protecting drinking water supplies.

Wellhead Protection Area: A surface and subsurface land area regulated to manage and prevent potential sources of contamination of a well or well-field supplying a public water system.

Z

Zero Waste: A concept with the goal to create and use products that can be reused or recycled completely, creating a materials-use cycle to reduce our need for raw materials and eliminate the expensive practice of transporting and burying waste.

Zoning: A common form of land use regulation that designates permitted land uses based on mapped zones that separate one set of land uses from another. It also establishes development standards including building height, lot coverage, setbacks, screening, landscape buffering, and parking requirements for designated zones.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.





APPENDIX

Legislative Body Resolutions

Goals & Objectives

All four legislative bodies reviewed and approved the Goals and Objectives through resolutions:

- City of Sadieville:
Resolution No. 2016-06
October 24, 2016
- City of Stamping Ground:
Resolution No. 16-04
October 25, 2016
- Scott County:
Resolution No. 16-07
October 27, 2016
- City of Georgetown:
Resolution No. 16-22
November 14, 2016

Final Document

All four legislative bodies reviewed and approved the 2017 Comprehensive Plan through resolutions:

- City of Sadieville:
Resolution No. 2018-01
March 19, 2018
- City of Stamping Ground:
Resolution No. 2018-001A
March 20, 2018
- Scott County:
Resolution 18-01
January 12, 2018
- City of Georgetown:
Resolution 18-005
March 12, 2018

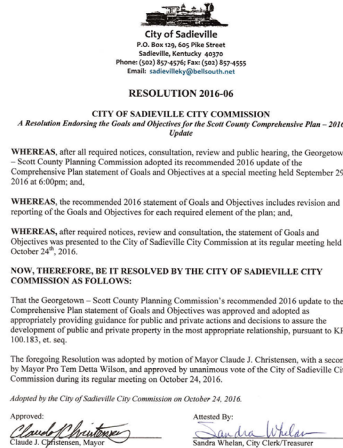


Figure 107. City of Sadieville Resolution No. 2016-06

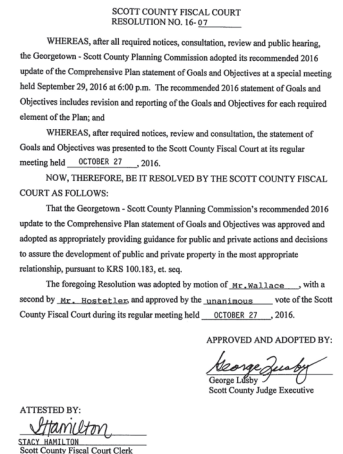


Figure 109. Scott County Resolution No. 2016-07

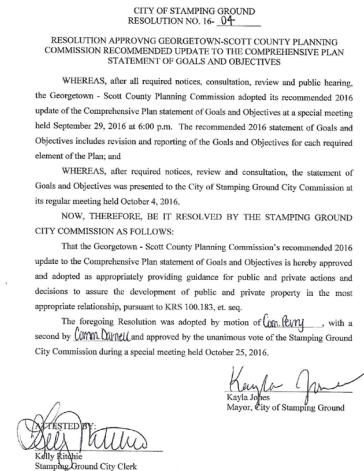


Figure 108. City of Stamping Ground Resolution No. 2016-04



Figure 110. City of Georgetown Resolution No. 2016-22



Urban Service Boundary Goals, Criteria, and Guidelines

This section of the Plan establishes inclusion criteria for establishing or adjusting Urban Service Boundaries within Scott County. An “Urban Service Boundary” (USB) is a line that indicates the extent of future urban development that will require city services (sewer, water, police, fire, etc.). The Urban Service Boundaries for a given municipality includes those properties that can be developed to urban uses and densities and annexed to those cities within the current planning period.

Public services include, among other things, water, sewage collection and treatment, transportation facilities, and police and fire protection, which are typically provided by city or county governments. Governments can pay for these services only through user fees or taxation. For successful urban development within urban service boundaries, no such development should be approved except upon the condition of annexation. Annexation is necessary to provide the revenue streams required to cover the cost of urban services over the long term and should include all new urban development.

Policies should also encourage annexation of existing industrial and commercial development areas. Industrial and commercial development requires a level of services, especially for sewer, roads,

and fire and police protection, that can best be provided by local government. For these reasons, each city’s incorporated boundary should eventually be co-extensive with all developed lands within their respective Urban Service Boundaries.

The criteria included below address issues related to boundary design and location, rural and environmental protection, public facilities, cost efficiency, and quantity of land. No single element of the criteria, therefore, stands alone as a determinant of boundary adjustment. These criteria have value both as a group and as individual points to assist the Planning Commission in making specific judgments. When used together, however, the criteria interact to offer comprehensive guidelines for making effective boundary decisions.

Urban Service Boundary Goals and Objectives

The Goals and Objectives listed in the Community Form chapter of the Comprehensive Plan should also help guide decisions about Urban Service Boundaries. It includes objectives useful for evaluating and selecting the most appropriate locations for the boundaries.

1. Supply: Maintain an adequate supply of developable land to accommodate anticipated growth and allow sufficient market flexibility over a 10-year planning period.
2. Location: The Urban Service Boundary for each city should

be located so as to allow for the most cost-efficient provision of public facilities and services. Since urban development of land within the USB requires annexation. The USB should not expand too far beyond the current city limits, thereby discouraging leap frog development of land that is not contiguous to city limits.

3. Selection Criteria: Formalize the use of the criteria adopted by the Planning Commission Urban Land Use Subcommittee in June, 2016.
4. Annexation: Annexation policies should reinforce the Urban Service Boundary. Development within urban service boundaries that requires public services should be annexed.
5. Deviations: In certain unique and very limited situations, the Planning Commission may wish to consider and allow minor deviations from the recommended USB location to avoid a substantially unjust outcome for particular properties. These limited situations could include properties where pre-existing zoning for urban development extends outside the proposed USB; or properties that would be divided by the boundary to create parcels that would be otherwise unusable for any reasonable purpose. However, in making these minor adjustments, the concept and integrity of the USB must be maintained.
6. Small Area Development: Additional small area development plans may need



to be considered for US 460W, US 62W and US 25N, and other similar corridors as they become community concerns to the Planning Commission.

Criteria and Guidelines

1. The USB should be located so as to:
 - a. Achieve or enhance major themes and goals of the Comprehensive Plan.
 - b. Encourage balanced and incremental growth that is cost effective and efficient use of public facilities.
 - c. Provide sufficient quantity of land to accommodate 10 years of projected population growth and economic development.
 - d. Enable, encourage and stabilize and not conflict with evolving patterns or rural land preservation and protection.
2. The USB should be located to direct development away from:
 - a. Significant or scenic landscapes, as defined in the Comprehensive Plan (see Heritage and Cultural Resource Protection).
 - b. Prime agricultural land.
 - c. Major environmentally sensitive and geologic hazard areas.
3. Urban development should be compact and must be contiguous. The USB should include existing development that is contiguous to the existing or planned urban area.
4. The USB should follow significant natural or man-made features, such as large lakes; minor and major drainage boundaries; parks; railroads and principal arterials or freeways, whenever appropriate.
5. The USB line should be located along the tops of ridgelines within drainage basins to allow for efficient sewer and stormwater design and construction within the USB, while not putting unnecessary development pressure on land outside the USB.
6. The USB should follow property lines when there is not a logical physical or natural boundary that breaks a property into separate development areas.
7. The USB should not encroach on the Greenbelt.
8. The Greenbelt is shown between the centerline of Cane Run and the 820-ft contour line. As land is zoned for development, the Greenbelt and USB boundaries shall be adjusted based on existing conditions on the property. If the boundary is amended, the total acreage within the Greenbelt shall not be reduced. Where possible, the boundary shall follow parcel lines and natural boundaries.
9. The northeastern portion of the USB is located along the eastern boundary of the Lanes Run Watershed. As land is zoned for development, the USB boundary shall be adjusted based on existing conditions on the property. Where possible, the boundary shall follow parcel lines and natural boundaries.



List of Tables

Table 1. Timeline of Major Dates and Milestones.....	11
Table 2. Desired Community Assets & Performance Comparison, Then and Now.....	13
Table 3. Existing Land Use Inventory (2017).....	27
Table 4. Projected Land Use Needs.....	29
Table 5. Single-Family Building Permits per ten year period (2007-2016).....	29
Table 6. Vacant Lots in Georgetown.....	29
Table 7. Existing Land Use in Georgetown.....	33
Table 8. Residential Build Out for Georgetown.....	33
Table 9. Existing Land Use in Sadieville.....	35
Table 10. Residential Build Out for Sadieville.....	35
Table 11. Existing Land Use in Stamping Ground.....	37
Table 12. Residential Build Out for Stamping Ground.....	37
Table 13. City of Georgetown Historical Budget and Population Data.....	92
Table 14. Districts Listed on the National Register of Historic Places.....	116
Table 15. Properties Listed on the National Register of Historic Places.....	116
Table 16. Staff's Top 10 Priority Action Items.....	196
Table 17. Staff's Independent Action Items.....	198
Table 18. Community Form Action Items.....	202
Table 19. Infrastructure & Public Facilities Action Items.....	204
Table 20. Heritage Action Items.....	206
Table 21. Housing Action Items.....	208
Table 22. Human Services Action Items.....	210
Table 23. Environment Action Items.....	212
Table 24. Economic Growth Action Items.....	214

List of Figures

Figure 1. Map of Scott County Cities.....	2
Figure 2. June 2016 Public Meeting.....	4
Figure 3. Attendees at June 2016 Public Meeting.....	5
Figure 4. Attendees at June 2016 Public Meeting.....	6
Figure 5. Planning Commission Director Joe Kane Presents at the January 2016 Kick-Off Meeting.....	8
Figure 6. June 2016 Meeting.....	9
Figure 7. 2016 Kick-Off Meeting.....	9
Figure 8. 2016 Kick-Off Meeting.....	9
Figure 9. Word Cloud created from the Scenario Planning Workshop, utilizing stems and synonyms to cluster similar words and phrases. (Image Credit: University of Louisville Center for Land Use and Environmental Responsibility)...	10
Figure 10. Location of Residence of Survey Respondents.....	12
Figure 11. Length of Residence for Survey Respondents Living in Scott County.....	12
Figure 12. Age of Survey Respondents.....	12
Figure 13. Survey Responses Regarding Architectural/ Building Design Standards for Various Locations in Scott County.....	14
Figure 14. Survey Responses Regarding Zoning of Prime Farmland.....	15
Figure 15. Survey Responses Regarding Minimum Lot Sizes for Rural Residential Lots.....	15
Figure 16. Downtown Shoppers (Image Credit: Georgetown Scott County Tourism).....	16
Figure 17. Bicycle Lane on North Broadway (Image Credit: The Core of Georgetown, University of Cincinnati, Fall 2016).....	17
Figure 18. Image: Georgetown Farmer's Market (credit: Georgetown Scott County Tourism).....	17
Figure 20. Youth-Oriented Activities (Image Credit: Georgetown Scott County Tourism).....	18
Figure 19. Toyota Motor Manufacturing Tour (Image Credit:	

Georgetown Scott County Tourism) 18	Figure 39. Georgetown Urban Service Boundary56
Figure 21. Image: LEED Credit Categories (Image Credit: Brown University: https://www.brown.edu/initiatives/brown-is-green/initiatives/building-design-construction-lead)..... 18	Figure 40. Sadieville Urban Service Boundary.....57
Figure 22. Scott County Farm (Image Credit: Georgetown Scott County Tourism)..... 19	Figure 41. Stamping Ground Urban Service Boundary58
Figure 23. Sadieville Welcome Sign (Image Credit: Georgetown Scott County Tourism) 19	Figure 42. Image: Neighborhood Centers in Scott County 60
Figure 24. Map of Georgetown’s Historic Growth, Generalized Boundaries.....20	Figure 43. Neighborhood Center Map Legend and Use Key. 61
Figure 25. Total Population in Georgetown and Scott County (Data: US Census Bureau & Kentucky State Data Center).....21	Figure 44. Downtown Georgetown Neighborhood Center63
Figure 26. Population of Counties in the Bluegrass (Data: US Census Bureau & Kentucky State Data Center)21	Figure 45. West Georgetown Neighborhood Center65
Figure 27. Scott County’s Aging Population, by Median Age of Residents (Data: US Census Bureau & Kentucky State Data Center)22	Figure 46. Champion Way/Interchange 127 Neighborhood Center67
Figure 28. Non-White Racial Groups as a Percentage of Scott County’s Population (Data: US Census Bureau)22	Figure 47. Connector Road/Old Oxford Neighborhood Center69
Figure 29. Median Household Income for Georgetown, Scott County, and Kentucky (Data: US Census Bureau & Bureau of Labor Statistics).....23	Figure 48. Amerson Lemons Mill Neighborhood Center ...71
Figure 30. Per Capita Income for Georgetown, Scott County, and Kentucky (Data: US Census Bureau & Bureau of Labor Statistics)23	Figure 49. South Georgetown Neighborhood Center73
Figure 31. Map of Existing Land Use in Georgetown.....32	Figure 50. Downtown Sadieville Neighborhood Center75
Figure 32. Map of Existing Land Use in Sadieville34	Figure 51. Downtown Stamping Ground Neighborhood Center77
Figure 33. Map of Existing Land Use in Stamping Ground 36	Figure 52. The Greenbelt78
Figure 34. Future Land Use Map50	Figure 53. Rural Residential Buffer79
Figure 35. Community Facilities Supplemental Land Use Map.....51	Figure 54. Road Mileage Maintenance by Jurisdiction83
Figure 36. Gateways and Corridors Supplemental Land Use Map.....52	Figure 55. Map: Water Service Areas.....85
Figure 37. Mobility Projects Supplemental Land Use Map 53	Figure 56. Yuko En Gardens (Image Credit: Wanda Chiles)89
Figure 38. Urban Service Boundaries for All Scott County Cities55	Figure 57. Mobility Projects Supplemental Land Use Map 94
	Figure 58. Legay Trail Proposed Alignment96
	Figure 59. Planned Trails in Scott County98
	Figure 60. Pedestrian Improvement Projects for Downtown Georgetown99
	Figure 61. Gateways and Corridors Supplemental Land Use Map..... 100
	Figure 62. Community Facilities Supplemental Land Use Map..... 101
	Figure 63. Map of Public and Quasi-Public Lands in Scott County 102
	Figure 64. Lady Justice, Scott County Courthouse (Image Credit: The Core of Georgetown, University of Cincinnati)



School of Planning, Fall 2016).....	108	Map.....	147
Figure 65. Historic Growth Patterns in Georgetown	109	Figure 85. Sample Community Garden (Image Credit: https://www.red-wing.org/red-wing-community-gardens.html)	151
Figure 66. Sutra Salon and Local Feed	113	Figure 86. Rural Preserve Areas for Scott County Kentucky. 155	
Figure 67. Students Explore Royal Spring Park	113	Figure 87. Waterfall at Johnson’s Mill (Image Credit: Wanda Chiles).....	158
Figure 68. Background: Downtown Georgetown	113	Figure 88. Proposed Reservoir	160
Figure 69. Local Historic District, H-1.....	114	Figure 89. Aquifer Recharge Area	161
Figure 70. Map of Historic Districts and Corresponding Building Photographs in Downtown Georgetown (Credit: The Core of Georgetown, University of Cincinnati School of Planning, Fall 2016).....	115	Figure 90. Trucks Heading to Central Kentucky Landfill (Image Credit: Lexington Herald Leader, http://www.kentucky.com/news/local/counties/scott-county/article126040034.html)	162
Figure 71. Buildings and Structures Status of Contribution to Historic District (Credit: The Core of Georgetown, University of Cincinnati School of Planning, Fall 2016) ...	118	Figure 91. Fall Foliage at Mallard Point (Image Credit: Wanda Chiles).....	164
Figure 72. Changes to Historic Districts in Downtown Georgetown (Credit: The Core of Georgetown, University of Cincinnati School of Planning, Fall 2016)	119	Figure 92. Conservation areas can also be used for passive and active recreation.....	166
Figure 73. Canoeing on Elkhorn Creek (Image Credit: Georgetown/Scott County Tourism).....	121	Figure 93. Environmentally Sensitive Lands in Scott County. 167	
Figure 75. Lincoln Mural in Lexington (Image Credit: PRHBTN.com, Artist: Kobra)	123	Figure 94. Yuko En Garden (Image Credit: Wand Chiles) 168	
Figure 76. Five Points Alley Event (Image Credit: walnuthillsrf.org).....	123	Figure 95. Toyota Motor Manufacturing Plant Visitor Center (Image Credit: Georgetown/Scott County Tourism)	173
Figure 74. South Court Alley Project Ribbon Cutting Ceremony, Downtown Georgetown.....	123	Figure 96. Educational Attainment for Georgetown, Scott County, and Kentucky	174
Figure 77. Missing Middle Housing (Image Credit: Opticos Design, Inc.)	126	Figure 97. Scott County Bachelor’s Degree vs. Median Household Income	175
Figure 78. Upstairs Units in Downtown Georgetown Serve as Housing or Commercial Space	127	Figure 98. Festival of the Horse.....	178
Figure 79. Housing Density in Scott County	128	Figure 100. Horsey Hundred Cycling Event	179
Figure 80. Subdivision Capacity in Georgetown.....	129	Figure 99. Farm-to-Table Dinner Series	179
Figure 81. Percent of Population Below the Poverty Level in Georgetown, Scott County, and Kentucky	140	Figure 101. Downtown Georgetown (Image Credit: Wanda Chiles).....	181
Figure 82. Educational Attainment of Bachelor’s Degree or Higher in Georgetown, Scott County, and Kentucky	140	Figure 102. Bi-Water Farm and Greenhouse.....	182
Figure 83. View of Giddings Hall, Georgetown College from Memorial Drive.....	146	Figure 103. Evans Orchard.....	183
Figure 84. Public Services Supplemental Future Land Use		Figure 104. Bluegrass Community Technical College.....	185
		Figure 105. Country Boy Brewery	185
		Figure 106. Participants at First Public Meeting.....	200

Figure 107. City of Sadieville Resolution No. 2016-06 231
Figure 109. Scott County Resolution No. 2016-07 231
Figure 108. City of Stamping Ground Resolution No. 2016-04 231
Figure 110. City of Georgetown Resolution No. 2016-22 231



