

## GOALS & OBJECTIVES

Kentucky Planning and Zoning Statutes (KRS 100.183) require that the Planning Commission of each planning unit prepare a Comprehensive Plan. This plan serves as a guide for public and private actions and decisions in order to assure the development of various land uses in the most appropriate relationships. A principle element of the Comprehensive Plan is the establishment of a statement of goals and objectives. The goals and objectives of the Comprehensive Plan (one of the four statutorily required elements of the Comprehensive Plan) continues to be a fundamental part of the comprehensive planning process, identifying the overall ends toward which the planning effort is to be directed. This chapter of the plan serves as a guide for the preparation of the remaining elements of the plan. In addition, the goals and objectives provide the planning commission and its staff with the direction necessary to prepare a plan that accurately represents the vision and overall goals of the community.

The following statement of goals and objectives is intended to provide direct guidance for implementation of decisions made by the planning commission and local legislative bodies as related to future physical development of the community. These statements are presented in two levels of specificity. Goals are very general statements and concepts, which express the community's needs. Objectives are more specific and concrete concepts which when achieved contribute to goal attainment. Complete analyses of all objectives are found within the respective elements of the plan. All elements of the Comprehensive Plan shall be prepared with a view towards carrying out the statement of goals and objectives.

KRS 100.193 requires the planning commission to adopt the goals and objectives and to submit them to the legislative bodies of each governmental unit in the planning area for their adoption. The Triple S Planning Commission, Shelby County Fiscal Court, Shelbyville City Council, and Simpsonville City Commission have officially adopted the comprehensive plan goals and objectives as follows:

Triple S Planning Commission Adoption:	_____	June 16, 2009
Shelby County Fiscal Court Adoption:	_____	
Shelbyville City Council Adoption:	_____	August 6, 2009
Simpsonville City Commission Adoption:	_____	August 4, 2009

## TRANSPORTATION

***GOAL T-1:*** *To provide the citizens of Shelby County with a well-planned and coordinated multi-modal transportation system that will provide for the efficient, safe, convenient, and coordinated movement of people and goods.*

**Objective T-1-1:** To ensure that all new developments and changes in land use have adequate streets and roadways to handle the traffic generated by the development.

**Objective T-1-2:** To ensure that proposed developments do not create traffic volumes that exceed the current or future capacity of the streets that feed them.

**Objective T-1-3:** To ensure that the capacity and safety of existing roadways are maintained through proper intersection spacing, driveway location and adequate sight distances.

**Objective T-1-4:** To preserve the capacity of streets through the provision of adequate off-street

parking and insure the safe flow of vehicles and pedestrians into and out of the development.

**Objective T-1-5:** To ensure that roadway, walkway and bikeway systems are built to adequate standards based on the functional class of the facility, adjoining land use, proposed use, existing and anticipated traffic volumes and the composition of traffic.

**Objective T-1-6:** To undertake transportation improvements in a manner that will maintain or improve efficiencies.

**Objective T-1-7:** To ensure that proposed streets allow for the extension into surrounding vacant properties where appropriate. New developments should not land lock adjacent properties.

**Objective T-1-8:** To promote the creation of streets, which will help relieve existing streets and intersections, that are currently over-loaded or which have design problems.

**Objective T-1-9:** To encourage citizens to walk or bike whenever possible by providing safe sidewalks, street crossings and bike paths and other alternatives to vehicular transportation.

**Objective T-1-10:** To develop a *Bicycle and Pedestrian Plan* for Shelby County.

**Objective T-1-11:** To consider the provision of multi-modal transportation facilities early in the planning development process for all locally funded transportation construction, reconstruction, maintenance or intersection improvement projects. Require the installation of pedestrian and bikeways in conjunction with any major state and federal transportation improvements (roadways and bridges) in Shelby County.

**Objective T-1-12:** To encourage the provision of additional safe and aesthetically pleasing parking areas within downtown Shelbyville with appropriate location signage and landscaping.

**Objective T-1-13:** To ensure that each roadway continues to function at its designated Level of Service (LOS) with adequate routing for emergency services by requiring traffic impact studies.

**Objective T-1-14:** To promote the coordination between city, county, regional and state agencies for transportation improvements.

**Objective T-1-15:** To encourage proposals for new development and redevelopment of existing areas to include the provision of aesthetic transportation improvements, such as greater rights-of-way, boulevard streets, theme lighting, street trees, monument signs and other innovative concepts.

**Objective T-1-16:** To update the zoning regulations to include access management standards for the design of roadway entrances in future developments.

**Objective T-1-17:** To work with rail companies and state agencies to maintain all railroad crossings and improve bridges over the railroad.

**Objective T-1-18:** To recognize the importance of accessible sidewalks as thoroughfares for the safe movement of pedestrians to access current and future businesses and residences; to provide recreation for children, runners and walkers, to allow children to access schools and bus stops and as an

alternative to vehicular traffic.

**Objective T-1-19:** To encourage the development of sidewalk construction and replacement programs in Shelby County. Retrofit existing developed areas to include sidewalks.

**Objective T-1-20:** To promote safe multi-modal access to existing or future recreational facilities.

**Objective T-1-21:** To limit the number of direct access points along arterial streets by encouraging the use of frontage roads and implementation of other access management techniques.

**Objective T-1-22:** To develop a capital improvements plan for streets, sidewalks and storm drainage to pave, improve and widen local streets and roads in a planned manner.

**Objective T-1-23:** To promote interstate commercial uses are in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing the impact to the community in terms of traffic congestion, local commuting patterns and access.

**Objective T-1-24:** To consider the implementation of golf cart path facilities when new development is proposed and to consider retrofitting existing developed areas to include golf cart path facilities.

**Objective T-1-25:** To develop a road functional classification system for all roads in Shelby County.

**Objective T-1-26:** To promote upgrading of existing and the creation of new north/south and east/west collector and arterial streets in Shelby County.

**Objective T-1-27:** To evaluate and close streets or streets of record which are not being used, have not been constructed or are unnecessary.

**Objective T-1-28:** To identify new Park and Ride lots and to expand existing Park and Ride lots in Shelby County to meet the demands.

**Objective T-1-29:** To develop a county-wide transportation plan for Shelby County that incorporates the cities of Shelbyville and Simpsonville.

***GOAL T-2:*** *To protect and preserve scenic or culturally important transportation corridors and resources in Shelby County.*

**Objective T-2-1:** To identify and designate scenic and culturally important transportation corridors and resources.

**Objective T-2-2:** To develop and implement facility design, lighting, access management and land use guidelines specific to individual scenic corridors and resources.

***GOAL T-3:*** *To enhance important gateway corridors that lead to the cities of Shelbyville and Simpsonville or into Shelby County.*

**Objective T-3-1:** To identify and designate gateway corridors that lead to the cities of Shelbyville and Simpsonville or into Shelby County.

**Objective T-3-2:** To develop and implement facility design, lighting, access management and land use guidelines specific to individual gateway corridors.

## **COMMUNITY FACILITIES**

***GOAL CF-1:*** *To ensure that adequate, desirable, and affordable community facilities and services are available and provided in an efficient and orderly manner while conserving human and natural resources.*

**Objective CF-1-1:** To locate and design community facilities so that potential adverse impacts on surrounding land can be mitigated and the facility can be buffered from any adverse impacts of surrounding land uses.

**Objective CF-1-2:** To maintain and use existing community facilities when appropriate. When new facilities are required consider the use of private or semi-public facilities to accommodate a public need and encourage planning for multi-purpose facilities.

**Objective CF-1-3:** To locate community facilities with large daily or periodic attendance on or near arterial roadways.

**Objective CF-1-4:** To locate community facilities in areas fully served by existing utilities whenever possible rather than in areas requiring an extension of utilities.

**Objective CF-1-5:** To encourage development priority areas for expansion or new construction of community facilities and services as an incentive for development to locate within these areas.

**Objective CF-1-6:** To develop a comprehensive five-year Capital Improvement Program (CIP) for Shelby County and the cities of Shelbyville and Simpsonville that is reviewed and updated annually. The CIP should serve as a guide for the investment of financial resources in public utilities, facilities and services. The CIP should consider both capital and operating costs for individual projects.

**Objective CF-1-7:** To inform the community and provide special notice to all interested parties early in the process when developing or expanding community facilities.

**Objective CF-1-8:** To require those who propose new development to bear or equitably share the costs of public facilities and services made necessary by such development.

**Objective CF-1-9:** To review and establish an urban growth boundary for both Shelbyville and Simpsonville where new growth is to be encouraged and to ensure that adequate community facilities such as utilities, including sanitary sewer, water, transportation and other infrastructure exist or can be provided in the future for development.

**Objective CF-1-10:** To continue to develop, expand and enhance a county-wide Geographic Information System to provide up-to-date information on all aspects of local land use to insure the

coordinated and efficient use of resources.

**Objective CF-1-11:** To provide access to the public library system by means of public and private transportation and the internet.

**Objective CF-1-12:** To encourage the development of a downtown Shelbyville conference center that could be used for lectures, group meetings and performing arts.

**Objective CF-1-13:** To develop a plan and encourage the reuse of Northside school.

**Objective CF-1-14:** To take affirmative action to insure equal opportunity and access to housing, employment and education regardless of age, sex, race, color, creed, national origin, income, religion, disability or political affiliation.

**GOAL CF-2:** *To provide a dependable and adequate supply of all essential utility services to the population.*

**Objective CF-2-1:** To ensure that adequate water, storm water, sewer, solid waste services and other utilities are provided in an efficient, safe and environmentally sound manner.

**Objective CF-2-2:** To protect and improve water supply sources.

**Objective CF-2-3:** To require all development has an adequate supply of potable water and water for fire protection purposes.

**Objective CF-2-4:** To ensure all development has an adequate means of sewage treatment disposal to protect public health and protect water quality in lakes and streams. Developments that utilize private package sewage treatment plants shall be discouraged.

**Objective CF-2-5:** To locate only very low density land uses on sites which depend solely on on-site sewage disposal systems or on private supplies of potable water.

**Objective CF-2-6:** To prevent utility installation from creating nuisances to adjacent properties and the surrounding areas. Locate large utility installations with access to major arterial roads.

**Objective CF-2-7:** To design and locate utility easements in areas providing ease of access for maintenance and repair and to minimize negative visual impacts.

**Objective CF-2-8:** To encourage the elimination or relocation of overhead utilities within downtown Shelbyville, along Shelbyville Road in Simpsonville, and along gateway corridors that lead to the cities of Shelbyville and Simpsonville.

**Objective CF-2-9:** To require all new development (residential, commercial, industrial, etc.) to place utilities underground.

**Objective CF-2-10:** To encourage all proposed cellular towers, antennas and other wireless facilities be developed in a manner which retains the integrity of neighborhoods and the overall character, property values and aesthetic quality of life of the community at large. Service providers should co-

locate or share towers/facilities with other providers in order to minimize the proliferation of towers/facilities.

**Objective CF-2-11:** To make available to all residents and businesses of Shelby County high speed internet access.

**Objective CF-2-12:** To work with community service providers to ensure the extension and development of modern telecommunication facilities to include high speed internet, video conferencing systems, cellular services and multimedia services.

***GOAL CF-3:*** *To provide an effective program of public safety to prevent, where possible, and minimize injury or damage to persons or property.*

**Objective CF-3-1:** To provide appropriate levels of public safety services to the entire population to reduce response time. This shall include adequate facilities, equipment, and personnel located on the basis of need, and not constricted by arbitrary jurisdictional boundaries or special interest considerations.

**Objective CF-3-2:** To locate fire stations near or along major arterials so that adequate ingress and egress can be provided.

**Objective CF-3-2:** To design fire stations with sufficient area for on-site equipment maneuvering and storage.

**Objective CF-3-3:** To locate the heaviest concentration of law enforcement, fire and rescue services near the central business district, large industrial areas, and near residential areas where the potential loss of life and property is greatest. Emergency response shall be coordinated with the Geographic Information System.

**Objective CF-3-4:** To avoid barriers to fire and emergency medical service stations, such as hills, rivers, flooding land, railroad tracks, interstates, shopping centers, and general traffic congestion in selecting a site.

**Objective CF-3-5:** To require new developments be served by adequate emergency medical services, police, and fire protection.

**Objective CF-3-6:** To expand the county-wide early warning system in an effort to alert all residents of impending disasters and provide valuable seconds to find shelter. New development should continue to be reviewed and required to install appropriate early warning systems during the development review process.

**Objective CF-3-7:** To ensure efficient public safety services including police, fire and ambulance by coordinating the addressing of all new development with E911 during the subdivision review.

***GOAL CF-4:*** *To provide adequate recreational facilities and open space for the citizens of Shelby County.*

**Objective CF-4-1:** To provide adequate recreational facilities utilizing parks, rivers, streams, ponds and lakes.

**Objective CF-4-2:** To establish programs for preserving open space.

**Objective CF-4-3:** To encourage the preservation of open space and water resources.

**Objective CF-4-4:** To identify the recreational needs of the citizens of Shelby County and to develop a strategy to meet said needs.

**Objective CF-4-5:** To expand, acquire and develop additional recreational areas as the population growth creates the need.

**Objective CF-4-6:** To improve and expand current facilities to the greatest extent possible to meet the community need.

**Objective CF-4-7:** To provide adequate amounts of permanent open space for recreational purposes in all future residential developments.

**Objective CF-4-8:** To develop, maintain and update a Parks and Recreation Master Plan for acquisition and use of existing and future community and neighborhood parks and open spaces.

**Objective CF-4-9:** To inform the general public and landholding agencies of the possibility of donating land, providing easements, and other conservation options available through organizations such as the Clear Creek Conservation Trust for the provision of open space.

**Objective CF-4-10:** To combine school and recreation facilities in order to provide the mutual benefits of service, safety, convenience, economy and neighborhood strengthening.

**Objective CF-4-11:** To develop incentives for private dedication and public acquisition of park land.

**GOAL CF-5:** *To provide a quality education and appropriate educational facilities to all citizens of Shelby County.*

**Objective CF-5-1:** To provide adequate and well located educational facilities to serve the entire population.

**Objective CF-5-2:** To encourage greater quality, efficiency and cost effectiveness of public education system by expanding, replacing and upgrading facilities as necessary.

**Objective CF-5-3:** To encourage the provision of continuing adult education classes and career and technical training for Shelby County residents.

**Objective CF-5-4:** To encourage the cooperation between the Shelby County Public Schools and the Shelbyville/Shelby County Parks and Recreation and the Simpsonville Parks Department, including the use and location of park land, greenspace, greenways, playgrounds and outdoor classrooms.

**Objective CF-5-5:** To design and provide all schools with safe routes and access for pedestrians, bicyclists, buses and arriving/departing vehicular traffic. Upgrade existing facilities with sidewalks and multi-use paths to reduce the dependency on buses.

**Objective CF-5-6:** To encourage and promote the expansion, growth, and educational opportunities at the Jefferson Community and Technical College.

**GOAL CF-6:** *To provide adequate public health facilities to protect and care for the citizens of Shelby County.*

**Objective CF-6-1:** To provide adequate and well located public health centers to serve the entire population.

**Objective CF-6-2:** To encourage and support the development of affordable health facilities, nursing homes, assisted living facilities, and day care establishments in easily accessible locations.

**Objective CF-6-3:** To locate and design hospitals with emergency entrances, if needed that are safe and separated from other vehicular and pedestrian entrances and on-site circulation.

**Objective CF-6-4:** To locate human services facilities in highly accessible locations in or near public housing and other institutional facilities.

**GOAL CF-7:** *To provide adequate amount of well located cultural facilities to serve the basic needs of the population.*

**Objective CF-7-1:** To provide for the establishment of programs and institutions which promote the cultural pursuits of all segments of society.

**Objective CF-7-2:** To provide for adequate, well located cultural facilities oriented primarily to serving local residents (e.g., churches, theaters, libraries).

**Objective CF-7-3:** To coordinate the provision and location of specialized types of cultural facilities in this area with facilities throughout the metropolitan region.

**Objective CF-7-4:** To coordinate the provision and location of specialized cultural facilities in order to avoid unnecessary duplication.

**Objective CF-7-5:** To promote coordinated and cooperative use of specialized region-serving cultural facilities.

## **LAND USE**

**GOAL LU-1:** *To encourage the location and development of different land uses in the most appropriate manner.*

**Objective LU-1-1:** To determine the most appropriate relationship between the various types of

land uses required to meet current as well as future needs.

**Objective LU-1-2:** To promote an innovative development pattern that establishes guidelines for planned growth, respects urban service areas, promotes the integration of compatible land uses, and frames development with open space.

**Objective LU-1-3:** To balance developmental needs with the preservation and protection of the community's existing character and resources.

**Objective LU-1-4:** To properly manage future development by planning for an adequate supply of developable land to accommodate anticipated growth and community needs within areas which are currently served by urban services.

**Objective LU-1-5:** To encourage future land development in centralized, compact patterns near existing development in order to minimize decentralized sprawled patterns.

**Objective LU-1-6:** To reduce the cost and impact of development by encouraging growth in directions which most efficiently use the existing and planned utility systems.

**Objective LU-1-7:** To strive to protect recreation, tourism, unique natural areas and cultural attractions by controlling any development that might harm the surrounding environment of such attractions.

**Objective LU-1-8:** To encourage "in-fill" development and the efficient provision of urban services by promoting restoration and redevelopment of property previously developed.

**Objective LU-1-9:** To update the Shelby County Zoning Regulations, Zoning Map and Subdivision Regulations to ensure consistency with the Comprehensive Plan, new legislation and changing community conditions.

**Objective LU-1-10:** To update the sign regulations that will enhance the natural environment and minimize visual clutter.

**Objective LU-1-11:** To encourage coordination and cooperation between the planning commission and various government entities in order to ensure that land use policies are integrated into local decision making processes and policies.

**Objective LU-1-12:** To provide the enforcement officer with citation issuance capabilities when inspecting violations of the zoning regulations.

**Objective LU-1-13:** To require appropriate transitions between land uses of varying density or intensity.

**Objective LU-1-14:** To locate higher intensity land uses on roads capable of handling high traffic volumes.

**Objective LU-1-15:** To develop "Mixed-Use" development standards to be incorporated into the zoning regulations which promote developments with residential, commercial and professional office

land uses.

**Objective LU-1-16:** To divide the county into “*Planning Areas*” and prepare *master plans/small area studies* for each of the planning areas. These plans should be designed to be more responsive to local needs and issues for that particular planning area.

**Objective LU-1-17:** To focus on design quality and site planning in the cities of Shelbyville and Simpsonville.

## AGRICULTURAL LAND USE

**GOAL LU-2:** *To sustain the viability of Shelby County agriculture by restraining the division and use of land.*

**Objective LU-2-1:** To encourage the preservation of “prime farmlands” and/or agricultural land and to protect agricultural activities from encroachment of residential, commercial, industrial and other types of uses in order to protect the county’s agricultural economic base and productivity potential. Support the PACE program and individual designation of Agricultural Conservation Districts by identifying these areas during the comprehensive planning process and offering incentives for participation.

**Objective LU-2-2:** To discourage the conversion or division of agricultural land to non-agricultural uses and parcel sizes.

**Objective LU-2-3:** To provide for agricultural support businesses (i.e. veterinary clinics, agricultural community farms, farm supply stores, and other farm support businesses) in the Agricultural zoning district that are regulated as conditional uses. These uses shall serve and enhance the agricultural community.

**Objective LU-2-4:** To develop regulations and policies for proposed developments adjacent to existing agricultural uses that promote the continued agricultural use of the adjoining property. Specific regulations related to the separation of domestic animals and children from the agricultural operation should be addressed and established.

**Objective LU-2-5:** To protect the existing agricultural areas by appropriate zoning or other regulatory or policy techniques so those agricultural activities are encouraged.

## RESIDENTIAL LAND USE

**GOAL LU-3:** *To create well-designed residential areas that are well buffered from incompatible land uses and encourage residential locations best suited to existing services and facilities.*

**Objective LU-3-1:** To encourage housing re-development, reinvestment opportunities in the older communities of the County.

**Objective LU-3-2:** To provide for comprehensive development through Planned Unit Developments (PUD) having building site flexibility and/or a mixture of housing types.

**Objective LU-3-3:** To establish and designate low density residential areas that are protected from conflicting land uses and are within the planned growth areas of cities and communities. This development should be located where they will receive full urban services.

**Objective LU-3-4:** To designate areas that permit a mixture of housing types ranging from single-family detached to multi-family.

**Objective LU-3-5:** To designate appropriate areas for high density residential that have access to public facilities and are located on or near principal arterial highways. High density development should provide open space and recreational areas for residents.

**Objective LU-3-6:** To review and improve existing development notification procedures where adjoining property owners are notified in writing of the development request and the date, time and location for the meeting.

**Objective LU-3-7:** To update the zoning regulations to promote and encourage residential dwelling units above commercial businesses in the Central Business District.

## **COMMERCIAL LAND USE**

**GOAL LU-4:** *To create attractive and well- designed commercial areas, which assure an adequate variety of goods and services to the trade area, are easily accessible from the transportation system, and do not have an adverse impact on adjacent land uses.*

**Objective LU-4-1:** To locate commercial development where adjacent to existing or planned commercial areas, where sufficient demand exists, and in centrally located areas to the intended trade area.

**Objective LU-4-2:** To design all commercial development with pedestrian, bicycle and disability sensitive circulation patterns, landscaping, parking and loading/unloading areas, and safe and convenient ingress and egress to the transportation system.

**Objective LU-4-3:** To provide buffering, screening, separation, or other techniques to mitigate nuisances as automobile lights, outdoor lighting, signs, noise, odors or noxious smells, dust, litter, outdoor storage or visual nuisances.

**Objective LU-4-4:** To encourage the location of commercial uses only in existing or planned commercial centers unless other circumstances provide the basis for special consideration.

**Objective LU-4-5:** To regulate office development in the same manner as commercial development. Office development, while less obtrusive than conventional commercial uses, is a generator of considerable vehicular traffic.

**Objective LU-4-6:** To consider occupancy rates in existing commercial developments when determining the amount of land available for future commercial development.

**Objective LU-4-7:** To establish regulations for “Big Box” retail establishments that ensure this type of development contributes to Shelby County as a unique place by reflecting its physical character and adding to it in appropriate ways. Regulations should include provisions for the architectural character of the building, color and materials, relationship to the surrounding community, pedestrian flows, vehicular traffic, and parking and loading/unloading.

**Objective LU-4-8:** To require provisions for the elimination or reuse of abandoned buildings as part of the development review process for big box retailers.

**Objective LU-4-9:** To require effective site placement, architectural and landscape design for commercial uses in order to ensure aesthetically pleasing development while eliminating adverse impacts to adjacent land uses. The use of access management techniques, appropriate signage and landscaping shall be emphasized while nuisances such as smoke, dust, noise, light and odor shall be kept to a minimum.

**Objective LU-4-10:** To discourage, through zoning, the development of poorly located and shallow commercial strips, particularly with direct access to major streets and on separate lots unless specifically designated in the Land Use Plan.

**Objective LU-4-11:** To develop highway service land uses only when located on arterial streets, preferably near interstate interchanges, adjacent to or near existing commercial uses where possible, and in non-residential areas.

**Objective LU-4-12:** To encourage the development of commercial locations that are accessible to all segments of the traveling public, including vehicular traffic, pedestrians, cyclists and public transportation.

**Objective LU-4-13:** To encourage professional office development as a transition and/or buffer between residential and commercial uses.

## **CENTRAL BUSINESS DISTRICT LAND USE**

***GOAL LU-5:*** *To encourage the restoration, preservation, sense of place, and strengthening of the Central Business Districts of Shelby County.*

**Objective LU-5-1:** To require architectural harmony for new construction, rehabilitation, conversion, and facade projects in the central business districts.

**Objective LU-5-2:** To coordinate plans with governing bodies to maintain an unobstructed flow of vehicular and pedestrian traffic, and address existing and future off-street parking facilities. Downtown parking areas should be within adequate walking distance of downtown activity centers.

**Objective LU-5-3:** To prevent signs from being a visual nuisance or safety hazard to pedestrian or vehicular traffic.

**Objective LU-5-4:** To encourage amenities, such as benches, fountains, landscaping, signage/way finding, etc. in the entrances, corridors, and green space area of the central business districts.

**Objective LU-5-5:** To encourage full utilization of existing buildings in the central business districts.

**Objective LU-5-6:** To promote the historic character of Shelbyville through the use of old buildings and new construction that accent the character.

**Objective LU-5-7:** To ensure adequate space through planning actions to encourage governmental, commercial trade, professional office and different types of residential development within the central business districts.

**Objective LU-5-8:** To study, identify, and provide additional public parking facilities in downtown Shelbyville.

**Objective LU-5-9:** To prepare a “*small area study*” for the east end of downtown Shelbyville to determine the best use of land, identify development scenarios, and develop standards that are consistent with the Comprehensive Plan. The study area shall be focused on the area from the new Justice Center at Fourth Street to the intersection of KY 53/KY 55 & US 60.

**Objective LU-5-10:** To develop a commercial core in downtown Shelbyville that is readily accessible and convenient to pedestrians.

**Objective LU-5-11:** To diversify and expand economic opportunities in the Shelbyville downtown area.

**Objective LU-5-12:** To reinforce downtown Shelbyville as the focal point for civic, government, religious and social activity.

**Objective LU-5-13:** To encourage application of these goals and objectives for all cities, communities, and villages in Shelby County.

## **INDUSTRIAL LAND USE**

**GOAL LU-6:** *To locate all industry in existing or proposed industrial subdivisions or adjacent to existing industry so that contiguous areas of industrial development are formed.*

**Objective LU-6-1:** To locate industrial development away from residential areas. Expand existing industry which is adjacent to non-industrial development in a manner that protects surrounding land use.

**Objective LU-6-2:** To locate future industrial development where it will be most compatible with surrounding land uses, with the proper environmental controls, in areas served by utilities, police and fire protection, with access to existing and proposed highway and rail transportation. Expansion of industries should not be encouraged along the Shelbyville Bypass corridor north of the R.J. Corman Railroad.

**Objective LU-6-3:** To require effective site placement, architectural and landscape design for

industrial uses in order to ensure aesthetically pleasing development while eliminating adverse impacts to adjacent land uses. The use of access management techniques, appropriate signage and landscaping shall be emphasized while nuisances such as smoke, dust, noise, light and odor shall be kept to a minimum.

**Objective LU-6-4:** To encourage the establishment of clean, non-polluting types of industries that will constitute a long range community asset.

**Objective LU-6-5:** To monitor and amend existing guidelines, as needed, to effectively buffer industrial activity from non-industrial areas.

**Objective LU-6-6:** To take all measures necessary to prevent industrial uses from causing nuisances to surrounding non-industrial land uses.

**Objective LU-6-7:** To locate industrial development on or near an arterial street in close proximity to an interstate interchange.

**Objective LU-6-8:** To locate industries which handle hazardous or flammable materials or are potentially offensive away from residential areas and population concentrations.

**Objective LU-6-9:** To take appropriate action to reserve land that will be most suitable for industrial development needs in the future.

**Objective LU-6-10:** To approve zoning applications to industrial classification only where plans are presented that demonstrate that provisions of infrastructure necessary to support the industry or zone change, and the provisions of being compatible with surrounding uses and community development to support the industry or zone change.

**Objective LU-6-11:** To improve the transportation system leading to existing, underutilized industrially zoned properties.

## **NATURAL/HISTORIC RESOURCES**

**GOAL NH-1:** *To ensure the sustainability of Shelby County's natural resources in order to make the county a healthy and attractive place in which to live, work, and enjoy.*

**Objective NH-1-1:** To encourage and promote land use and development that respects natural limitation of the environment, floodplains, steep slopes, wetlands, and limiting soil types.

**Objective NH-1-2:** To restrict development in the floodway and floodway fringe of the one (1) percent 100-year floodplain.

**Objective NH-1-3:** To educate the public on the importance of natural resource conservation and the preservation of greenspace and farmland.

**Objective NH-1-4:** To encourage the preservation of open space and farmland.

**Objective NH-1-5:** To encourage local schools to use these resources as an outdoor classroom.

**Objective NH-1-6:** To provide adequate drainage control to insure that peak stormwater run-off rates at post-development of the site do not exceed peak run-off rates prior to development.

**Objective NH-1-7:** To discourage the development of lots and buildings on steep slopes greater than twelve (12) percent. When development does occur provide adequate measures to prevent landslides and slope failures, that adequate drainage control measures must be implemented to prevent erosion and flooding of adjacent lands and degradation of streams, and natural land forms and vegetation will be preserved.

**Objective NH-1-8:** To discourage the development of lots and buildings on very steep slopes greater than twenty (20) percent. When development does occur require steep hillside construction techniques must be utilized. These techniques should include erosion and sedimentation control plans indicating pre-construction techniques and future maintenance procedures, geological data indicating the strength, bearing capacity and stability of sub-surface conditions, and a soil analysis indicating slope characteristics, and soil stability.

**Objective NH-1-9:** To minimize the grading, cutting and filling of earth to the extent possible.

**Objective NH-1-10:** To utilize best management practices for erosion and sedimentation control during and after site preparation and construction activities.

**Objective NH-1-11:** To require all developments with land disturbance activities of one (1) acre or larger to submit for approval an erosion and sedimentation control plan for review and approval.

**Objective NH-1-12:** To require a site preparation permit to be issued prior to zoning and building permits to allow installation of erosion control devices prior to land disturbing activities. Issuance of the site preparation permit shall not authorize the applicant to begin clearing or any other land disturbing or building construction activity other than the installation of the erosion control devices.

**Objective NH-1-13:** To regulate the adverse impacts of residential, commercial or industrial site lighting, noise, pollutants, dust, odor and smoke by establishing enforceable standards.

**Objective NH-1-14:** To encourage the use of innovative subdivision design techniques including open space and conservation subdivision designs, landscaping and buffer techniques to create visual interest and preserve scenic resources including on-site woodlands, wetlands, riparian and other natural features.

**Objective NH-1-15:** To develop blue-line stream buffer requirements to retain the streams in their natural locations and conditions and to implement strategies for those already disturbed to be preserved from further degradation. Blue-line streams are identified on the USGS maps.

**Objective NH-1-16:** To develop and establish standards that address wastewater, stormwater, and erosion controls to protect the water supply for Shelbyville and its surrounding areas.

**Objective NH-1-17:** To protect and preserve the quality and quantity of water resources, both surface and groundwater.

**Objective NH-1-18:** To preserve and protect environmentally sensitive areas by requiring developers to identify and map these areas (i.e. lands containing streams, floodplains, wetlands, steep slopes, endangered habitats, wooded and scenic areas) during the site planning and zone change processes. Minimum standards shall be established for the preservation and restoration of these areas.

**Objective NH-1-19:** To encourage the use of Low Impact Development standards (e.g. bioretention, green roofs, rain barrels, etc.).

**Objective NH-1-20:** To minimize the impact of light sources affecting neighboring properties or the nighttime sky's of Shelby County through the use of Dark Sky Initiatives.

**Objective NH-1-21:** To monitor, preserve, and enhance the air quality in Shelby County.

**GOAL NH-2:** *To ensure the sustainability of Shelby County's historic resources in order to make the county a healthy and attractive place in which to live, work, and enjoy.*

**Objective NH-2-1:** To encourage historic tourism and tourist-related business.

**Objective NH-2-2:** To educate the public on the importance of historic preservation.

**Objective NH-2-3:** To promote the protection of historic buildings, sites and districts.

**Objective NH-2-4:** To assist the preservation of historic landmarks and districts by providing technical advice on seeking funds, determining appropriate reuses, formulating rehabilitation strategies and disseminating information regarding preservation-related tax incentives.

**Objective NH-2-5:** To insure during urban design that new land uses are compatible in terms of height, bulk, scale, architecture and placement when such uses will be located near landmarks or areas of recognized historic or architectural significance.

**Objective NH-2-6:** To support efforts that seek funding for operations and project development activities related to historic preservation.

**Objective NH-2-7:** To support the Shelby Development Corporation in promoting downtown development and historic preservation of the central business district through the Kentucky Main Street program.

**Objective NH-2-8:** To support the goals and objectives of the Shelbyville Historic District Commission.

**Objective NH-2-9:** To seek federal and state assistance in the revitalization efforts of historic districts and all historic sites throughout the county.

**Objective NH-2-10:** To promote the development and expansion of streetscapes, such as sidewalks, lighting and vehicular parking lots, in historic preservation areas that are compatible with the surrounding buildings and landscape and are easy to use.

**Objective NH-2-11:** To conserve Shelbyville’s historic, architectural and natural resources.

## **ECONOMIC DEVELOPMENT**

**GOAL ED-1:** *To provide a strong economic base that fosters employment opportunities for all Shelby County residents.*

**Objective ED-1-1:** To adopt an economic development strategy to retain existing industry, commerce, and agriculture, increase economic diversity, and create better employment opportunities in order to ensure that the county remains a vital part of a strong local and regional economy.

**Objective ED-1-2:** To encourage the recruitment and retention of clean, non-polluting, worker-friendly and diversified employment opportunities which yield plentiful, higher paying jobs in order to retain the county’s existing workforce and increase long term, quality employment opportunities for all Shelby Countians.

**Objective ED-1-3:** To enhance the local work environment by supporting public and private efforts to provide affordable, high-quality, licensed day care facilities for children and adults.

**Objective ED-1-4:** To protect and promote the County’s agricultural economy and agrarian character by encouraging high quality diversified agricultural production and development.

**Objective ED-1-5:** To encourage the expansion and revitalization of commerce within the Central Business District of Shelbyville and continue to participate in the Renaissance Kentucky Program. The Central Business District should be the most vibrant sector of the city.

**Objective ED-1-6:** To enhance and promote Shelby County as a tourist attraction.

**Objective ED-1-7:** To foster the development of small, unique businesses that increases the level of activity in the downtown area at varying hours of the day and evening.

**Objective ED-1-8:** To encourage cooperation and coordination among various local interests that serve as attractions for visitors, such as hotels, motels, restaurants, museums, horse farms, golf courses, agricultural businesses, and bed and breakfasts.

**Objective ED-1-9:** To support and encourage the preservation of historic sites, archaeological sites, and unique scenic areas that serve as “drawing cards” for the traveling public.

**Objective ED-1-10:** To encourage the development of public support services and technical assistance for small businesses.

**Objective ED-1-11:** To facilitate condensed, high quality commercial development by discouraging sprawl created by linear shopping areas.

**Objective ED-1-12:** To encourage small business development, entrepreneurship and growth by providing adequate areas for commercial development and professional offices.

**Objective ED-1-13:** To encourage the extension of high speed internet access to all areas of the county.

**Objective ED-1-14:** To promote the expansion of existing businesses, industries, and agriculture in Shelby County.

**Objective ED-1-15:** To provide adequate economic infrastructure (industrial parks, speculative buildings, utilities, and capital) for the location of industrial and commercial development.

**Objective ED-1-16:** To attract those types of industrial, agricultural, and commercial activities which, according to the most recent economic studies, appear to have the greatest potential for success in the region and are least susceptible to fluctuations in the economy.