

Heritage & Urban Form

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 Commerce's Vision 2020.

Goal	Objectives	Does this need to be included or updated?	Do we need more information or research?
Urban Form			
Res. 1: A variety of housing types and densities are encouraged throughout urban areas for all income levels.	a. Land Use Patterns: Municipalities should encourage a variety of housing types and densities, including mixed-use developments that are well-served by potential public transportation and close to employment centers, services and amenities. Higher-density housing should be placed near shopping and work centers, and in designated neighborhoods and districts.		
	b. Housing Supply: Municipalities should encourage public and private, for-profit and non-profit sectors to develop and maintain an adequate supply of single and multiple family housing.		
Res. 2: Municipalities should encourage creation and expansion of affordable housing opportunities and preservation of existing housing stock.	a. Housing Information: Municipalities should collect, maintain, and disseminate information and vital statistics on housing affordability such as cost demand and supply of housing stock.		
	b. Development Practices: Scott County municipalities will seek opportunities to develop and modify land use regulations and permit processes that make project approval timelines achievable, and densities and mitigation costs more predictable.		
	c. Preservation of Neighborhoods: Scott County municipalities will work toward retaining existing affordable housing stock through conservation efforts of older residential neighborhoods.		
	d. Impact of New Policies and Regulations: Municipalities will assess the effects of new policies and regulations, on housing development costs, and overall housing affordability.		
	e. Historic Residences: Scott County and its cities and towns will explore opportunities to combine development efforts with historic preservation, placing priority on preserving existing residential structures of historic value. A Historical District Ordinance should be adopted to support Preservation efforts.		
	a. New Development: New development in Commercial Districts will be encouraged to locate and design buildings such that a percentage of building fronts directly face adjacent streets, provide a mix of types and sizes of businesses, provide pedestrian-oriented site design, and incorporate convenient, safe and attractive parking areas into the block.		
	b. Commercial District Design: The design of Commercial Districts should provide for convenient access, efficient and cost effective pedestrian and vehicular circulation, and comfortable pedestrian environment in selected nodes.		

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Comm. 1: The size and scale of business within Commercial Districts varies with new development and redevelopment including a mix of uses and avoiding large, single-use buildings, and dominating parking areas.	c. Existing Strip Commercial Corridor Development: Municipalities will should encourage and support the gradual evolution of existing auto-dominated strip commercial areas to compact multi-modal-oriented mixed-use places with enhanced walking connections between destinations.		
	d. Pedestrian Access: Pedestrian environment within Commercial Districts will be supported by connecting them to adjoining uses. Buildings should be oriented both to public streets and to internal streets, with parking areas located internally on the property, or behind the building when possible.		
	e. Commercial District Access: All future Commercial District developments should consider accessibility for all modes of transportation.		
	f. Arterial Crossings: Improve pedestrian/bicycle linkages across arterial streets and along commercial corridors. Pedestrian travel routes should be clearly identified and distinguished from motorized vehicle traffic through parking areas, streets, and along building frontages.		
	g. Linking Neighborhoods with Adjacent Commercial Districts: New models for retail development will be necessary to combine the needs of "walkable" neighborhoods with large-scale retail centers. Pedestrian and bicycle linkages from surrounding neighborhoods to Commercial Districts will be strengthened. Pedestrian access will be provided from nearby residential neighborhoods to the Commercial Districts from multiple directions. Walkways will be aesthetically pleasing, safe, and convenient to the extent practicable.		
	h. Parking Improvements: Land devoted to surface parking lots in existing developed areas should be reduced to the extent possible. Pedestrian/bicycle linkages through existing parking lots to commercial destinations should be improved as opportunities arise.		
Community Appearance & Design			
	a. Street Design Standards: All new public streets must conform to the accepted street standards. Connectivity of the street system is encouraged. Alternative street designs may be approved by municipalities where they are needed to accommodate unique situations, such as important landscape features or necessary safety, accessibility and maintenance requirements.		
	b. Street Layout: New streets will make development and integrated extension of the community. The street pattern will be simple, interconnected, and direct, and avoid circuitous routes. Multiple routes should be provided between key destinations. Streets should be located to consider physical features and create views and prominent locations for civic landmarks such as parks, squares, and schools.		
	c. Street Tree Design: Street trees should be used in a formal architectural fashion to reinforce, define, and connect the space and corridors created by buildings and other features along the street. Canopy shade trees will constitute the majority of tree plantings, and a mixture of tree types will be included, arranged, to establish partial urban tree canopy convert. Existing trees will be preserved to the maximum extent feasible.		
	d. Street Lighting: Lighting fixture design and illumination should be tailored to match the context of the street. Lighting levels should be designed to emphasize the desired effect and not the light source, avoiding sharp contrast between bright spots and shadows, and spillover glare.		
	i. The City should explore new design options for the type of fixtures available for use within any street condition, which enhance the street environment by establishing a consistent style with height, design color, and finishes.		

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<p>1. Each addition to the street system will be designed with due consideration given to the visual character and experience of the citizens who will use the street system and adjacent property. Together, the layout of the street network and the streets themselves will contribute to the character, form, and scale of the city in which they are located.</p>	<p>ii. Residential street light fixtures will be designed for human, pedestrian scale while providing an adequate level of illumination for safety.</p>		
	<p>iii. Where higher pedestrian activity occurs, such as associated with neighborhood or community centers, a combination of lighting options should be considered - such as exists in the Downtown with high mount fixtures for broad distribution of light within the street, and with smaller pedestrian-oriented fixtures along the sidewalk corridors.</p>		
	<p>e. Civic Buildings and Grounds: Civic and government facilities should be placed in central locations as highly visible focal points. The urban design and architectural quality should express permanence, importance, and respect for broad citizen preferences and community identity. Major public buildings should have a civic presence enhanced by their height, mass, and materials. In addition, public buildings should:</p>		
	<p>i. Be accessible by motorized vehicles, bicycles, and pedestrians.</p>		
	<p>ii. Be integrated into a setting that includes generous landscaping and/or public outdoor spaces.</p>		
	<p>f. Public Space Design: Public spaces, such as plazas, civic buildings, outdoor spaces, parks and gateway landscapes, should be designated to be functional, accessible, attractive, and comfortable.</p>		
	<p>g. Entryways: Community entryways will be enhanced and accentuated at key entry points including interstate interchange areas, and other major arterial streets leading into the city.</p>		
	<p>h. Modification of Standardized Commercial Architecture: Commercial buildings will demonstrate a reflection of local values with site-specific design. Standardized architectural prototypes will be modified, if necessary, so that the City's appearance remains unique. Development will not consist solely of repetitive design that may be found in other communities.</p>		
	<p>i. Compatibility with Surrounding Development: Proposed commercial buildings must contribute to the positive character of the area. Building materials, architectural details, color range, building massing, and relationships to street and sidewalks will contribute to a distinctive local district, corridor, or neighborhood.</p>		
	<p>j. Crime Prevention and Security: Security and crime prevention will continue to be important factors in urban design. Considerations such as natural barriers and visibility should be incorporated into future developments. Anonymous environments, hidden areas, difficult access, etc. will be addressed and avoided.</p>		
	<p>k. Lighting and Landscaping: Security lighting should generally be at low, even levels to create comfortable area-wide visibility and not highly contrasting bright spots and shadows.</p>		
<p>l. Role of Municipalities: Municipalities should sustain city-owned facilities and city-initiated programming, and assist local arts organizations by providing administrative consultation, marketing expertise, technical assistance, and box office services.</p>			

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	m. Types of Projects: The City should provide, maintain, and operate historic and cultural facilities. A full range of performing, historical, and visual arts programs will be produced and presented.		
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.		
Open Space			
2. Open Space is used as a primary tool to provide the County and its incorporated areas with a well defined edge, establish community separators, direct growth, and preserve rural character.	a. Conservation Tools: Promote the purchase of open space, conservation easements, and/or development rights and use other tools such as development regulations and planning for the purpose of defining and protecting community edges.		
	b. Access: Cities within Scott County will ensure that development provides and maintains access to public open space areas, where appropriate.		
	c. Community Buffer: Strategic open lands that serve as community separators outside the Urban Service Boundary will be identified for either public ownership or other land conservation measures.		
	d. Coordination: The City and County will actively work with local, regional, State, and Federal agencies, as well as private entities, to acquire large tracts of key open space in the region.		

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3. A variety of recreational opportunities is provided to the community through a diverse and interconnected framework of open space including parks, trails, and natural areas.	a. Corridors: Trails along streams and drainage ways should be dispersed throughout the County, provide public access and link neighborhoods, parks, activity centers, commercial centers, and streets where compatible with natural habitat values utilizing environmentally sensitive trail design techniques.		
	b. Urban Public Space: Small pocket parks, public plazas, and sidewalk gathering places should include "street furniture" such as benches and be incorporated into urban design for Downtown Districts, Small Area Plans, and Residential Districts throughout the County.		
	c. Community Horticulture: Cities will encourage and support the establishment of community vegetable gardens, ornamental gardens, and other horticultural projects to provide food, beautification, education, and other social benefits.		
	d. Legacy Trail expansion: Cities and the County will encourage and support the efforts to extend the Legacy Trail from its trailhead at the Horse Park into Georgetown.		
Rural Land Use			
5. Develop a comprehensive cultural resource plan that protects environmental aesthetics and the historic character of the rural landscape.	a. Develop a countywide stone fence preservation and protection ordinance and continue the stone fence cost-share program.		
	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.		
Sadieville			
5. Property rehabilitation: In order to provide safe, sanitary housing and improve Sadieville's community image, encourage rehabilitation of properties, screen unsightly uses, and abate junkyards and illegal dumping.	Improve the appearance of downtown, provide adequate parking areas, and improve traffic hazards. Encourage tourism through protection of historic buildings and improvements on a "railroad" theme. Adopt planning and zoning guidelines to allow more flexibility in reuse of existing buildings and infill.		
Stamping Ground			
1. 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.		
2. To provide for a variety of housing types and residents and to rehabilitate or replace dilapidated units.	Housing development should concentrate on the middle income housing market, and for senior citizens. These can be provided through townhomes, single family lots, and elderly communities.		
3. To make the core of Stamping Ground vital and safe	To improve the appearance of downtown, to provide adequate parking areas, and to improve traffic hazards.		

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Downtown Georgetown			
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.		
2. Improve the functioning of Downtown as the hub of surrounding residential neighborhoods and institutions.	2.1 Create attractive corridors to the College, Cardome, and residential neighborhoods, and increase activity linkages with them.		
	2.2 Upgrade blighted areas that interfere with access between Downtown and surrounding residential neighborhoods.		
	2.3 Protect the integrity of established residential neighborhoods that surround Downtown so that they do not become unstable, blighted transition zones.		
3. Pursue public redevelopment and encourage private redevelopment that supports and accomplishes the goals and policies of the Downtown Plan.	3.1 Develop a proactive public redevelopment program to accomplish goals for parking, public safety and utilities, open space and urban design, and historic resource management.		
	3.2 Assist major new development projects through property consolidation, clearance, and infrastructure upgrades. Projects that require large-scale clearance should be located outside of Historic Planning Areas.		
	3.3 Devise plans and clear goals for redevelopment areas, and establish a planning review process that involves the City Council, Fiscal Court, Planning Commission, Mainstreet Board, Architectural Review Board, utility companies, and the public.		
	3.4 Improve coordination of major public projects that will alter Downtown, such as the Justice Center, city parking lots, the future of the Post Office, etc.		
4. Adopt small area plans for major neighborhoods and corridors surrounding Downtown, to accomplish land use goals			

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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.	6.1 Encourage greater local participation and control in the designation, management, and regulation of historic resources.		
	6.2 Protect and maintain the structural safety of Downtown historic buildings.		
	6.3 Encourage the rehabilitation of existing buildings and construction of new buildings that are compatible with the historic character of Georgetown.		
	6.4 Strengthen existing businesses and attract new businesses located in Downtown historic buildings.		
	6.5 Ensure that avenues for preserving a significant Downtown historic building are explored prior to a decision to demolish the building.		
	6.6 Protect and enhance the tourism potential of Downtown.		
	6.7 The Georgetown City Council and Fiscal Court should take a leadership role in Downtown historic resource management, and should encourage other public agencies and utility companies to participate.		

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<p>7. Urban design, streetscape, and park improvements in the Downtown area should be coordinated to: 1) Create a distinctive and attractive image that will enhance the historic and architectural character of the buildings, 2) Encourage pedestrian and tourism use of Downtown by creating safe and comfortable routes from parking areas, from surrounding neighborhoods, and throughout the business and historic district, and 3) Create outdoor spaces where social activities and special events can easily happen.</p>	<p>7.1 Develop small Downtown parks as places for people to socialize and relax and for special festivals and activities. A design plan for each park should be developed based on the particular uses envisioned there. Development of public and private projects around the parks should protect and enhance their use as open space.</p>		
	<p>7.2 The streets that are auto and pedestrian routes to and within Downtown should create a better impression to arriving visitors and a safer, more comfortable route for pedestrians, to encourage use of Downtown and improve the overall image of Georgetown. Stronger linkages are specifically needed to Cardome and the College. Adopt a coordinated design plan for improvements to designated street and pedestrian corridors.</p>		
	<p>7.3 Develop an urban design plan to improve the appearance of commercial and residential areas at the edges of Georgetown, which are important to Downtown's image and the City's draw as a tourism and retail center.</p>		
	<p>7.4 Create a unified design plan for park and corridor improvements that will build a unique, attractive, and lasting impression of Downtown.</p>		
<p>Historic Resource Management</p>			
<p>1. The unique historic character of Scott County's buildings and landscape should be preserved not only for the economic opportunities which it affords for the present, but for the understanding of Scott County's lifestyle and traditions that it communicates both to us and future generations.</p>	<p>1.1 Identify, evaluate, and protect the significant historic resources of Scott County.</p>		
	<p>1.2 Have local government take a leadership role in the planning and review of private and State and local government projects to ensure that development is sensitive to preservation of historic resources and to avoid or minimize where possible any potential adverse effects of these actions.</p>		
	<p>1.3 Encourage greater local participation and control in the designation, management, and regulation of historic resources.</p>		
	<p>1.4 Provide information to and encourage owners of private property with historic resources to maintain or develop their property in a manner which preserves the resource and meets their needs.</p>		
	<p>1.5 Develop tourism as a means to realize the economic potential of Scott County's historic resources.</p>		

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Vision 2020			
Quality of Life - The "Opportunities to Gather" Focus	Add bike trails in the community; add sidewalks and small gathering areas in neighborhoods.		
	Preserve historic buildings to help preserve Scott County's cultural heritage		
Growth & Land Use Planning - The Growth vs. Green space Focus	Encourage corridor planning ahead of development, not behind it!		