

V. GROWTH AND LAND USE PLANNING VISION

In the year 2020, Scott County encourages the preservation of its prime farmland. This has been a big factor in preserving the visual beauty of Scott County. And the adverse impact between farming and rural or urban development has been minimized.

2020

KEY FOCUS AREA:

1. The Urban Land Focus

	Action Plan	Indicators	Responsible Party	Monitoring/ Data Point	Time Frame	Contact Date	Team Member	Results
A	Encourage growth in urban areas with public sewage treatment facilities (80% growth in areas with sewage).	80% growth in areas with sewage.	Planning and Zoning	P & Z Office	Annual		Brad	
B	Encourage urban densities in urban areas that allow for diversification, but retain appealing characteristics. Discourage urban densities above 3 to 3.5 dwellings per acre.	Urban densities less than 3 – 3/5 dwellings per acre.	Planning and Zoning	P & Z Office	Annual		Brad	
C	Preserve urban green space (up to 15% quality green space) through larger square foot lots and buffers. Encourage buffer between farms and urban-type development at <u>and</u> within the urban service boundary. Continued implementation of standards for building and development design.	-Quality green space up to 15%. -Number of buffer zones between farms and urban-type development and within the urban service boundary. -Standards followed for building and development design and adoption of guidelines for aesthetics and visual corridors.	Planning and Zoning	P & Z Office	Annual		Brad	

KEY FOCUS AREA:

2. The Rural Land Focus

	Action Plan	Indicators	Responsible Party	Monitoring/ Data Point	Time Frame	Contact Date	Team Member	Results
A	Encourage rural residential planning toward clusters vs. 5-acre tracts (60% clusters vs. 40% 5 acre tracts).	60% clusters by 2020.	Planning and Zoning	P & Z Office	Annual		Brad	
B	Preserve rural green space through the aggressive use of PDR's/ TDR's.	PDR/TDR program in place used by 5% of landowners.	Fiscal Court	Fiscal Court	Annual		Johnny Brad	

KEY FOCUS AREA:

3. The Growth vs. Green space Focus

	Action Plan	Indicators	Responsible Party	Monitoring/ Data Point	Time Frame	Contact Date	Team Member	Results
A	Encourage growth in the northern corridor vs. all others with infrastructure installation in targeted areas.	50% W/NW	Planning and Zoning	P & Zoning	Annual		Brad	
B	Encourage a publicly held commercial/industrial land bank.	At least one publicly held commercial/industrial land bank developed. (BIT Park)	S.C. United	On Track G'town Business Park. Incorporate w/in 6 mos. Open 1 yr.	1 yr. comp		Christy	
C	Encourage corridor planning ahead of development, not behind it!	Number of studies/planning activities compared to the number of existing corridors, i.e., South 25, West 460.	Planning and Zoning	P & Z Bluegrass Tomorrow	Annual		Brad Christy	

ADDENDUM TO GROWTH AND LAND USE PLANNING

(from Regionalism – The Regional Land Use Focus)

KEY FOCUS AREA:

4. The Regional Land Use Focus

	Action Plan	Indicators	Responsible Party	Monitoring/ Data Point	Time Frame	Contact Date	Team Member	Results
A	Increase regional communication with Bluegrass ADD, Bluegrass Tomorrow, and other regional land use planning efforts.	Scott County representation on regional land use planning organizations.	Planning and Zoning	P & Z Office	Semi annual		Brad	
B	Encourage regional participation in local comprehensive plans.	Number of regional participants in local comprehensive planning efforts.	Planning and Zoning	P & Z Office, Bluegrass Tomorrow	Annual		Brad Christy	
C	Work toward a regional planning commission that reflects actual values for land use in region-wide goals and objectives.	Regional planning commission established.	Planning and Zoning	Bluegrass Tomorrow	Annual		Brad Christy	

2020