

Growth & Economic Development

The majority of the goals and objectives listed come from the 2011 update to the Georgetown-Scott County Comprehensive Plan. Some of the goals and objectives come from the 1996 and 1991 updates, as marked. Those goals and objectives under 'Vision 2020' come from the Chamber of Commerce's Vision 2020.

Fundamental Guiding Principle: The fundamental principle for managing growth within Scott County is to produce a positive impact of 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.

Goal	Objectives	Does this need to be included or updated?	Do we need more information or research?
Growth 1: Development is used to promote opportunities for a variety of cultures and income levels, resulting in a vibrant and interesting community.	a. Create a Form-Based Zoning category that can be used by developers who wish to mix land uses in return for superior and stringent design characteristics.		
Growth 2: County and City leaders continue efforts on collaborative planning efforts with other communities in the region.	a. Planning and Zoning Staff should continue to have representation on the Bluegrass Area Development District's Regional Planning Committee.		
	b. Planning and Zoning Staff should continue to represent the area at planning gatherings and conferences, and should present at such conferences to other planners when significant achievements are met.		
Growth 3: The identity and integrity of the individual communities within Scott County and their respective opportunities for an enhanced quality of life are preserved and retain the "sense of place".	a. Buffering and other effective forms of differentiation are used to help define adjacent neighborhoods.		
	b. Preserve development and neighborhood aesthetics by including "pocket parks" and other types of open space within and between neighborhoods.		
Growth 4: Cities within Scott County develop and maintain their individual characters, while the vitality of downtown Georgetown, Sadieville, and Stamping Ground are enhanced.	a. Review existing zoning ordinances and make adjustments that allow desired aesthetics to be developed for each city.		
	b. Encourage municipalities to develop and maintain accessible inventories of their historically and culturally significant areas and buildings.		
Growth 5: Opportunities for growth area supported in urban areas throughout the county.	a. City and County governments actively cooperate to capitalize on or promote growth opportunities through collaborative efforts, e.g., regional infrastructure development projects, cooperative services delivery, interlocal agreements, etc.		
	b. Infill development within USBs is encouraged while urban development outside of the USBs is discouraged.		

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<p>Growth 6: Decision regarding sustainable growth are carefully coordinated with necessary public expenditures and revenue sources in order to provide for adequate public facilities and services, aid in capital budget planning processes, and ensure prudent and efficient use of public investments.</p>	<p>a. Each municipality is encouraged to develop policies and guidelines for reviewing and evaluating annexation opportunities and actions. Such policies and guidelines should, at a minimum, be based on the following four general criteria:</p>		
	<p>i. Consider Available Land - Decision makers should also remain informed as to the quantity of land approved for future residential development within the existing city limits. In any case, land should be within the existing USB.</p>		
	<p>ii. Require Adequate Public Facilities - Growth should not exceed the ability of the city/county to provide services at acceptable levels of coverage. The effect of residential growth on school capacities should also be considered. Annexations should be timed to assure that acceptable levels of city/county services can be maintained.</p>		
	<p>b. Develop an annexation policy that is consistent with development of capital budgets as outlined in the Community Facilities Element of the Comprehensive Plan.</p>		
<p>Growth 7: Review land use designations and update as needed on a routine basis.</p>	<p>a. Administratively rezone properties as needed to remove legal non-conforming uses, in alignment with the Future Land Use map.</p>		
	<p>b. Work to assure consistency between the various decision-making criteria.</p>		
	<p>c. Update the Zoning Ordinance and the Subdivision Regulations to bring them in conformance with the Comprehensive Plan.</p>		
<p>Employment Districts</p>			
<p>1. Employment Districts should be created as locations for basic employment. Such Districts should be major employment centers in the community.</p>	<p>a. Creation of an Employment District overlay ordinance.</p>		
	<p>b. A mix of uses should be allowed in such an overlay ordinance allowing light industry, office, and commercial uses to be served by complementary residential uses.</p>		
	<p>c. Such an overlay ordinance should encourage non-motorized transportation options and take into account any future transit or light rail development.</p>		
	<p>d. Such an overlay ordinance should mandate design standards to ensure excellence of design of the development. Such developments should form an attractive business park setting with a clear unifying network of streets and sidewalks, or a system of campus-like outdoor space with connecting walkway spines. Recreation, parks, and open space areas should be incorporated into the design, as well as pedestrian linkages to city trails.</p>		
	<p>e. Such an overlay ordinance should mandate that all structures within such a development meet LEED certification standards.</p>		

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	f. Transitional Land Uses: A transition of lower intensity land uses should be provided at the edges of Employment Districts, in areas adjacent to residential neighborhoods. Land use boundaries should be placed at mid-block locations rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.		
	g. "Walkable Destinations": Secondary and supporting uses in an Employment District will be accessible to and located within easy walking distance of major employment concentrations.		
	h. District Seams: A District will not evolve in isolation from the surrounding community. The seam between a District and the larger community may consist of a boundary of natural features of landscaped grounds, but with connection to adjacent neighborhoods, which can be shared with adjoining areas, such as day care, outdoor spaces, and convenience shopping centers.		
	i. Redevelopment/Infill: There will be future infill and redevelopment of existing employment centers. As non-compatible businesses vacate, new development planned for Employment Districts should be designed to complement the character of the surrounding area.		
Industrial Districts			
1. Industrial development should take place in dedicated industrial districts. Such places should allow for a wide range of industrial and commercial uses that do not need or are not suited to high public visibility.	a. Land Uses: Industrial land uses such as manufacturing, assembly plants, primary metal and related industries, vehicle-related commercial uses such as auto repair, maintenance, and storage, other types of commercial operations warehouses, outdoor storage yards, and distribution facilities are appropriate for an Industrial District. Industrial Districts should include a variety of flexible sites for small local, and startup business and industry, as well as large national or regional enterprises. Generally, the characteristics that differentiate an Industrial District from an Employment District are: i. Relatively smaller workforces than Employment Districts, ii. Emphasis on commercial truck or rail traffic, iii. Characteristics such as outdoor work and storage areas.		
	b. Supporting Uses: Supporting uses, such as restaurants, day care, convenience retail, services, and housing, will be located internally or immediately adjacent to and within walking distance of Industrial Districts.		
	c. Land Use Transition: Lower intensity land uses that can help form a transition between an Industrial District and adjacent districts and residential neighborhoods should be located at the edges of the district. Certain types of supporting uses could help achieve this transition.		
	d. Design Character and Image: Building and site improvements in Industrial Districts may be simple, practical, and more vehicle-oriented than in other districts and may lack a uniform design theme or character. Development standards should allow for metal buildings, tilt-up buildings, and similar large span construction and aprons of pavement for work and storage. Parking lots and outside storage will be screened from streets and other public spaces with fencing and/or landscaping. Outdoor spaces and amenities for pedestrians may be relatively simple to meet the practical needs of workers. However, perimeter streetscape design standards will be consistent with other parts of the community.		
	e. Transportation Improvements: Transportation improvements should support the efficient movement of commercial truck traffic from Industrial Districts to the arterial street system via an internal connector (or collector) street system. Transportation improvements may include rail access in some districts.		

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Infill/Redevelopment			
1. Infill: Vacant and underdeveloped land in the Urban Service Boundaries is developed or redeveloped in a manner that is compatible with viable existing development and the long term character and goals for the area.	a. Develop and adopt a Transfer of Development Rights ordinance that targets specific infill areas as receiving zones and develop design guidelines that encourage quality urban development.		
	b. Develop policies and recommendations to encourage compatible infill development for single-family detached and attached housing, multiple family housing, live/work housing, neighborhood retail, and office and industrial uses. Identify ways to provide parks/open space, and recreation opportunities.		
	c. Develop programs for eliminating blight and encourage redevelopment.		
Sustainable Development			
1. The Planning Commission shall develop policies and administer regulations that encourage sustainable development.	a. Review and update Subdivision and Development Regulations to allow and encourage flexible design techniques such as modified cul-de-sac, street and parking lot design, green roofs and other strategies to reduce impervious surface and provide for natural stormwater absorption.		
	b. Modify local building codes to require new construction to meet most recent residential model energy code/ordinance such as the International Energy Conservation Code.		
	c. Explore the possibility of allowing density or tax rebates to encourage the location of new LEED project development in areas with existing infrastructure inside the USB.		
	d. Explore the possibility of allowing density credits or tax abatements to projects that meet all the prerequisites for LEED Neighborhood Development.		
Sadieville (1996)			
A. Growth and the urban service boundary	Sadieville should maintain the existing urban service boundary to reflect existing infrastructure capacities and the most cost efficient potential to extend infrastructure in terms of roads, water, and sewer.		
E. Economic Development	The best way to attract new investment is to provide an image of a reliable infrastructure network and a positive community attitude. The City should explore ways to help finance these ventures through revolving loan funds, interlocal agreements, and other means. A linkage should be developed with the County's overall economic development program to steer prospects to Sadieville to take advantage of lower land prices.		
F. Industry	Retain adequate acreage and locations for industrial development to ensure that Sadieville can respond to new industrial proposals.		

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G. Business	Attract Interstate-oriented commercial activities to the area around the interchange as well as small, specialized retail and human service related businesses to the area around town.		
Stamping Ground (1996)			
Stamping Ground should grow in an orderly fashion that does not take away from the small town atmosphere	Residential development should continue to be centered around the core of the city, modest commercial expansion should be allowed on Main Street, and additional industrial operations should be encouraged to locate northward and adjacent to the City-owned park.		
To provide for the commercial and service-related needs of the city and the surrounding area, and to promote self-	To attract small, specialized retail as well as human service-related businesses		
To promote Stamping Ground's image as a good location for industrial development	To establish adequate acreage for industrial development northward from and adjacent to the City-owned park to ensure that Stamping Ground can respond to new proposals for light industry. Industrial development within this entire area should only proceed to the extent that the infrastructure can support it. Expansion should bring no adverse impacts to the area or residents in terms of water and sewer availability, adequate road access, and environmental impacts. All development proposals should be reviewed with these factors in mind.		
To attract new business and industry to Stamping Ground	The best way to attract new investment is to provide an image of reliable infrastructure network and a positive community attitude. The City should be willing to explore ways to help finance these ventures through revolving loan funds, interlocal agreements, and other means. The City should also be willing to provide more business incentives such as a lower rate of tap-on fees for the sewer system and the water system.		
Downtown Georgetown (1991)			
1. Protect the traditional role of Downtown as the center for governmental, financial, and religious institutions. Support its evolving role into a center for tourism and specialty retail and a residential area that provides a unique living environment.	1.1 Retain "anchor" institutions, such as the banks, government offices, churches, the Post Office and Library, and allow room for expansion.		
	1.2 Encourage antique businesses and a mix of new uses that will make Georgetown an attractive destination for day and weekend trips by regional tourists.		
	1.3 Encourage residential reuse of vacant upper floors on Main Street and new residential development in areas surrounding the central commercial district. Support provision of a wider range of neighborhood businesses and services in and around downtown.		
	1.4 Allow substantial flexibility of uses so that Downtown can "evolve" as tastes and markets change.		

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5. Ensure that Downtown can compete as a commercial center and can function well as a governmental center, increasing the amount of Downtown parking has the highest priority.			
6. Highlight and enhance the historic quality of Downtown Georgetown and surrounding neighborhoods to support an economically viable commercial district and protect the community's educational, financial, and emotional investment in historic resources.	6.4 Strengthen existing businesses and attract new businesses located in Downtown historic buildings.		
	6.6 Protect and enhance the tourism potential of Downtown.		
Economic Development (1991)			
Overall Goals			
A. Economic development should be broad-based to create more business and job opportunities for all Scott Countians, considering their varying capabilities and areas of residence. Economic development should be promoted in Sadieville, Stamping Ground, and the rural area as well as Georgetown.			
B. Economic development efforts should build a diversified economy with steady growth potential, able to withstand fluctuations in any one market or industry.			
C. A quality educational system is essential to sustained economic development and the ability of all Scott Countians to benefit from business and job opportunities. Improvements in educational programs and attainment should be aggressively promoted by the business community and local governments.			

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D. Planning and capital budgeting efforts should support economic development goals by providing for sufficient land with adequate public facilities and services.			
E. Economic growth should be managed for protection of environmental quality, especially water and air quality.			
Business Development			
1. Provide the support necessary for long-term business development in a broad-based and diversified economy.	1.1. Support local entrepreneurship through educational and small business assistance programs.		
	1.2. Support the growth of local minority-and female-owned businesses.		
	1.3. Support retention and expansion of existing industries		
	1.4. Support recruitment of new firms to more fully diversify the community industrial base, while protecting the environment.		
Education			
2. Through education and training, upgrade the basic skill level of the Scott County workforce.	2.1 Increase local investment to upgrade teacher skills and new learning technologies.		
	2.2 Strengthen job preparedness of middle and high school students.		
	2.3 Encourage enrollment of more adults in education and training programs.		
	2.4 Establish an education foundation funded by local business to act as a catalyst for improved education.		

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Land Use			
3. Support economic development goals with provision of a sufficient supply of land to respond to the different needs of industrial and business recruitment, expansion of existing industries and businesses, and start-up of new firms.	3.1 Maintain the current supply of industrial land in Georgetown, which is sufficient for future land growth needs.		
	3.2 Identify sufficient industrial areas in Sadieville and Stamping Ground as lower cost alternatives for local entrepreneurial firms and expansion of existing industries.		
	3.3 Allow existing industries in the U.S. 25 corridor that are not in areas generally designated for industrial use to expand at their current location, with conditions.		
Infrastructure			
4. Coordinate and strengthen economic development with provision of adequate public facilities and services, capital budget planning, and efficient use of public investments.	4.1 In the Georgetown area, target infrastructure improvements to allow full use of lands already designated for industry and commercial development, in concert with substantial public investments already made.		
	4.2 Provide reliable water, power, and sewage treatment with capacity for economic growth, giving priority to the needs of existing industries and businesses.		
	4.3 Improve major transportation routes for industrial and commercial traffic.		
	4.4 In recognition of the need for growth in Sadieville and Stamping Ground, in areas where municipal sewer provision may not initially be economically feasible, create an industrial zoning or conditional use classification limiting uses to those appropriate for septic systems, e.g. domestic waste only. This		
	4.5 To accomplish this economic development program, it is essential for the Fiscal Court, city councils, and utility agencies to coordinate capital budget planning and joint provision of services, to ensure prudent and efficient use of public investments.		
	4.6 Develop a sound and equitable financing strategy for providing infrastructure.		
Agriculture			
5. Restore vitality to Scott County agriculture. Growth benefitting the agricultural economy should be aggressively encouraged.	5.1 Encourage and support the agricultural ingenuity of Scott County farmers and the establishment of new businesses by "agripreneurs"		
	5.2 Increase local financial support for agricultural enterprises, and lower the barriers for young people who want to get into farming.		
	5.3 Multiply markets for local agricultural products, and create market-driven agricultural diversification strategies.		
	5.4 Protect the land, air, and water resources that are vital to agriculture.		

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Tourism			
6. Develop tourism and recreation attractions in Scott County, as a way to merge economic diversification with preservation of the County's special scenic and historic character.	6.1 Develop and market tourist and recreation attractions in Scott County.		
	6.2 Encourage tourism-related commercial development and small businesses.		
	6.3 Encourage and support recreational and tourism development of Elkhorn Creek, historic Downtown Georgetown, and Ward Hall.		
	6.4 Preserve the rural scenic and historic character of the County as an important tourism asset.		
Environment			
7. Economic growth should be managed for protection of environmental quality, especially water and air quality.	7.1 Firms that use, transport, generate, or store hazardous materials of such quantity and characteristics that could represent a significant threat to water quality shall not be permitted in Scott County, unless they can demonstrate proper management of the materials to reduce the risk to a level		
	7.2 Firms that use transport, generate, or store hazardous materials must meet certain requirements.		
	7.3 Establish a regional discussion concerning strategies to manage hazardous materials and to address potential non-attainment status for ozone.		
Institutional Support			
8. Provide greater citizen, industrial, and financial support for ongoing economic development programs and planning.	8.1 The mayors and County Judge Executive should establish an ongoing, permanent advisory committee for economic development. This could be an existing group given formal advisory status or a new committee, which could combine involvement from the many existing business-related		
	8.2 The Fiscal Court and City Councils should provide expanded financial and institutional support for ongoing economic development efforts.		
Vision 2020			
1. The urban land focus	a. Encourage growth in urban areas with public sewage treatment facilities (80% growth in areas with sewage)		
	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.		
	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 and within the urban service boundary. Continued implementation of standards for building and development design.		

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1. The stable & diversified economy focus	a. Define the S.C. economy & business environment		
	b. Plan for growth, diversity & preservation		
2. The quality employment & technology focus	a. Balance business growth with availability & readiness of the workforce.		
	b. Promote new technology in business development, improvement and manufacturing.		
	c. Develop new business ventures within the Golden Triangle (Lexington/Louisville/Cincinnati)		
3. The regional economic development focus	a. Bluegrass Workforce Investment Board and the Scott County Comprehensive One Stop Center will clarify strategic roles and interaction between the major players		
	b. The One Stop Center volunteers to implement the One Stop Operating System following the demonstration project implemented in Northern Kentucky		
	c. Assess and upgrade skill levels for new entrants to the workforce. Match skill of labor available to market demand.		
	d. Develop regional partnerships to address employment and training issues.		
4. 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.		