

Rural Land Use

The majority of the goals and objectives listed come from the 2011 update to the Georgetown-Scott County Comprehensive Plan. Those goals and objectives under 'Vision 2020' come from the Chamber of

Fundamental Guiding Principle: The fundamental principle for management of growth and development in rural areas of Scott County is that actions taken and decisions made should result in a proper balance between the needs of development associated with community growth, and the continuing need to preserve and protect Scott County's rural, agricultural, and historical assets for the benefit of the community as a whole.

| Goal | Objectives | Does this need to be included or updated? | Do we need more information or research? |
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| 1. A comprehensive countywide farmland preservation program exists and is maintained for currency. | a. Continue the Planning Committee for the Farmland Preservation Program (January, 2007) | | |
| | b. Continue the Purchase of Development Rights (PDR) Program initiated in 2008. | | |
| | c. Initiate a Transfer of Development Rights (TDR) ordinance. | | |
| | d. Define and develop agricultural districts/zones based on "prime" farmland and other valued criteria (Reference Strategic Farmland, Soils Maps, and LESA) | | |
| | e. Develop fundraising strategies for sustaining program activities and services. | | |
| | f. Organize and conduct an annual countywide workshop of Farmland Preservation. | | |
| 2. The economic well-being of all rural property owners is actively encouraged and promoted through land uses that enable financial gain via agricultural activities. | a. Create a Scott County "Right-to-Farm" Ordinance that includes disclosure of <u>all</u> possible perceived nuisances. | | |
| | b. Create an agricultural advocates committee to establish a policy and operations environment that maintains and enhances a viable agricultural base that includes at a minimum: i. Development of road signage, e.g. safety, agriculture, attractions and destinations, ii. Promotion of agri-tourism, iii. Promotion of on-farm markets, and iv. Development of incentives for farming operations. | | |
| | c. Protect prime farm soils e.g. Ashton, Huntington, Mawry, Nicolson, and Lowell B. | | |
| 3. Water quality is protected through consistent application of "Best Management Practices" | a. Best management practices include those official guidelines and practices promulgated by recognized authoritative sources including the Kentucky Natural Resources Public Protection Cabinet, i.e. Division of Water, Division of Waste, the USDA Natural Resources Conservation Service, and Local Government. | | |
| | b. Continue to promote and protect the Royal Springs Recharge Area and county karst topography areas. | | |
| | c. Discontinue use of private wastewater treatment package plants by providing access to alternative service. | | |
| | d. Continue financial programs that support USDA Natural Resources Conservation Service (NRCS) programs that assist landowners with water quality issues. | | |
| | e. Update the existing Stormwater Management and Erosion Control ordinances to address current development issues. | | |
| | f. Update County floodplain maps. | | |
| | g. Protect highly erodible and hydric soil types e.g. Lowell, Eden, Dunning, and Newark. | | |
| 4. A continuing program is developed and implemented that protects environmentally sensitive areas. | a. Develop an environmental impact plan. | | |
| | b. Protect karst topography areas, watersheds, wetlands, groundwater, springs, and riparian corridors and other aquatically related resources. | | |
| | c. Protect air quality by ensuring that all new development conforms to federal and state air quality regulations. | | |
| | d. The feasibility of the creation of a curbside recycling programs should be investigated. Such a program should be implemented if found to be feasible. | | |
| | a. Develop a countywide stone fence preservation and protection ordinance and continue the stone fence cost-share program. | | |

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| 5. Develop a comprehensive cultural resource plan that protects environmental aesthetics and the historic character of the rural landscape. | b. Pursue scenic byway designations. | | |
| | c. Create and maintain a historical resource inventory for Scott County and its incorporated areas that includes but is not limited to: stone fences, barns and farms, historical sites and residential structures, mills, dams, and springs, and native species of plants and trees. | | |
| | d. Promote planting of native species of trees, plants, and grasses. | | |
| | e. Require planting of regionally specific native plants and trees in landscape buffer zones as recommended by appropriate authorities, as contained in an updated County planting guide. | | |
| | a. Update agricultural zoning classifications to include and A-5 ("large lot") Residential Uses category. | | |
| 6. Conflicts between agricultural and non-agricultural land uses are minimized to the maximum extent possible. | b. Continue to require landscape buffer areas between differing land uses. | | |
| | c. Require developers to provide perimeter fencing on Residential tracts including 5-acre residential lots adjacent to A-1 land using standard 48" diamond mesh fencing and as otherwise defined in the prevailing version of Kentucky's fencing law, including establishment of maintenance agreements appropriate for each instance. | | |
| | d. Revisit the rural cluster ordinance annually for the purpose of ensuring that it promotes effective rural conservation and provides for compatibility with the traditional Scott County countryside, and minimizes impacts to farmland, the environment (especially water quality), and public services. | | |
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| Implementation objectives for rural preservation and development | | | |
| 1. Establish rural development and preservation programs | a. Regular review of rural subdivision standards for compatibility with preservation objectives, with recurring revision as needed. | | |
| | b. Promote cluster development as an alternative to 5-acre tract development. | | |
| | c. Adopt a policy that strongly supports agricultural districts outside of, but not within, urban service boundaries. This would ensure that urban service boundaries will not encompass areas that do not have development potential. | | |
| | d. Encourage voluntary donation or purchase of scenic, historic, and natural resource related easements in targeted "protected" areas. This would preserve targeted sensitive lands and allow property owners to benefit from tax reductions and take advantage of other incentives. | | |
| 2. Establish policies for existing planned unit developments in rural areas. | a. Public and Private Services – Zoning requests are approved under the assumption that services would be privately provided by the developers and/or homeowners, and would not become a burden on county revenues. Police and fire services are the County's responsibility. However, all other improvements and services should continue to be privately provided until incorporation occurs | | |
| | b. Incorporation – Northern Private Service Areas: Mallard Point differs from the Longview area in that the former has been approved as a more complete community, with neighborhood and commercial zoning, and a range of housing densities. The subdivision already has sufficient population to incorporate, which has been considered by homeowners. | | |
| | c. Western Rural Residential Areas – The Longview/Homestead/Victoria Estates projects are considered to be rural residential subdivisions in an inappropriate location within a prime farmland area with inadequate services and infrastructure. The area is less likely to grow as a balanced community and incorporate. The Planning Commission should not take actions to actively encourage growth in these subdivisions, because of the impacts to roads and surrounding prime farmland | | |

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| | d. Expansion – None of the existing rural PUDs are recommended for expansion, as both areas have more than enough units approved for the planning period, with the following specific exceptions. No further expansion is possible for the Longview, Homestead, and Victoria Estates subdivisions under rural development policies, and urban development in these areas should be strictly limited to properties currently zoned for such. However, the 100-acre tract now surrounded on three sides by the existing Homestead and Longview developments (Soards) may be included in this already approved development. Such inclusion should be on the same terms and conditions that were imposed on those developments originally | | |
| Environmental Quality Management Plan | | | |
| Environmentally Sensitive Areas | | | |
| 1. All growth affects the environment. However, the kind of growth that would degrade environmental quality is not desired. Instead, growth should capitalize upon and highlight Scott County's special environmental qualities. | | | |
| 2. Locations and types of growth should be guided by principles of protecting groundwater, surface water, air quality, floodplains, and prime farmland, in balance with other community goals for development. | 2.1 Areas with a concentration of sensitive resources or areas prone to hazards to human health and safety should require extensive analysis prior to development, or should be left undisturbed as permanent open space. Examples include concentrations of sinkholes, floodplains, and extremely steep slopes. | | |
| | 2.2 Development should be sensitive to the natural characteristics of the land where feasible. Where development is compatible with protection of environmentally sensitive areas and resources, lower density or clustered development is desirable so that mass grading and alteration of the land is not necessary. | | |
| 3. Residential growth should continue to occur in the rural areas. However, rural growth should be located and clustered so that it is more compatible with the traditional Scott County countryside, and to minimize the impacts to farmland, the environment, and public services. | | | |
| 4. Water quality shall be protected through management of sewage treatment, hazardous and solid wastes, agricultural practices, urban development, governmental services, and other potential sources of pollution. | 4.1 Create a monitoring system to guide efforts to protect water quality. | | |

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| 5. The scenic, recreational, and environmental quality of Creek Conservation Corridors should be protected with policies that ensure responsible floodplain management, encourage special sensitivity in public and private development projects, and support acquisition of land or easements for public use and enjoyment. Management for development and land use along minor waterways should minimize potential for erosion and negative impacts from increased runoff and should encourage maintaining natural qualities of the waterways. | 5.1 Implement the C-1 (Conservation Zone) as a comprehensive floodplain management, water quality, and scenic protection program. | | |
| | 5.2 Protect water quality of creek conservation corridors and minor waterways, for public and private domestic use, irrigation, and recreation. | | |
| | 5.3 Protect floodplains from encroachment, filling, debris obstructions, and development that would reduce available floodplain area or increase property damage due to flooding. | | |
| | 5.4 Protect the scenic quality of the creeks as elements that define the rural and urban character of Scott County and Georgetown and enhance the attractiveness of residential and commercial areas. | | |
| | 5.5 Enhance use of Elkhorn Creek as a resource for recreation and tourism and a unique attraction for development within the urban service boundary. | | |
| | 5.6 Protect natural environmental qualities of the creeks as special habitats for plants and animals, and make them accessible for educational purposes. | | |
| | 5.7 Protect and showcase historic resources located along and within creek conservation corridors. | | |
| | 5.8 Encourage regional protection of creek conservation corridors. | | |
| 6. Land use, agricultural, and recreational activities within the reservoir watershed protection area should be carefully managed to ensure the pristine water quality of the reservoir once it is constructed. | 6.1 Generalized farming shall and will be permitted with no restrictions. Once the reservoir is built, the Soil Conservation District should give special attention and assistance to farmers within the protection area to encourage "best management practices" that will minimize agricultural runoff such as pesticides, fertilizer, silt, animal waste, etc; however, nothing herein contained should be interpreted to inhibit or discourage normal agricultural practices. | | |
| | 6.2 A-1 rural residential development within the protection area shall be located and designed to minimize urban runoff or impacts from inadequate sewage treatment. | | |
| | 6.3 Recreational use of the protection area shall not degrade reservoir water quality. | | |
| | 6.4 Solid wastes will be managed and properly disposed outside of the protection area to prevent any leachate or contaminated runoff from reaching the reservoir. | | |
| | 6.5 Flood inundation area: Development should be controlled in the area that would be flooded if the dam fails; new construction should be minimized and property owners should be fully notified of the situation. | | |
| 7. Land uses and development within aquifer recharge protection areas shall be carefully controlled to protect surface and underground water quality. | 7.1 Land uses that store, transport, or generate hazardous materials should be carefully controlled within aquifer recharge areas. | | |
| | 7.2 There should be no further expansion of the urban service boundary for urban development into the Royal Spring Aquifer Recharge Area. Planned land uses for lands within the urban service boundary that are currently zoned A-1 should only be those that do not present potential for contamination of the aquifer. | | |
| | 7.3 Sinkholes should be treated sensitively in development projects to avoid geologic hazards, storm drainage problems, and contamination of aquifers. | | |
| | 7.4 Thr County should give priority to an educational and regulatory program to stop use of sinkholes for dumping and garbage disposal. | | |

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| 8. Preservation of scening resources should be encouraged, and development should be sensitive to maintaining the landscape, natural, cultural, and historic qualities that make scenic resources and areas special. | 8.1 Conduct and inventory based on objective criteria to identify Scott County's significant scenic resources, such as certain rural roads, important scenic views, historic areas, and places with outstanding natural beauty. Scenic resources are those that are visible and highly important to the public overall, not just to individual property owners. | | |
| | 8.2 Identify scenic areas with special significance that should be protected from change by public purchase, transfer of development rights, scenic easements, and other strategies that compensate the property owners. | | |
| | 8.3 For other areas, adopt scenic protection plans with standards that will help new development be compatible with scenic qualities, while maintaining the development rights of property owners. | | |
| | 8.4 Identify rural routes that should be preserved from major changes by road improvement projects, except where current safety problems exist. When road improvements are necessary, pursue alternative designs that will preserve scenic features where possible. Protected scenic rural roads should not be used as traffic access to major new development, if the traffic increase would create the need for major road improvements. | | |
| | 8.5 Stone walls and natural views of Elkhorn Creek and other major waterways from public roads are scenic resources that should be protected in the development review process. | | |
| 9 Development should be desinged with sensitivbity for the shape and characteristics of the land, natural vegetation, and habitats of significant animal and plant species. | 9.1 Development should consider the capabilities and special design requirements of hillsides and clay shale soils. | | |
| | 9.2 Encourage the "greening" of Scott County by preserving trees and establishing new landscaping in urban areas. | | |
| | 9.3 Development within or near habitats of significant plant and animal species that may be discovered or identified in the County should be sensitive to maintaining habitat for their survival. | | |
| Solid Waste Management | | | |
| 10. Solid wastes should be managed and disposed so that the amount of waste produced in Scott County is minimized, the cost and capacity for disposal are not a deterrent to growth, and the quality of the environment is protected. | 10.1 Solid waste management planning: Scott County and the three cities should work together cooperatively to plan for and incorporate more specific strategies in the SWMP, in preparation for the required updated plan in 1990. | | |
| | 10.2 County-wide waste collection: Franchising, through the use of private haulers, should make waste collection available to all residents of Scott county. County government should encourage 100% participation in the voluntary program. Scott County should seriously consider instituting madatory waste collection. | | |
| | 10.3 Landfills: Develop strategies to lengthen the life of the landfill. City officials are encouraged to consider the financial implications of becoming a regional landfill with a multi-county agreement, or participating in a regional landfill located elsewhere. Privately-owned landfills should be discouraged as long as governmentally-owned landfills meet Scott County's needs. Road access and improvements are key issues to address for the new landfill. Landfill capital budgeting should include funds for improvements and on-going maintenance to accommodate heavy truck traffic. Residents near busy roads leading to the landfill need to be protected from the increase in traffic. New construction or uses should not be allowed on land underlain by old landfills or dumps, if there is risk to the health of the proposed users or residents. | | |
| | 10.4 Recycling: Developm a comprehensive local recycling strategy, and participate actively in regional planning efforts related to recycling. Government offices should institute paper, glass, aluminum can, and plastic recycling as soon as possible, to show commitment and lead by example. Pursue a Scott County collection center as a priority for local funding, with potential funding support from Bluegrass ADD. Support the efforts of Georgetown College and private businesses to provide recycling centers. State and regional cooperation is needed to create a market for recycled materials. Study the need for regional endustries that use or process recycled materials, and support local or regional recruitment efforts. Lobby for State incentives to draw these industries. Encourage local leaders to require recycling of bottles. | | |

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| | <p>10.5 Education: The public should be notified through the press, schools, and farming organizations, that a local Solid Waste Ordinance exists and what it requires. Farming organizations should help educate the farming community about waste management and environmental concerns in rural Scott County. Schools should offer educational programs pertaining to waste management and environmental concerns, especially recycling. Students should make field trips to the landfill to learn how garbage is disposed and to understand the importance of minimizing the waste stream through recycling and composting.</p> | | |
| | <p>10.6 Illegal dumps and enforcement: The updated SWMP should include an inventory of former landfills and illegal dumps and junkyards, and should establish a priority system for identifying those dumps for clean up. Local regulations should be adopted and enforced to prohibit dumping in sinkholes. A strong education program is needed. Enforcement of the Solid Waste Management Ordinance should be given priority by government officials.</p> | | |
| Hazardous Materials Management | | | |
| <p>11. The use, location, and disposal of hazardous materials should be controlled so that human health, water quality, air quality, and environmentally sensitive resources are protected.</p> | <p>11.1 Local monitoring: Adopt a hazardous materials management program that allows local monitoring and enforcement of proper handling, storage, and disposal. The program should be based upon State and Federal regulatory standards, where they are appropriate and feasible to apply locally.</p> | | |
| | <p>11.2 Accident response team: Develop a skilled and well equipped team for local response to hazardous materials accidents.</p> | | |
| | <p>11.3 Transportation: Designate safe transportation routes for hazardous materials.</p> | | |
| | <p>11.4 Location and land use policies: Through land use policies and ordinances, carefully control the location of firms using hazardous materials to ensure protection of water and air quality and environmentally sensitive areas.</p> | | |
| | <p>11.5 Underground storage tanks for hazardous materials should be carefully controlled to protect water quality.</p> | | |
| | <p>11.6 Site design and building standards for firms that use, transport, generate, or store hazardous materials should ensure safe storage and spill containment.</p> | | |
| | <p>11.7 LFUCG: Encourage the Lexington Fayette Urban County Government to adopt similar land use and development policies to protect the Royal Spring aquifer recharge area and the Elkhorn and Cane Run Creeks from contamination by hazardous materials.</p> | | |
| | <p>11.8 Hazardous waste disposal or incineration facilities shall not be permitted in Scott County, except for wastes generated within the County.</p> | | |
| | <p>11.9 Household and Farm Use: Improve the awareness and control of hazardous chemicals used in households and on farms.</p> | | |
| Vision 2020 | | | |
| <p>The land preservation and development focus</p> | <p>a. Increase density to preserve farmland. Allow lot sizes to be smaller than five acres in areas where soil types meet health department requirements for sewage disposal.</p> | | |
| | <p>b. Today's (year 2002) farm economy will not support present land prices. To keep farmland in agriculture in Scott County, it may be necessary to allow landowners to sell development rights in order to bridge the gap between true agricultural value and present land value.</p> | | |
| | <p>c. Deed all rural subdivisions of land above one acre to the middle of newly created county or private roads. A permanent easement would be granted to satisfy county right-of-way and utility needs while achieving septic needs and density requirements currently on record for cluster and five acre rural lots. This would result in an immediate increase in efficiency of land utilization of 5-10% of lots available on the same acreage. This preserves an equal amount of farmland without diminishing the quality of those subdivisions. (It is not uncommon for a 100-acre tract to have on 18 lots instead of 20 lots that the 5-acre rule should allow.)</p> | | |

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| | d. Development of alternative agriculture business opportunities and regional marketing groups. | | |
| The property rights focus | a. Compensate landowners for the difference between land values if a zoning change lowers property value. | | |
| | b. Select the most efficient and effective way to finance the cost of purchasing development rights | | |
| | c. Property owner obtains agreement on the line fence between him/her and all adjoining property owners before zone change is granted and a division of land is made. | | |
| | d. Fencing and right-to-farm laws should be on all new deeds. | | |
| The labor focus | a. Develop a Help Center for migrant workers to assist with a variety of needs. (Housing, language, job assistance, legal assistance, medical benefits, tax assistance, etc) | | |
| The rural land use focus | a. Encourage rural residential planning toward clusters vs. 5-acre tracts | | |
| | b. Preserve rural green space through the aggressive use of PDR/TDR | | |
| The agricultural economic development focus | a. Promote jobs within the agricultural industry, as many of these jobs require skills training which provide transferable job skills that can be used in other occupations. | | |
| | b. Continue to develop and promote existing joint agricultural/community activities. | | |
| | c. Promote and encourage individuals from the agricultural industry to participate in area employment and educational planning activities. | | |
| | d. Promote economic development programs to strengthen agriculture to keep the land valuable for farming. | | |