



Wilmore  
Nicholasville  
Jessamine County  
**Joint Comprehensive Plan  
2017**



# **WILMORE NICHOLASVILLE JESSAMINE COUNTY**

## **JOINT COMPREHENSIVE PLAN 2017**

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## ACKNOWLEDGMENTS

The basic elements of any Kentucky Comprehensive Plan are dictated by the Kentucky Revised Statutes, Chapter 100. It must be acknowledged that the Blue Grass Area Development District has for many years overseen the writing of these plans in Jessamine County. This comprehensive plan is primarily a rewriting of the 2010 Comprehensive Plan which brought together the comprehensive plans of both the City of Nicholasville Planning Commission and the Jessamine County – City of Wilmore Joint Planning Commission. That joint plan was facilitated by the Blue Grass Area Development District but cost Jessamine County taxpayers many thousands of dollars.

Fortunately, local staffing has become more adept and sophisticated. This time around the commissions decided to facilitate the update of the plan on their own with local staff, elected and appointed officials and citizen volunteers, in part to save taxpayers in Jessamine County money. Most of the text in the new plan is taken from the old one. However, every paragraph, map and chart has been reviewed and updated as needed.

Over a period of approximately three years the following committee members representing both planning commissions, locally elected and appointed officials and the public at large, met nearly every month to draft the newest version of this document. Public hearings were held, approvals of the Goals and Objectives were sought from the legislative bodies and final approval was given by the planning commissions themselves. Names of the committee members are listed below in alphabetical order along with two crucial staff members from the Nicholasville Planning Commission.

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# Chapter 1 **INTRODUCTION**





## INTRODUCTION

A Comprehensive Plan is the single most complete and inclusive statement of a community's vision of itself and its goals in the coming years. Its intended result is a community with a clear image of both what it is and what it wants to be, with stated objectives that reflect the highest public good and a means to achieve them. A Comprehensive Plan should be:

***All-Inclusive**, reflecting the needs and desires of the entire city and all its residents, as well as all activities that might affect its physical development;*  
***General**, a summary of public policies and proposals, deliberately intended to offer the flexibility necessary for a diverse community under ongoing change and development; and*  
***Long Range**, presenting a vision of the future of the community over the next twenty years.*

Developed through the work of the Jessamine County/City of Wilmore/City of Nicholasville Comprehensive Plan Update Development Committee with contributions from residents, businesspersons and government officials, the Comprehensive Plan is intended for use by public officials and legislative bodies as a source of valuable information about the Jessamine County community, its people and its economy, as well as a guide for decision-making regarding development of all kinds in the years to come.

The Comprehensive Plan also offers insight into Jessamine County's labor force, its facilities and infrastructure, and its unique qualities and characteristics, to help those in the business community make informed decisions about the establishment and growth of commercial enterprises within Jessamine County.

Most importantly, it provides all those who live, work and play in Jessamine County with an opportunity to participate in deciding how their community grows and prospers over the next twenty years.

## LEGAL FRAMEWORK

Enabling legislation for land use planning and plan implementation on the local government level is contained within Kentucky Revised Statutes Chapter 100 (KRS100). In addition to sections regarding zoning, subdivision regulation and capital improvements programming, KRS100 defines the comprehensive plan process and its required elements.

**KRS 100.183 Comprehensive plan required** Planning Commissions are required to prepare a plan "which shall serve as a guide for the physical development and economic and social well-being of the planning unit".

**KRS 100.187 Contents of comprehensive plan** The Plan shall contain, at a minimum (1) a statement of goals and objectives; (2) a land use plan element; (3) a transportation plan element; and (4) a community facilities plan element. The Plan may also include additional elements such as housing, flood control, conservation or historic preservation that are of special interest to the community.

**KRS 100.191 Research requirements** The Plan must also include research on distribution and general characteristics of the population, an economic survey and information on land use, community facilities and transportation.

**KRS 100.193 Statement of goals and objectives** The Planning Commission must develop and adopt a statement of goals and objectives to “act as a guide for the preparation of the remaining elements and the aids to implementing the plans”. The statement must also be adopted by all legislative bodies and/or fiscal courts within the Plan’s jurisdiction. Both the general public within the planning unit and public officials of all adjacent cities and counties must be given the opportunity to review and comment on the statement before its adoption.

All elements of the Comprehensive Plan are to be prepared with a view toward carrying out the Statement of Goals and Objectives. Plans are to be reviewed at least once every five years, at which time they may either be amended or readopted. In either case, a public hearing before the Planning Commission must be held. If any changes are made to the Goals and Objectives, the Plan must be presented for consideration, amendment and adoption to the legislative bodies and fiscal courts. If there are no changes, it may simply be readopted as is by the Planning Commission.

## **THE COMPREHENSIVE PLAN UPDATE PROCESS**

In recognition of the interdependence and common goals of Jessamine County’s three governmental jurisdictions, a decision was made in 2007 to produce a comprehensive plan that reflected the shared interests of all. That idea was achieved in 2010 with the approval of the Wilmore/ Nicholasville/ Jessamine County Joint Comprehensive Plan, a guide that provided the framework for the long range planning of the entire Community. In 2014 the process was renewed, when a newly formed Committee started working on an update to the 2010 document.

The Comprehensive Plan Update Committee met for the first time in June, 2014. One of its first tasks was to define the Committee’s vision of Jessamine County, its positive characteristics and shared values through a Vision Statement. This document served as a focus for the Committee’s work in developing the more specific goals and objectives that were to follow.

The process of updating a Comprehensive Plan can be divided into three stages: the base study, plan development and plan implementation. As its first step, the planning process began with extensive research by City and County planning staff into Jessamine County and its residents – how they work, live and play. This information was summarized in the Base Study, a required component of every Comprehensive Plan in Kentucky, which is included within this document. It is intended to provide a clear and current picture of Jessamine County to be used as a factual basis for the many decisions to follow throughout the update process.

Much of the information included in the Base Study was obtained from the US Census Bureau, as well as from many state and local sources, both public and private. Through its American Community Survey (ACS), the Census Bureau releases new data estimates every year. The ACS 2013 data was the most recent data offered for all jurisdictions at the time research started for this Comprehensive Plan. For comparison purposes, data was used for both Cities and Jessamine County (incorporated and unincorporated) from the same time period when possible.

The second stage of the planning process begins with the development of one of the most significant elements of the Plan, the Statement of Goals and Objectives. This element is meant to be a concise expression of general goals for Jessamine County and its cities and towns, and not only serves as the basis for the remainder of the Comprehensive Plan itself, but as a practical guide to be used when defining public policy and evaluating future development plans.

The Committee began work on a Statement of Goals and Objectives at their first meeting in June 2014. A final draft of the Statement was presented for comment to the general public at a hearing held on September 24, 2015. After a final review, the Committee submitted its Statement of

Goals and Objectives on January 12, 2016 to a joint public meeting of the Nicholasville and Jessamine County- Wilmore Planning Commissions for approval. Following this approval, the Statement was presented to and adopted by the Wilmore City Council, the Nicholasville City Commission and Jessamine County Fiscal Court.

Six of the Comprehensive Plan's elements – Economic and Commercial Development, Residential Development, Transportation, Infrastructure and Community Facilities, Environment and Tourism and Historic Preservation – were based on the goals outlined in the Statement of Goals and Objectives. Each element was reviewed and discussed by Committee members, and each was individually given preliminary approval before proceeding to the next.

Using insight and data uncovered throughout the process the Land Use element was also updated, which included the development of two countywide maps. The Committee opted to show current and future land uses separately on two individual maps. A public input session was held on April 14, 2016 to solicit input regarding the Land Use maps. The meeting provided a venue for citizens to express their thoughts about the current and future direction of land uses throughout the County. Input was gathered through open dialogue, handwritten comments, and visually with the public marking locations on the actual maps, in a structured procedure organized by staff. In July 2016 there was an additional opportunity for property owners to make individual requests regarding the future designation of their properties. A form was provided to all those requesting consideration and the Committee reviewed each request individually. Lastly, there was a public presentation of the final drafts of both Current and Future Land Use maps in February 2017.

The final element of the Comprehensive Plan is the implementation phase. This part of the Comprehensive Plan outlines and prioritizes recommendations for future action to achieve the previously defined goals and objectives for Jessamine County. It is meant as a guide to specific projects and policies and might include both private and governmental entities as participants and partners.

A final draft of the Comprehensive Plan text, Land Use maps and other exhibits was presented for adoption to the Nicholasville Planning Commission on March 27, 2017 and to the Jessamine County-Wilmore Planning Commission on April 11, 2017. The Plan was adopted by both Planning Commissions on these respective dates.



## **Jessamine County Vision Statement**

Jessamine County is a community with a strong sense of place and a strong sense of who we are. We must protect these values by holding fast to the following commitments:

Providing diversity allows us to be individuals within the larger community, each of us able to achieve our highest personal goals and make a positive contribution to our neighbors.

Positioning our cities to offer all the amenities of modern life, while our small towns and farms keep us grounded in the irreplaceable heritage that makes us unique.

Enhancing our schools and universities to educate our children, young adults and adults of all ages, preparing them to play an active part in our community throughout their lives.

Embracing our background, preserving our historical places and traditions which are important to us. Respecting the heritage, the people and the places that are the foundation of our cities, towns and neighborhoods and embracing the best today can offer.

Preserving our open spaces, green fields and river valleys which are among our most treasured resources. Valuing the contribution our natural environment makes to the quality of life for our families, our friends and our neighbors.

Our highest aspiration is to maintain the distinctive qualities and shared values that make Jessamine County a community, while welcoming the best of what is to come for ourselves and for future generations.



Chapter 2  
**STATEMENT OF  
GOALS AND OBJECTIVES**





## Jessamine County/Nicholasville/Wilmore STATEMENT OF GOALS AND OBJECTIVES

### I. ECONOMIC AND COMMERCIAL DEVELOPMENT

#### A. Goal

Create a regulatory and policy environment attractive to environmentally responsible, diverse and stable businesses and industries capable of providing a variety of goods and services as well as quality employment opportunities for Jessamine County residents.

##### Objectives

1. Seek out and designate the most appropriate sites for future non-residential development throughout the county.
2. Engage in an ongoing and proactive update of public policy and regulation affecting the Jessamine County business environment.
3. Ensure that adequate land is available for commercial and industrial expansion as well as new development.
4. Promote the existing urban areas of Nicholasville and Wilmore as the primary commercial and industrial centers for Jessamine County.
5. Support creative commercial development alternatives, including infill, adaptive re-use and mixed-use development, within established urban areas.
6. Limit commercial development within residential districts to businesses that serve the daily needs of nearby residents and complement the character of the neighborhood.
7. Minimize potential negative impacts of new commercial and industrial development on Jessamine County's natural environment as well as its historic sites and features.
8. Designate an Urban Service Area around the cities of Nicholasville and Wilmore.

#### B. Goal

Recognize agriculture and agribusiness as important elements in the economic health of Jessamine County and encourage their continued diversification and expansion.

##### Objectives

1. Dedicate the majority of land outside the city limits of Nicholasville and Wilmore to continued agricultural use.
2. Encourage the use of minimum lot size requirements, cluster development and other regulatory means to define permitted development density within agricultural areas.
3. Support agri-tourism as a means of increasing public interest and involvement in the cultural heritage and ongoing economic health of agriculture in Jessamine County.
4. Encourage the expansion of agribusiness enterprises that provide the goods and services necessary to support a successful agricultural industry.

#### C. Goal

Establish Downtown Business Districts (DBD) at the core of Jessamine County's urban areas that create desirable, attractive and unique places in which to visit, work, and live, that reflect the County's history and character.

##### Objectives

1. Ensure the availability of adequate on- and off-street parking.
2. Establish design standards that ensure compatibility of new development with its existing surroundings.
3. Develop and implement a convenient, efficient and safe traffic plan for vehicles, pedestrians and bicyclists.
4. Encourage utility placement at the rear of buildings and/or underground.

5. Develop flexible policies that allow for adaptive re-use and creative infill development, including those that combine residential and commercial uses within a single structure and/or development plan.

#### **D. Goal**

Control commercial development along major highways and thoroughfares, specifically US27 and US68.

##### **Objectives**

1. Encourage development along US27 in compliance with the *US27 North Corridor Access Management Plan* (January 1999), except as amended by the *US27 Access Management Plan* (February 2013).
2. Discourage industrial and non-agricultural residential development along both old and new US68 and along US27 south of the Bypass, beyond the Urban Service Boundary.
3. Restrict access along the US27 Western Bypass to street intersections at Shun Road, Edgewood Drive, Wichita Drive, Etter Drive, Commerce Center Road, KY29, KY169, and the existing north and south access points of US27.
4. Restrict access to US27 north of the northern bypass intersection as prescribed by the *US27 Access Management Plan* (February 2013).
5. Use arterial road connections, frontage and other service roads, interconnected access systems and other design techniques to limit direct vehicular access to major traffic corridors.
6. Avoid any commercial development along old and new US68.
7. Limit major commercial development to specific sites, preferably at major street intersections other than on the US68 corridor.

#### **E. Goal**

Ensure that new non-residential development is sensitive to and compatible with existing surroundings, especially adjacent residential and agricultural areas and rural communities.

##### **Objectives**

1. Consider potential impacts to the natural environment and adjacent existing development when evaluating industrial and commercial development plans.
2. Ensure that new non-residential development complements established businesses and commercial districts.
3. Develop a means of assessing impacts of new commercial and industrial development on road networks; utilities; fire, police and other emergency services; sewers; school systems; and other public and private infrastructure facilities.

## **II. RESIDENTIAL DEVELOPMENT**

#### **A. Goal**

Encourage a balanced mix of housing opportunities and the efficient use of residential land throughout the County.

##### **Objectives**

1. Provide a full and balanced range of housing alternatives that offers options for residents with diverse needs and income levels recognizing Jessamine County's demographic studies to balance future growth.
2. Encourage the development of mixed-density and mixed-use neighborhoods.
3. Support infill and adaptive re-use of existing structures as a means of providing unique and cost-effective housing alternatives.

4. Develop policies that ensure compatibility between housing types of differing densities.
5. Ensure that adequate land is available to accommodate the housing needs of the entire Jessamine County community.
6. Eliminate substandard and deteriorating structures throughout the County.
7. Strictly enforce housing codes as a matter of public health and safety.
8. Preserve and maintain existing housing stock throughout the County.
9. Permit and encourage flexible development options such as Planned Use Development (PUD), cluster, variable density, mixed density and mixed use to increase housing options, protect environmentally sensitive areas and preserve rural character and natural aesthetics.

#### **B. Goal**

Provide simple, convenient pedestrian, vehicular and bicycle access to everyday goods and services for residents of both urban and rural areas throughout Jessamine County.

##### **Objectives**

1. Discourage spot commercialization in residential areas by planning neighborhood commercial areas in conjunction with residential development.
2. Limit the scale and nature of commercial development within residential areas to those businesses serving neighborhood needs.
3. Require new non-residential development to include buffering and other design elements, when appropriate, to ensure compatibility with existing residential development.
4. Include planning for multi-modal accessibility as part of new residential development, providing for flexibility in implementation and compatibility with existing adjacent development.

### **III. TRANSPORTATION**

#### **A. Goal**

Improve accessibility and interconnectivity throughout the County, including our rural communities, as well as with surrounding counties and throughout the region.

##### **Objectives**

1. Initiate and/or actively participate in transportation planning efforts at local, regional, state and national levels, when possible, to advance the best interests of the entire Jessamine County community.
2. Pursue project funding opportunities at local, state and federal levels.

#### **B. Goal**

Provide for an adequate, efficient and safe transportation system that supports and encourages alternate routes and modes of transportation.

##### **Objectives**

1. Require pedestrian, vehicular and bicycle circulation systems, where appropriate, as part of all development and redevelopment planning.
2. Require new development plans to address level of service, access and circulation issues for all modes of transportation, both within the development and as it connects to existing road networks.
3. Ensure ongoing construction and necessary modification of road networks to meet the anticipated level of service required by new development.

4. Require interconnection of roads in all new development in order to more widely disperse traffic loads, thereby minimizing concentration of traffic on all roads and facilitating movement throughout the county.
5. Maintain and improve a safe road network following best practices as outlined in the Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD).
6. Develop a countywide circulation plan for pedestrians and cyclists in coordination with recreation, school system and roadway plans.
7. Encourage the exploration of public transit systems within Jessamine County as well as transit service between Jessamine and contiguous counties.
8. Prohibit non-agricultural zoning along the potential I-75 Connector Road, with the exception of the intersection of the connector and the Eastern Bypass around Nicholasville, within the Urban Service Area.
9. Focus on improvement of substandard roadways throughout the County.

#### **IV. INFRASTRUCTURE AND COMMUNITY FACILITIES**

##### **A. Goal**

Provide for proper maintenance of existing infrastructure and community facilities to meet current and future needs.

##### **Objective**

1. Ensure the monitoring and maintenance of existing water and sewer lines, stormwater management systems, sidewalks, curbs, gutters, culverts, artificial lighting, roadways and bridges.
2. Coordinate development and growth with the appropriate water and sewer utilities (City of Nicholasville, City of Wilmore, Jessamine County Water District No. 1, Jessamine South Elkhorn Water District, Kentucky American Water and the joint Jessamine County/LFUCG sewershed agreement) so as not to exceed capacity limitations of existing infrastructure and utility systems.

##### **B. Goal**

Develop a plan for efficient expansion of existing infrastructure and community facilities to meet current and future needs.

##### **Objectives**

1. Ensure that all development plans include adequate provisions for stormwater management.
2. Develop a Capital Improvement Plan for road networks; utilities; fire, police and other emergency services; sewers; school systems; early warning sirens; and other public and private infrastructure throughout the County, and maintain efforts to secure project financing for Capital Improvement projects.
3. Support the implementation of the Jessamine County Schools Facilities Plan to promote educational quality and keep pace with projected growth.
4. Promote the extension of water and sewer service throughout the county.
5. Coordinate land development decisions with public service, infrastructure and community facility providers in a way that will provide services in an orderly, efficient manner.
6. Plan and monitor the location, timing and density of development to coincide with existing and planned infrastructure and community facilities.
7. Encourage contiguous development to make most efficient use of existing and planned infrastructure capabilities.

8. Promote cooperative relationships with cell tower providers within Jessamine County so as to provide the necessary level of service to residents while limiting their intrusion upon the landscape and also encouraging co-location and the use of existing structures.

### **C. Goal**

Plan and develop parks and recreational facilities adequate to meet the needs and enhance the quality of life of Jessamine County residents.

#### **Objectives**

1. Develop and adopt a countywide Parks and Recreation Master Plan to include active and passive facilities and greenspaces.
2. Develop a Capital Improvement Plan for parks and recreation projects throughout the County.
3. Require that all future public and private parks include a pedestrian, vehicle and cyclist circulation plan, and redesign existing facilities where possible.
4. Promote options regarding the donation of private land for use as public and/or private parks, including site development and maintenance plans and size requirements.
5. Encourage the development of recreational facilities that address the needs of the entire Jessamine County community.
6. Encourage rural residential development plans to include bicycle, pedestrian and equestrian facilities when possible.
7. Develop design standards for new and existing park and greenspace development that include the preservation and protection of existing natural features and plant life whenever possible.

## **V. ENVIRONMENT**

### **A. Goal**

Encourage environmentally responsible development that maintains clean air, water and soils and properly manages solid waste.

#### **Objective**

1. Encourage development plans that minimize light and noise pollution, especially in school, residential, and parks and recreational areas.
2. Encourage the adoption of regulation that complies with federal environmental standards, such as the Clean Water and Clean Air Acts and the Federal Flood Insurance Program, and includes energy-conserving building codes.
3. Encourage the expansion of commercial and residential garbage collection and recycling programs to all areas of the county.
4. Encourage ongoing research and development of alternative water supplies and sources.
5. Restrict industrial, commercial and high-density residential development in areas without public sewer service.
6. Restrict development with potential negative impacts on floodplains and flood-sensitive areas.
7. Restrict development on known landfills and dumpsites.
8. Encourage the protection of soils, plant life and trees, natural waterways and wetlands, steep slopes, karst areas, viewsheds and other sensitive environmental features from damage or excessive alteration resulting from development.
9. Encourage the use of environmentally innovative structures and developmental designs.

## VI. TOURISM AND HISTORIC PRESERVATION

### A. Goal

Recognize the county's history and culture, and encourage enhancement, preservation and creative re-use of existing facilities, structures and sites.

#### Objectives

1. Develop and enforce historic district/historic overlay district regulation for historically significant areas.
2. Use codes and ordinances to encourage re-use.
3. Pursue the opportunities available to Nicholasville and Wilmore as Certified Local Governments (CLG) under the Kentucky Heritage Council's Kentucky Main Street program.
4. Prepare and maintain a listing of all archeological sites and historic structures throughout the County.
5. Support local programs and organizations, public and private, that promote restoration and tourism potential.
6. Encourage retention and incorporation of historic buildings and sites into new development plans.
7. Continue efforts to protect and preserve the Camp Nelson area as an historic site of local, regional and national significance.
8. Preserve and protect the historic character of our rural communities.
9. Maintain US68 as an Historic Scenic Highway.

## Chapter 3

# BASE STUDY





Long-range planning must be based on accurate, comprehensive and reliable data about both the community as a whole and the people who live in it. Examination of long term trends in some data can also help forecast a community's requirements well into the future. Population growth projections are fundamentally important when making any long range decision regarding county residents and their surroundings, from housing to economic development to utilities and services. Basic characteristics such as age and gender are an important factor in determining the type and extent of a community's future needs for public facilities and services. A growing population under 18 years of age, for instance, might highlight a need for more primary and secondary public schools in a community, while a high percentage of aging residents might generate awareness of a need for a more advanced network of health care facilities. Household characteristics such as size, composition and income level are vital as a basis for decisions regarding housing needs.

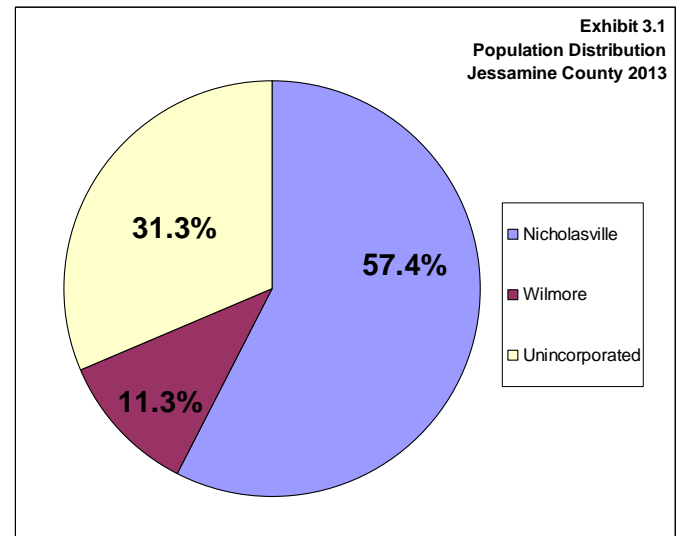
## POPULATION COMPOSITION

Jessamine is the third most populous county within the Bluegrass Area Development District. Growth, both countywide and within the county seat of Nicholasville, is expected to remain significant for the foreseeable future.

According to data from the United States Census Bureau American Community Survey 2009-2013 (Exhibit 3.1), 5 year estimates, the population of Nicholasville was 28,194, just over 57% of the total population of Jessamine County of 49,112. The population of the City of Wilmore makes up just over 11% of the total population of Jessamine County based on the same estimates.

Data from the most recent U.S. Census American Community Survey (Exhibit 3.2) shows that general population characteristics of the rural and urban areas of Jessamine County are similar: residents are divided roughly equally between male and female, the non-white population is small, and the

median age of the population is lower than that of the US as a whole.



US Census ACS 2013

**Exhibit 3.2  
GENERAL POPULATION  
CHARACTERISTICS**

	TOTAL POPULATION	GENDER		RACE			MEDIAN AGE	
		Male	Female	White	Black/ AfrAmer	Other	Local	US
Nicholasville	28,194	13,781	14,413	26,096	1,253	845	33.7	37.3 yrs
Wilmore	5,544	2,726	2,818	5,015	139	390	26.1	
Jessamine County	49,112	24,111	25,001	45,585	1,595	1,932	36.0	

"Jessamine County" includes the cities plus the unincorporated areas of the County.

US Census ACS 2013

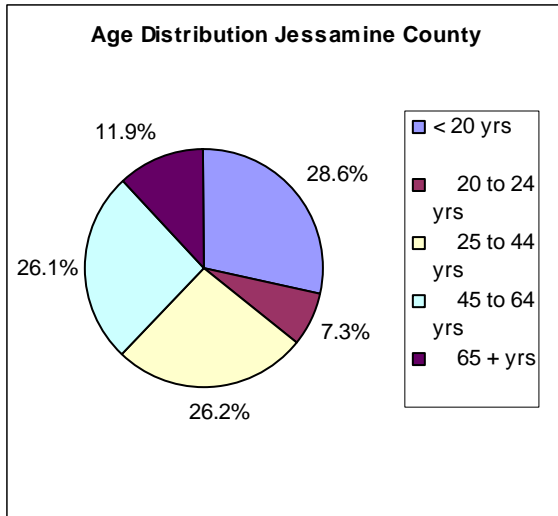
For purposes of this study, population data for Nicholasville, Wilmore and Jessamine County is divided into five age categories (Exhibits 3.3.a,b,c):

- <20 Yrs:** *Preschool, primary and secondary school age children*
- 20-24 Yrs:** *Young adults of college age, possibly establishing their own households for the first time*
- 25-44 Yrs:** *Young adults most commonly building a family and/or career*
- 45-64 Yrs:** *Adults with established career and/or grown children*
- 65+ Yrs:** *Adults of retirement age*

Age breakdowns show similarities among Wilmore, Nicholasville and in unincorporated areas of the County in most age categories. The percentage of residents under 20 years of age averages about 29%, those 25-44 years about 26% and those 65 years and older about 7%.

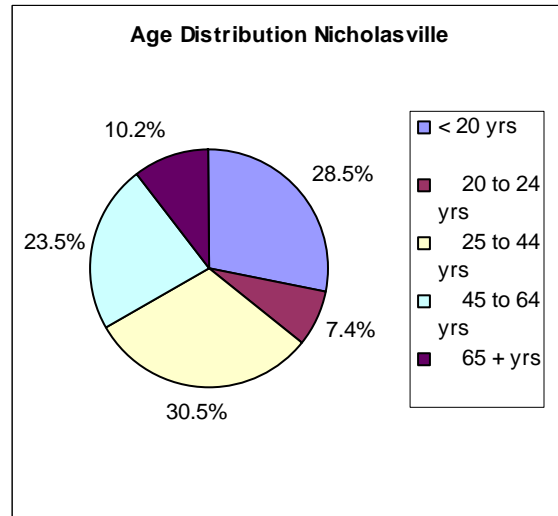
The most significant difference among the three communities is in the 20-24 year-old category, which may be attributable to the presence in Wilmore of Asbury University and Asbury Theological Seminary. The percentage of Wilmore’s population in this age range is more than two times that of both Nicholasville and the county as a whole, while the 45-64 year-age category is noticeably lower.

Exhibit 3.3.a



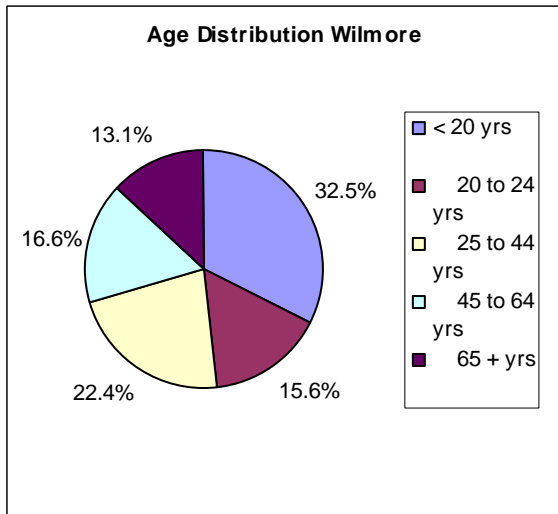
Data Source: Census ACS 2013

Exhibit 3.3.b



Data Source: Census ACS 2013

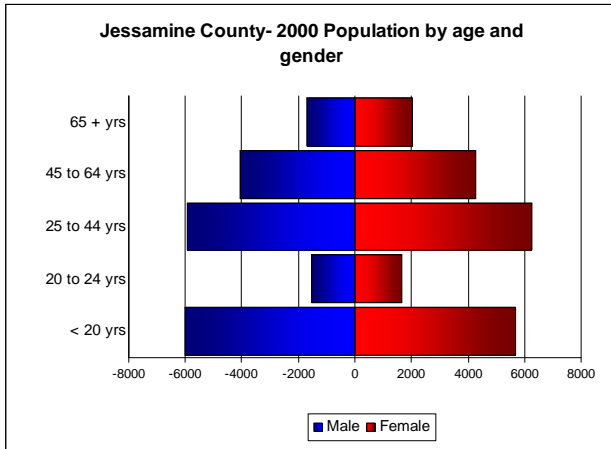
Exhibit 3.3.c



Data Source: Census ACS 2013

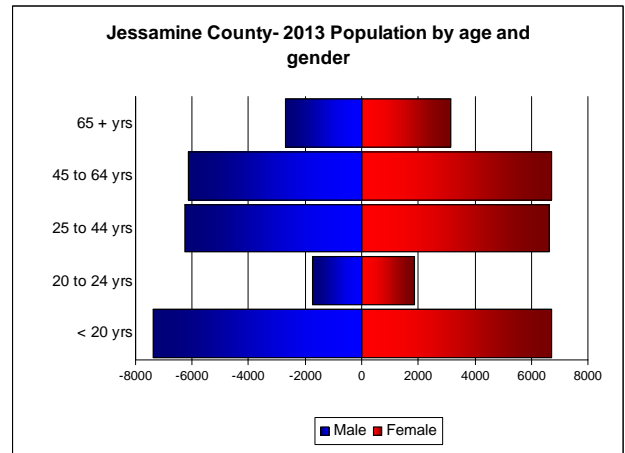
The pyramid graph is a useful tool for comparing population composition, both between communities and within the same community, over time. More important than the specific numbers on which the graphs are based is a visual comparison of the graphs themselves. For instance, a glance at the 2000 and 2013 graphs for Nicholasville make it immediately apparent that the age composition of the city is remarkably consistent over time (Exhibits 3.4.b, 3.5.b). A comparison of the Nicholasville to the County graphs illustrates a similar age and gender profile between the two; while the actual number of persons in each age category has grown, the overall shape of the graphs remains constant. Wilmore, on the other hand, shows significant differences, both over time and as compared to Nicholasville and the County (Exhibits 3.4.c, 3.5.c)

Exhibit 3.4.a



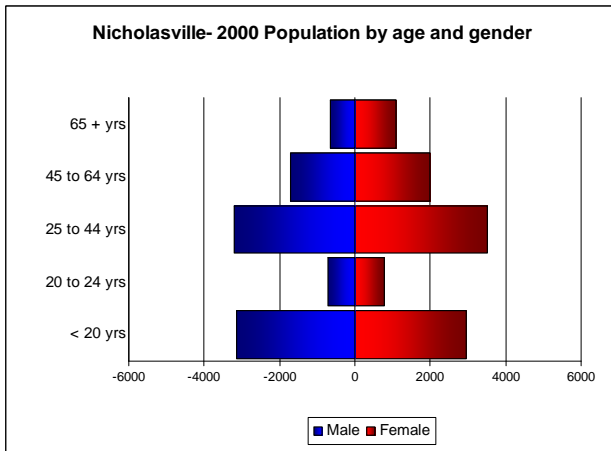
Data Source: Census ACS 2013

Exhibit 3.5.a



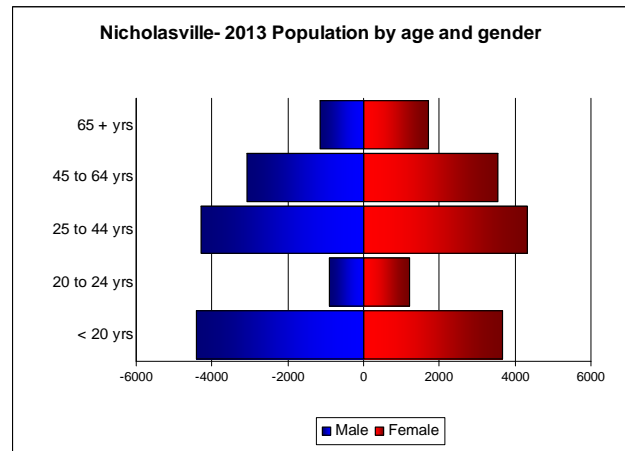
Data Source: Census ACS 2013

Exhibit 3.4.b



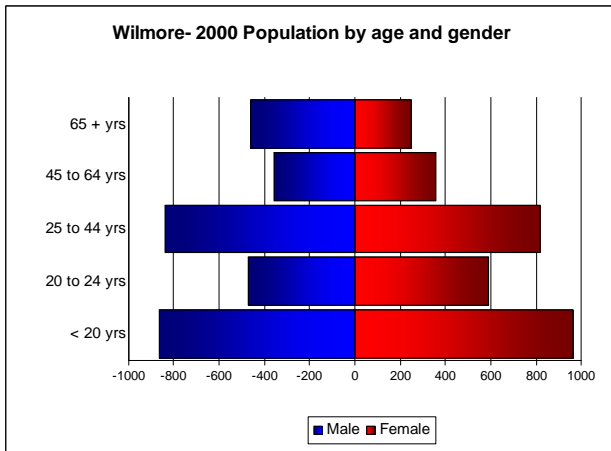
Data Source: Census ACS 2013

Exhibit 3.5.b



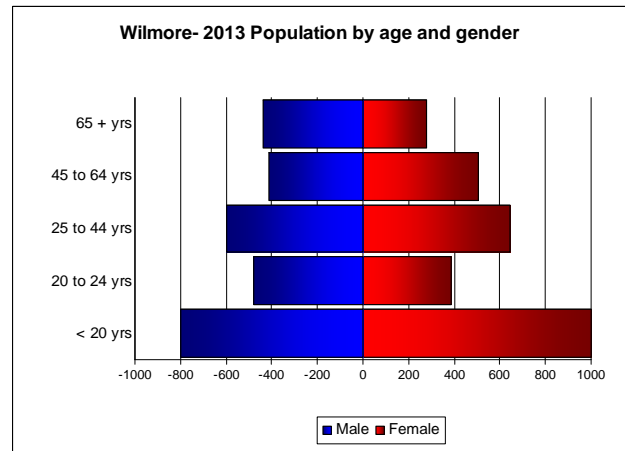
Data Source: Census ACS 2013

Exhibit 3.4.c



Data Source: Census ACS 2013

Exhibit 3.5.c

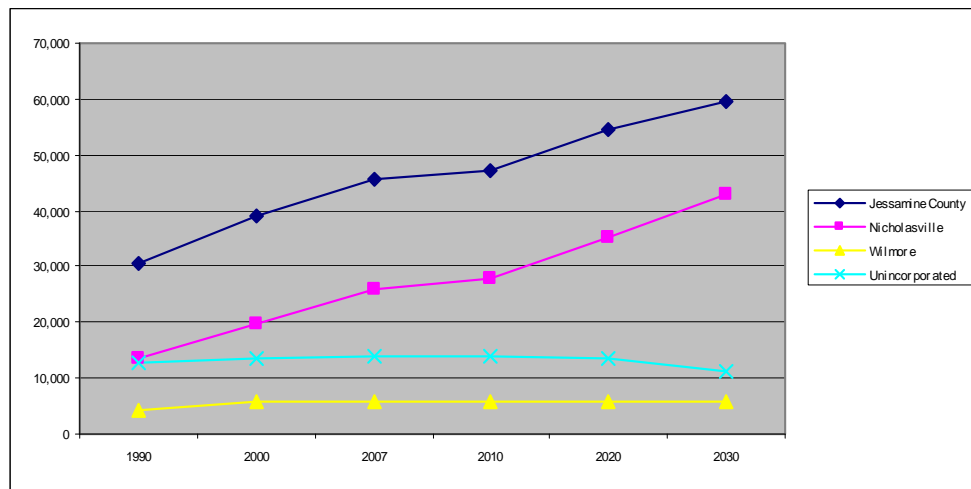


Data Source: Census ACS 2013

## POPULATION GROWTH

Jessamine County has experienced significant population growth since 1990, most of which has been and continues to be concentrated in the City of Nicholasville (Exhibit 3.7). This population increase can be attributed to both a simple increase in the number of people choosing to live in the city and in its physical expansion, through annexation, of just over 4800 acres. The number of persons living in unincorporated areas of the county has also increased but by a much smaller number, and is expected to enter a slight decline beginning in 2020. Trends in Wilmore show a slight but steady decline already underway, both in real numbers and as a percentage of the total county population.

**Exhibit 3.7**  
**Population Trends 1990-2030**  
Jessamine County



*Data Source: Kentucky State Data Center (KSDC)*

If trends continue, countywide population will grow by more than 79% between 2010 and 2050. This ranks Jessamine County percentage growth rates first among adjacent counties.

**Exhibit 3.8**

	Census 2010	Projections								Change 2010-2050
		2015	2020	2025	2030	2035	2040	2045	2050	
Jessamine	48,586	53,645	58,928	63,999	68,933	73,722	78,323	82,721	87,040	79.1%
Fayette	295,803	315,249	334,733	355,224	375,986	396,970	418,413	440,701	464,503	57.0%
Garrard	16,912	18,030	19,122	20,106	20,954	21,677	22,255	22,716	23,123	36.7%
Madison	82,916	89,055	95,333	101,543	107,665	113,562	119,341	125,131	131,067	58.1%
Mercer	21,331	21,615	21,810	21,865	21,741	21,447	21,047	20,588	20,112	-5.7%
Woodford	24,939	25,943	26,817	27,496	27,972	28,151	28,104	27,910	27,680	11.0%

*Data Source: Kentucky State Data Center (KSDC), December 2011*

The components of population change offer additional insight into a community (Exhibit 3.9). Natural increase is a simple calculation of the number of births in an area minus the number of deaths over a given period of time. Net migration, on the other hand, shows the number of residents who have made a voluntary choice to relocate into or out of an area, which can be a direct reflection of the attractiveness of a community to those outside it. Migration is expected to be the main source of population growth within Jessamine County through 2035, almost three times the amount of natural increase. The median age within the County is also expected to increase, from 36.3 years to 39.1 between 2010 and 2035.

Exhibit 3.9  
**COMPONENTS OF  
POPULATION  
CHANGE**  
Jessamine County

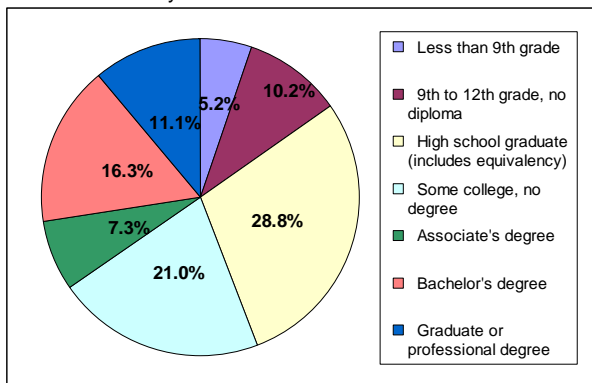
	Median Age (years)	Population Change	Births	Deaths	Natural Increase	Net Migration
Census 2010	36.3	-----	-----	-----	-----	-----
Projected 2015	37.3	5,054	3,661	1,962	1,699	3,355
Projected 2020	38.2	5,284	3,886	2,302	1,584	3,700
Projected 2025	38.8	5,276	4,137	2,736	1,401	3,875
Projected 2030	39	5,143	4,449	3,264	1,185	3,958
Projected 2035	39.1	5,005	4,781	3,855	926	4,079
<b>TOTAL</b>	-----	25,762	20,914	14,119	6,795	18,967

Data Source: Kentucky State Data Center (KSDC), December 2011

## EDUCATION

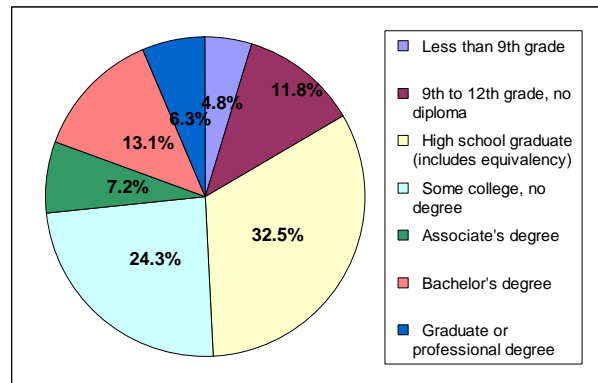
Educational attainment levels of adults 25 years and older is significantly higher throughout Jessamine County than the state as a whole; the percentage of Nicholasville and Jessamine County populations with high school diplomas is higher than that of the State average. A large percentage of the population of Wilmore has achieved either a bachelor's degree or both a bachelor's and graduate degrees (Exhibits 3.10.a,b,c).

Exhibit 3.10.a  
**Education**  
Jessamine County



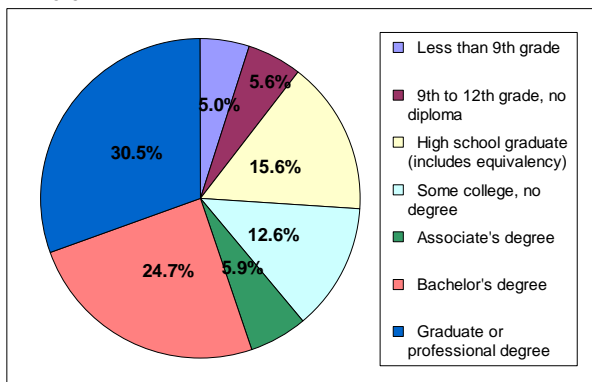
Data Source: US Census ACS 2013

Exhibit 3.10.b  
**Education**  
Nicholasville



Data Source: US Census ACS 2013

Exhibit 3.10.c  
**Education**  
Wilmore



Data Source: US Census ACS 2013

Education levels of Jessamine County adults improved significantly in the years between 2000 and the present. The percentage of college degrees in the County increased 7.9% from the year 2000, with the majority earning a bachelor's degree (Exhibit 3.11).

Exhibit 3.11

EDUCATIONAL ATTAINMENT	Jessamine County		Nicholasville		Wilmore	
	2000	2013	2000	2013	2000	2013
Jessamine County						
Less than 9th grade	8.6%	5.2%	8.4%	4.8%	4.6%	5.0%
9th to 12th grade, no diploma	12.3%	10.2%	13.6%	11.8%	4.5%	5.6%
High school graduate	32.3%	28.8%	36.4%	32.5%	20.2%	15.6%
Some college, no degree	19.9%	21.0%	22.3%	24.3%	14.9%	12.6%
Associate's degree	5.3%	7.3%	5.3%	7.2%	4.2%	5.9%
Bachelor's degree	12.7%	16.3%	8.6%	13.1%	27.8%	24.7%
Graduate or professional degree	8.8%	11.1%	5.5%	6.3%	23.8%	30.5%

US Census ACS 2013  
US Census 2000

Total enrollment in Jessamine County School District for the 2013-2014 school year was 7,670 students; the District averages growth of about 100 students per year, one of the highest growth rates in the state. Annual spending per student at \$11,677 was lower than state levels of \$12,721, with slightly lower student/teacher ratios. In terms of technology, a total of 100% of the District's computers meet state minimum standards and the number of students per computer in the District is almost half of that of the State. A total of 41% of teachers in the District have earned masters degrees, with an average of just over ten years teaching experience (Kentucky District Report Card, Jessamine County, 2013-2014 School Year). Kentucky public schools are rated using a system the State rolled out in the 2011-2012 school year called *Unbridled Learning: College/Career-Readiness for All*. This new system replaced the *Commonwealth Accountability Testing System (CATS)*, which focused on student proficiency and used a 140-point scale. *Unbridled Learning* focuses on college and career readiness and ensuring success after high school and accountability is based on a 100-point scale. The system is based on (KCAS) Kentucky Core Academic Standards and consists of Kentucky Performance Rating for Educational Progress (K-PREP), end-of-course exams, EXPLORE, PLAN and ACT testing. District scores at the elementary school level met more than half of their targets and are above state levels in all content categories with an exception in the Writing category. Scores for middle school students are generally in line with state scores, and as with the state overall they did not meet any of their targets. Lastly, the high schools met targets in the Social Studies and Science categories and scored well above the state averages in both.

Exhibit 3.12

**Proficiency and Gap Delivery Targets**  
**Jessamine County School District**  
2013-2014 School Year

	DISTRICT	TARGET MET	STATE	TARGET MET
<b>Reading- Percentage Proficient/Distinguished</b>				
Elementary	60.3	Yes	54.7	No
Middle	53.4	No	53.2	No
High	58.7	No	55.4	No
<b>Mathematics- Percentage Proficient/Distinguished</b>				
Elementary	52.9	Yes	49.2	No

	Middle	41.5	No	44.8	No
	High	29.7	No	37.9	No
<b>Combined Reading and Mathematics- Percentage Proficient/Distinguished</b>					
	Elementary	56.6	Yes	52	No
	Middle	47.5	No	49	No
	High	44.2	No	46.7	No
<b>Writing- Percentage Proficient/Distinguished</b>					
	Elementary	45.4	Yes	52	No
	Middle	48.8	No	49	No
	High	41	No	46.7	No
<b>Social Studies- Percentage Proficient/Distinguished</b>					
	Elementary	58.2	No	58.2	No
	Middle	55.1	No	59.4	No
	High	72.1	Yes	58	Yes
<b>Science- Percentage Proficient/Distinguished</b>					
	Elementary	72.4	No	71.3	No
	Middle	60.5	No	64.2	No
	High	58	Yes	39.8	No

Data Source: Commonwealth of Kentucky District Report Card, Jessamine County 2013-2014

There are 19 Kentucky Technical Schools and 36 colleges and universities within a one hour drive of Jessamine County, including Asbury University and the Asbury Theological Seminary, both located in Wilmore, and the University of Kentucky and Transylvania University in Lexington (Appendix II).

## HOUSEHOLD CHARACTERISTICS

The US Census Bureau classifies households into two broad categories, family and nonfamily. A family household is defined as “a householder and one or more people related to the householder by birth, marriage or adoption.” A person living alone or two or more unrelated people living together are a nonfamily household.

Household Type	Jessamine	Nicholasville	Wilmore
	2013	2013	2013
<b>Total:</b>	18,012	10,712	1,607
<b>Family households:</b>	13,441	7,750	1,162
Married-couple family	10,351	5,375	1,000
Other family:	3,090	2,375	162
Male householder, no wife present	792	609	19
Female householder, no husband present	2,298	1,766	143
<b>Nonfamily households:</b>	4,571	2,962	445
Householder living alone	3,526	2,189	401
Householder not living alone	1,045	773	44

Data Source: U.S. Census ACS 2013

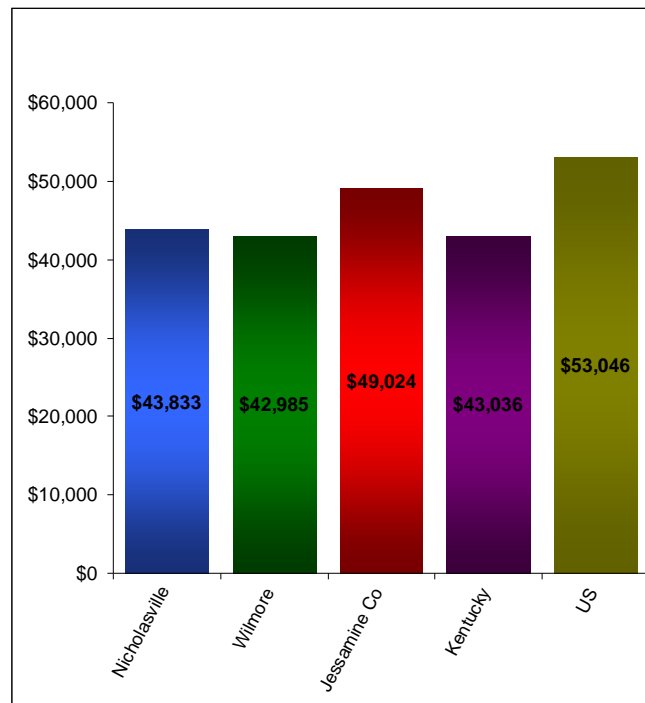
Data regarding the cities of Nicholasville and the County as a whole, show a similar ratio of family to non-family households (Exhibits 3.13a,b), where family households range between 71% and 74% of the total. The composition of non-family households is also similar. The average household size is similar in both Nicholasville and the entire County, with Nicholasville having an average of 2.62 persons per household with the County's average being 2.60.

Exhibit 3.13.b

	Jessamine	Nicholasville	Wilmore
Households- People 65 and over	2013	2013	2012
<b>Total:</b>	18,012	10,712	1,607
<b>Households with one or more people 65 years and over:</b>	3,939	2,070	371
1-person household	1,172	633	177
2-or-more-person household:	2,767	1,437	194
Family households	2,706	1,393	192
Nonfamily households	61	44	2
<b>Households with no people 65 years and over:</b>	14,073	8,642	1,236
1-person households	2,354	1,556	224
2-or-more-person household:	11,719	7,086	1,012
Family households	10,735	6,357	970
Nonfamily households	984	729	42

Data Source: U.S. Census ACS 2013

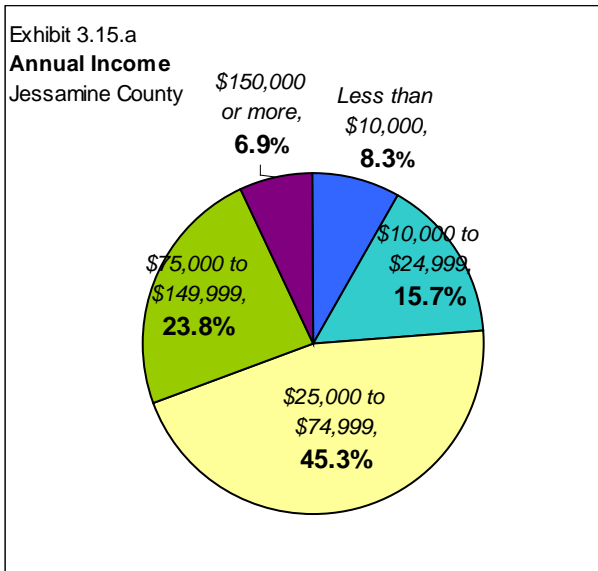
Exhibit 3.14  
Median Income



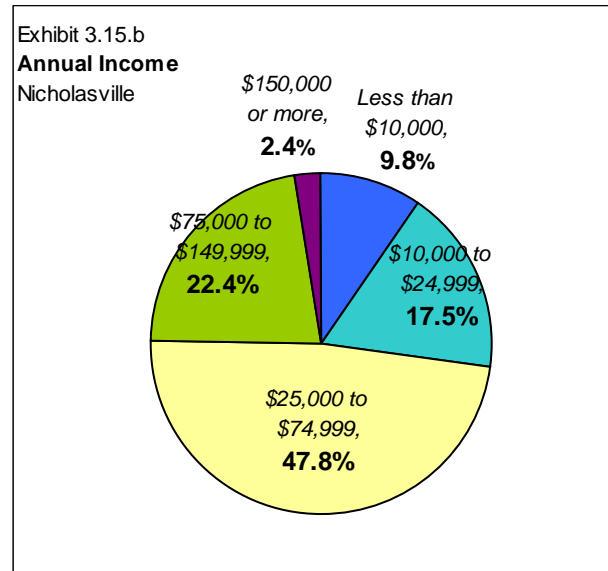
Data Source: U.S. Census ACS 2013

Median household income in 2013 was lowest in Wilmore -- below county, state and national levels (Exhibit 3.14). This can once again most likely be attributed to the high number of university and seminary students residing there. Income levels in Nicholasville and in Jessamine County are higher than the state, but still slightly under national level.

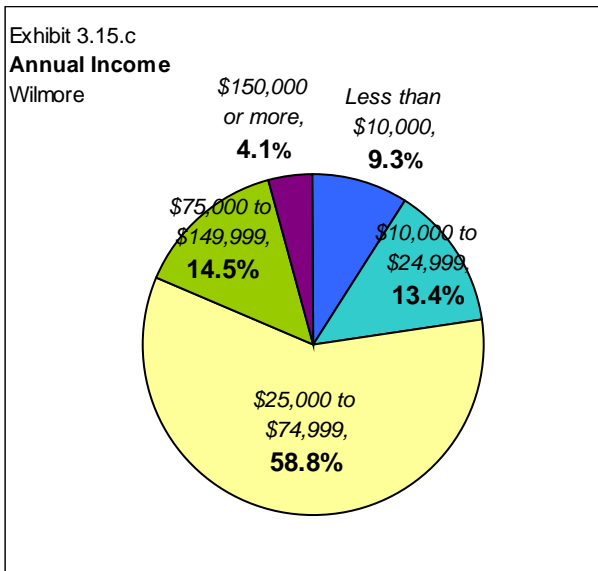




Data Source: U.S. Census ACS 2013



Data Source: U.S. Census ACS 2013



Data Source: U.S. Census ACS 2013

Just under half of households in Nicholasville, and Jessamine County as a whole, have annual incomes of \$25,000 to \$75,000. Incomes in this range come in slightly higher in the City of Wilmore at 58.8% (Exhibits 3.15.a,b,c). However, there are significant differences in both higher and lower income levels. Nicholasville has a higher percentage of households in the two lowest income ranges, while the county shows a higher percentage in the \$75,000 to \$149,999 range.

Of Jessamine and its five adjacent counties, per capita income between 2000 and 2013 has consistently ranked third behind Woodford and Fayette Counties. The overall annual growth rate for the period was 2.1%, trailing Fayette, Garrard, Madison, and Mercer counties. Jessamine County income showed a loss during the 2008-2009 period, reflective of a downturn in the national economy. That two year range was comparatively worse for Fayette, Garrard, and Woodford Counties also.

Exhibit 3.16

**PER CAPITA INCOME  
JESSAMINE AND ADJACENT  
COUNTIES  
2000-2013**

	Jessamine	Fayette	Garrard	Madison	Mercer	Woodford
2000	26,317	31,602	21,207	20,668	23,884	36,821
% change 2000-2001	1.8	2.8	5.6	1.7	-1	-5.3
2001	26,780	32,497	22,400	21,027	23,651	34,885
% change 2001-2002	-0.7	1.7	2.1	2.1	0.5	8.8
2002	26,600	33,047	22,866	21,473	23,763	37,957
% change 2002-2003	-0.9	1.4	0.1	2.6	-0.3	-2.5
2003	26,352	33,511	22,896	22,037	23,699	37,010
% change 2003-2004	3.1	4.2	4.1	2.7	6.2	6.5
2004	27,181	34,913	23,842	22,635	25,157	39,422
% change 2004-2005	3.8	3.3	1.5	4.1	3.9	3
2005	28,209	36,079	24,209	23,560	26,141	40,611
% change 2005-2006	4.3	6.1	3.9	5.1	4.7	7
2006	29,410	38,281	25,154	24,772	27,380	43,459
% change 2006-2007	5.1	3	2	6.2	5.4	-0.6
2007	30,906	39,433	25,661	26,311	28,865	43,200
% change 2007-2008	0.6	1.5	0.6	3.8	3.4	0.7
2008	31,104	40,011	25,803	27,317	29,856	43,507
% change 2008-2009	-2.9	-3.8	-0.6	1.2	-0.1	-4.6
2009	30,208	38,485	25,656	27,636	29,827	41,492
% change 2009-2010	3	1.6	1.5	3.3	0.1	-0.7
2010	31,121	39,094	26,052	28,558	29,847	41,186
% change 2010-2011	6.9	4.1	3.9	4.1	3.8	6.6
2011	33,259	40,709	27,058	29,737	30,992	43,900
% change 2011-2012	2.5	3.1	2.6	3.2	3	3.5
2012	34,086	41,977	27,749	30,702	31,918	45,415
% change 2012-2013	0.2	0.9	2	0.4	1.7	0.1
2013	34,159	42,353	28,317	30,835	32,452	45,482

*U.S. Department of Commerce, Bureau of Economic Analysis, Regional Data*

Almost 17% of all persons throughout Jessamine County lived below the federal poverty level in 2013, compared to 10.5% in 2000. More than 30% of Jessamine County families with children under 5 years of age had incomes below poverty level. This percentage jumps significantly for families specifically headed by females with no husband present, where the number is as high as 67% with children under five years of age.

## **POLICY AND REGULATORY IMPLICATIONS**

A combination of factors contributes to the high levels of population growth expected to continue in Jessamine County into the foreseeable future, ranging from environmental conditions to infrastructure and regulatory issues. Land in Jessamine County tends to be less highly desirable for agricultural uses than that of surrounding areas due to soil quality, and county zoning regulations allow for smaller lot sizes than are available in some adjacent areas. In addition, Lexington Fayette Urban County Government (LFUCG), the driving force behind much of the region's population growth, has instituted regulations that limit growth potential within Fayette County. As a result, Nicholasville, the nearest urban area to Lexington, has absorbed growth that may have otherwise occurred in areas more directly contiguous to existing development. Another important factor is US 27, which extends from Lexington south through the center of Jessamine County to the Kentucky/Tennessee state line, serving as a primary link for many communities in the region to Lexington and I-64. This prominent traffic corridor naturally generates a high level of development, both commercial and residential, in the County and specifically in

## Nicholasville.

All indications are that the County, and Nicholasville in particular, will continue on a high growth trajectory for the foreseeable future. This will result in accelerating requirements for housing, retail, infrastructure, institutional facilities such as schools and healthcare, and public utilities such as sewer and wireless internet service. Expansion of commercial and industrial development leading to the creation of high quality full-time employment opportunities will be essential in establishing the sound and reliable tax base necessary to support the public expenditures this population growth will generate.

If Nicholasville wants to accommodate the significant projected population growth, especially in terms of housing, some combination of two tools -- annexation of additional unincorporated land and increased residential density within city limits -- will likely be necessary in the coming years. According to the Nicholasville Planning Commission records, the city annexed over 3000 acres between 2000 and 2010 and more than 300 acres since 2010, for a total of over 3300 acres. Current population density within the city, based on 8,732 total acres and 2013 population estimates, is 3.23 persons per acre. If density levels were to remain unchanged, it would be necessary to increase the size of the city by over 4,000 acres by 2030 to nearly 13,000 acres, or about 11% of the total land area of Jessamine County.

While Wilmore's overall population is trending just slightly upward, its composition raises specific issues unique to the city. Wilmore's population within the 20–24 year old age category is most likely a reflection of the presence of students attending Asbury University and Asbury Theological Seminary. This is a substantial yet unfixed population group that carries with it a distinct set of needs and desires, especially for housing and community services. At the same time, the size of this age group seems to be in decline (as a percentage of the whole), while data shows a steadily increasing group of residents of retirement age. This trend is a strong indication of the types of housing, as well as public services and facilities, that will be most important in the Wilmore area over the next twenty years.

In fact, projections show the median age of Jessamine County residents as a whole increasing by nearly three years, to 39 years of age, by 2030. This trend can be expected to continue as a reflection of the aging of the US population and should be a consideration when making development decisions of all kinds throughout the County in the coming years.



Chapter 4  
**ECONOMIC AND COMMERCIAL  
DEVELOPMENT**



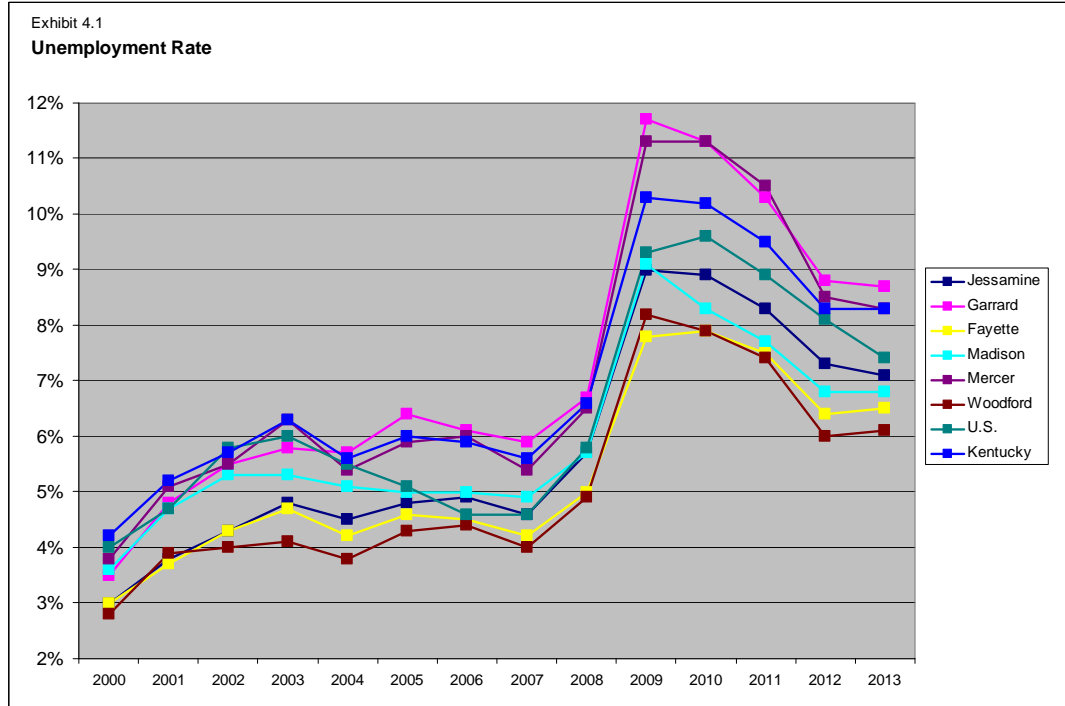
A community is only as healthy as its economy. A vibrant economy provides stable, long-term, well-paying employment for its residents and helps move the community towards a greater future. A strong economic environment includes all types of non-residential development, and each has a role in creating and maintaining economic health. Industrial and professional employment opportunities serve to help a community retain its younger generation and attract desirable new residents, while commercial development that includes shopping, restaurants, entertainment and recreational facilities enhances the quality of life and attractiveness of the community for both residents and visitors.

The ideal economic and commercial land use plan will stimulate the growth of businesses and industries that are a natural outgrowth of Jessamine County resources, both physical and human. Creating a policy and regulatory environment that ensures smart economic growth is essential to the future prosperity of Jessamine County. The most desirable growth incorporates environmentally friendly companies providing living wage jobs and stable long-term employment for Jessamine County residents.

## WORKFORCE

According to 2013 U.S. Census estimates, approximately 38,142 persons, or 66% of those aged 16 and over, are part of the Jessamine County labor force. Most of this workforce (56%) lives in Nicholasville. As discussed in the Base Study, the largest segment of the County population is in the under 20 year age category. Median household earnings countywide were just over \$49,000 in 2013, and over half the County population has achieved some level of college education.

The unemployment rate in Jessamine County generally reflects state and national trends. Even with a considerable upward trend, beginning in 2008, it remains significantly lower at 7.1% than statewide rates of 8.3%. It only recently approached the average national rate which was 7.4% in 2013 (Exhibit 4.1).



## Economic and Commercial Development Principles

*Establish a regulatory and policy environment that supports new and existing business*

*Support stable, diverse and environmentally responsible business and industry*

*Create quality employment opportunities*

*Encourage the continued diversification and expansion of agriculture and agribusiness*

*Promote vibrant downtown business districts at the core of existing urban areas*

*Control development along major corridors*

*Ensure that commercial and industrial development is compatible with its surroundings*

2017 Jessamine County  
Comprehensive Plan  
Statement of Goals &  
Objectives

## COMMUTING PATTERNS

In 2010, more than half (52%) of workers living in Jessamine County worked outside the county, the overwhelming majority in Fayette (Exhibit 4.2). Overall, Jessamine County residents commute to 23 other counties for work, and workers from 28 other Kentucky counties commute into Jessamine, most in very small numbers.

Exhibit 4.2

COMMUTING PATTERNS		County	Commuters
Total workers living in Jessamine County			22,509
Total workers working in Jessamine County			18,540
Live / work in Jessamine County			10,723
Live in Jessamine County / work elsewhere			11,786
COMMUTING FROM Jessamine County TO	Fayette	9,996	
	Woodford	247	
	Scott	170	
	Franklin	140	
	Boyle	198	
	Other	1,035	
Live elsewhere / work in Jessamine County			7,817
COMMUTING TO Jessamine County FROM	Fayette	4,105	
	Garrard	1,083	
	Lincoln	457	
	Boyle	368	
	Mercer	239	
	Madison	303	
	Clark	120	
	Other	1,084	

U.S. Census ACS 2006-2010 5 year estimates

Almost all Jessamine County commuters – over 92% -- drive their own vehicles alone to work. A significant number of Wilmore residents walk to work, probably a reflection of the large part the two local higher education institutions play in the city's overall economy. One-way commuting time in Jessamine County is generally just over 20 minutes (Exhibit 4.3).

Exhibit 4.3

COMMUTE TO WORK	Jessamine County (Total)		Nicholasville		Wilmore	
	Count	%	Count	%	Count	%
Commuters 16 yrs+	22,211	100%	12,907	100%	2,249	100%
Car, truck, or van	20,537	92.5%	12,505	96.9%	1,614	71.7%
alone	18,304	82.4%	11,102	86.0%	1,379	61.3%
carpool	2,233	10.1%	1,403	10.9%	235	10.4%
Mass public transportation	15	0.1%	0	0.0%	15	0.7%
Walking	515	2.3%	76	0.6%	380	16.9%
Other means	55	0.2%	34	0.3%	21	0.9%
Work at home	1,089	4.9%	292	2.3%	219	9.7%
Mean travel time to work (minutes)	24.1		24.6		18.9	

Data Source: US Census ACS 2013



## OCCUPATIONS

The US Census describes occupation as “the kind of work the person does on the job”, and is based on the place of residence of the worker. The percentage of County residents in each of five general occupational categories, as defined by the US Census, is fairly consistent throughout Jessamine County, with 58% of county residents working in management, business, science, arts, sales and office jobs (Exhibit 4.4). Wilmore has an exceptionally high percentage of employees in the management/business/science/arts job category, which includes attorneys, physicians and educators.

Exhibit 4.4

EMPLOYMENT BY OCCUPATION	Jessamine County (Total)		Nicholasville		Wilmore	
<b>Civilian employed population 16 yrs+</b>	<b>22,846</b>	<b>100%</b>	<b>13,181</b>	<b>100%</b>	<b>2,313</b>	<b>100%</b>
Management, business, science, and arts occupations	7,626	33.4%	3,823	29.0%	1,003	43.4%
Service occupations	4,159	18.2%	2,670	20.3%	549	23.7%
Sales and office occupations	5,680	24.9%	3,262	24.7%	549	23.7%
Natural resources, construction, and maintenance occupations	2,645	11.6%	1,503	11.4%	121	5.2%
Production, transportation, and material moving occupations	2,736	12.0%	1,923	14.6%	91	3.9%

Data Source: US Census ACS 2013

## INDUSTRY

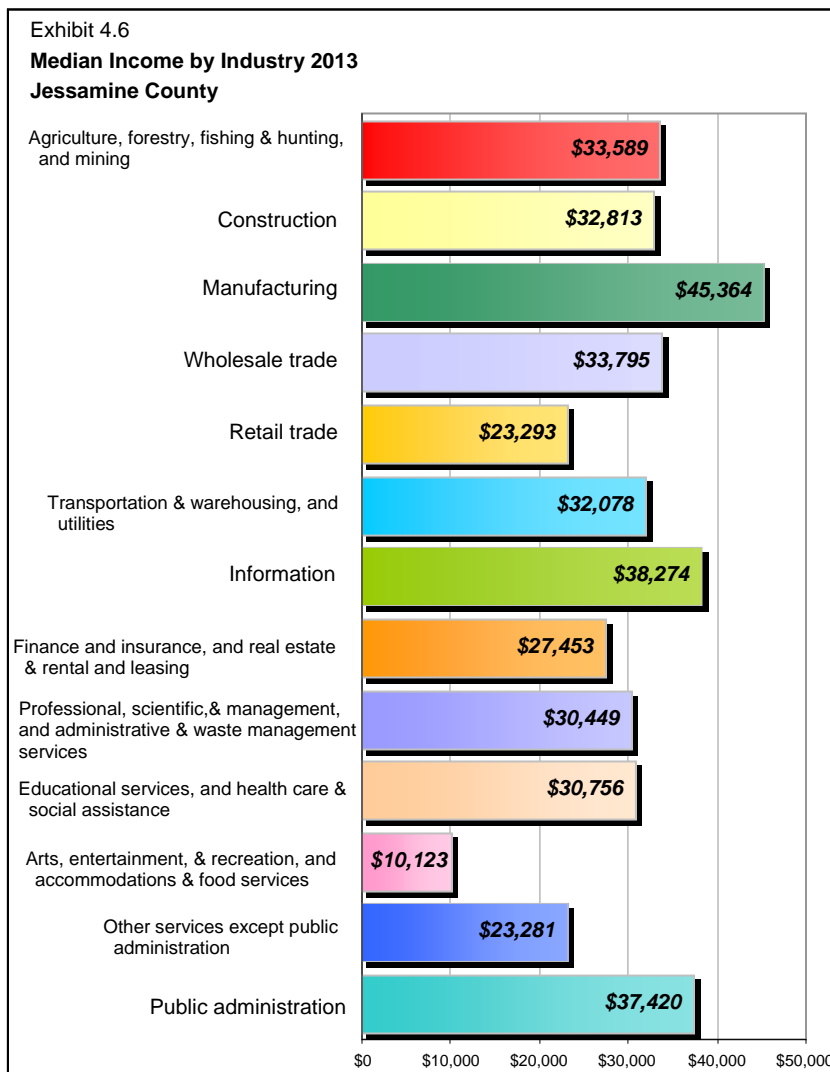
The US Census Bureau also collects data on workers by industry, which is a reflection of the product and/or service produced by the business. Employment by industry is concentrated in several different sectors in Jessamine County. The single most significant in each of the three jurisdictions is educational services/healthcare/social assistance, which is in most cases a reliable source of stable, living wage employment (Exhibit 4.5). Exhibit 4.6 shows a median income of \$30,756 for this industry, which ranks as the 8<sup>th</sup> highest median income by industry out of the 13 measurable categories. The second most prominent sector in the County is retail trade, which ranks second in Nicholasville and sixth in Wilmore. This industry sector generates a relatively low pay rate (second lowest median income by industry) and can also be a very unstable employment source. A third significant employment source for the County and the City of Nicholasville is the manufacturing industry which employs almost 11% of the working population of Jessamine County. Workers in this industry category are also the top earners in the County on average, with a median income of \$45,364. However, this is not a significant industry for the City of Wilmore, as only 2.1% of those employed fall within this category. A complete list of Jessamine County industries from the 2015 Kentucky Directory of Manufacturers can be found at Appendix III.

Exhibit 4.5

EMPLOYMENT BY INDUSTRY	Jessamine County (Total)		Nicholasville		Wilmore	
<b>Civilian employed population 16 years+</b>	<b>22,846</b>	<b>100.0%</b>	<b>13,181</b>	<b>100.0%</b>	<b>2,313</b>	<b>100.0%</b>
<b>Educational services/health care/social assistance</b>	6,332	27.7%	3232	24.5%	1134	49.0%
<b>Retail trade</b>	3,211	14.1%	2099	15.9%	146	6.3%
<b>Manufacturing</b>	2,467	10.8%	1,742	13.2%	49	2.1%
<b>Professional/scientific/management/ administrative/waste management services</b>	1,918	8.4%	1084	8.2%	175	7.6%
<b>Construction</b>	1,789	7.8%	911	6.9%	63	2.7%

Arts, entertainment and recreation/accommodation/food services	1,734	7.6%	1160	8.8%	196	8.5%
Other services, except public administration	1,292	5.7%	682	5.2%	247	10.7%
Transportation and warehousing/utilities	1,134	5.0%	585	4.4%	156	6.7%
Finance and insurance/real estate/rental and leasing	872	3.8%	438	3.3%	38	1.6%
Wholesale trade	816	3.6%	588	4.5%	38	1.6%
Public administration	689	3.0%	429	3.3%	22	1.0%
Agriculture/forestry/fishing and hunting/mining	477	2.1%	171	1.3%	44	1.9%
Information	115	0.5%	60	0.5%	5	0.2%

Data Source: US Census ACS 2013

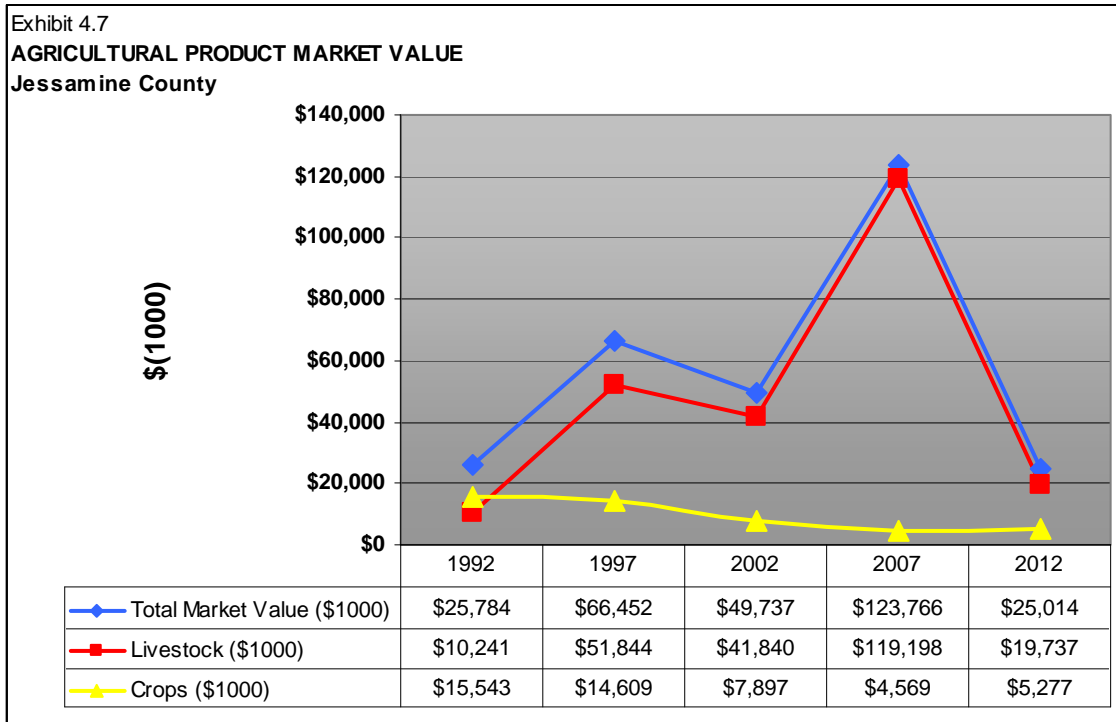


Data Source: US Census ACS 2013

## AGRICULTURE

The National Agricultural Statistics Service (NASS), a division of the US Department of Agriculture, defines a farm as “any establishment from which \$1000 or more of agricultural products were sold or would normally be sold during the year”. The 2012 NASS survey identified 668 farms, comprising 83,664 acres of land, in Jessamine County. Although the average farm size has been relatively consistent for the past twenty years, averaging at about 116 acres, the number of farms declined about 21% while the total acreage in farmland dropped by about 15%.

Agricultural markets have sometimes varied greatly in Jessamine County. Livestock appears to be the driving force with respect to agricultural markets. History would suggest that tobacco has traditionally accounted for most of the crop income and horses for most of the livestock. The agriculture industry as a whole, however, continues to employ only a small portion of Jessamine County workers, and generally at a very low income level (Exhibit 4.7).



## ECONOMIC CLUSTERS

A 2009 economic cluster study of the seventeen counties of the Bluegrass Area Development District (BGADD), including Jessamine County, used location quotient analysis to identify industries which show a higher share of employment within the BGADD than the nation as a whole. Economic clusters are important on a regional level because they can help local economies identify and build on the common workforce, technology and infrastructure needs of existing industries in their area (*Analysis of the Economic Clusters in the Bluegrass Area Development District*, April 2009).

A total of 19 industry clusters, based on the North American Industry Classification System (NAICS), were studied. The clusters were analyzed based on their strength within the BGADD, wage rates, overall employment levels and the potential to bring money into the region. These industry clusters were further categorized as Stars (strong and growing), Emerging (weaker but growing), Mature (strong but declining) or Transforming (weaker and declining). The seven clusters that stand out as most significant within the BGADD were:

- Automotive Manufacturing
- Software and Computer Services
- Equine Industry
- Post-Secondary Education

- Metal and Machinery Manufacturing
- Health Care
- Tourism

All were classified as Stars except Tourism, which showed the characteristics of a Mature industry cluster.

Each of these economic clusters is comprised of many individual and more specific industries as identified by the NAICS. The Automotive Manufacturing cluster, for instance, includes not only auto manufacturers but related firms such as parts suppliers and transportation businesses. The factors that contribute to the potential success of these industry types are varied, and some are more easily influenced on the local and regional level than others. Some clusters such as manufacturing, equine and tourism, for instance, are significantly impacted by locational factors such as environmental characteristics and the interstate highway system that are not easily affected by local or regional actions. On the other hand, the growth and success of other economic clusters such as education or computer services can be much less site dependent and this more easily shaped by individual communities and regions.

## STATE AND LOCAL TAXES

A state sales tax is levied at the rate of 6% on the purchase or lease price of taxable goods and on utility services; local sales taxes are not levied in Kentucky. The Kentucky Constitution requires the state to tax all classes of taxable property; state statutes allow jurisdictions to tax only a few classes. All locally taxed property is subject to county and school district taxes.

Property inside city limits may also be subject to city property taxes, assessed at 100% fair cash value. Special local taxing jurisdictions such as fire protection, watershed and sanitation districts may levy taxes within their operating areas. Both Wilmore and Nicholasville levy an additional payroll tax over and above the County rate of 1.0%. No jurisdiction levies taxes on finished goods, although they are free to do so (Exhibit 4.8).

Exhibit 4.8 2013 TAX RATES	State	Local Tax Permitted	Nicholasville	Wilmore	Jessamine County	Jessamine County School District
<b>Property Tax</b> (per \$100 valuation)						
<b>Real estate</b>	\$0.12	Yes	\$0.19	\$0.22	\$0.18	\$0.64
<b>Manufacturing machinery</b>	\$0.15	No	--	--	--	--
<b>Pollution control equipment</b>	\$0.15	No	--	--	--	--
<b>Motor vehicles</b>	\$0.45	Yes	\$0.20	\$0.21	\$0.19	\$0.55
<b>Other tangible personal property</b>	\$0.45	Yes	\$0.19	\$0.64	\$0.34	\$0.64
<b>Inventories</b>						
<b>Raw materials</b>	\$0.05	No	--	--	--	--
<b>Goods in process</b>	\$0.05	No	--	--	--	--
<b>Goods in transit</b>	--	Limited	--	--	--	--
<b>Payroll Tax</b> by place of employment		Yes	County Rate + 1.5%	County Rate +2.0%	1.00%	--
<i>Data Source: Kentucky Cabinet for Economic Development, Community Profile</i>						

## POLICY AND REGULATORY IMPLICATIONS

All economic and commercial development projects should be evaluated as part of the overall business environment in Jessamine County based on a realistic assessment of the strengths of the community. Basic physical characteristics of Jessamine County such as environmental conditions, soil types, water supply and climate are determining factors in both the type and placement of business and industry centers. Current availability and future plans for infrastructure and community facilities also affect the suitability of an area for particular business types. Open market costs of property acquisition will play a significant role in driving the expansion of commercial and industrial development as well. Demographic characteristics of Jessamine County residents, such as educational levels and age composition, also affect both the needs and the capabilities of the community.

The 2017 Statement of Goals and Objectives includes extensive guidelines regarding future economic growth and development in Jessamine County. It clearly states that it should not, for instance, be achieved at the expense of either public infrastructure capacities or compatibility with existing development, both residential and non-residential. Some commercial development types such as the strip development commonly used for retail outlets, which can create an unsafe driving environment when not properly controlled and managed, are also discouraged. On the other hand, use of more flexible and creative commercial development alternatives such as infill, adaptive re-use and mixed-use development are to be supported and encouraged.

Numerous benefits can be associated with the development of an adequate employment base that allows people to work near where they live. It is environmentally positive in that it can decrease drive times and trips, lowering pollution levels caused by the use of motor vehicles. By reducing the need for ongoing addition, maintenance and expansion of roadways, it also helps communities make more efficient and effective use of public funds. In addition, the significant tax base generated by a strong business community can help support other needs and desires of its residents, raising the quality of life for all.

Based on income levels associated with primary occupational categories, increases in professional, production and construction/maintenance/repair employment would be most effective in boosting the number of stable, rewarding employment opportunities for the primary income earner in Jessamine County households. Each of these job types has a specific set of requirements with regards to physical environment and available workforce that can be used to evaluate the particular appropriateness of a given location within Jessamine County. Although each could be expected to require some level of specialized education or training, all would be well within the capabilities of the current Jessamine County workforce.

While wages for jobs in the service, agriculture and commercial office fields are often significantly lower than those in other categories, these also play a positive role in the Jessamine County economy by boosting total household income and providing options for residents in search of part-time employment or lacking in specialized education.

Information contained in the BGADD economic cluster study will enable Jessamine County to concentrate its economic development efforts on businesses and industries most suited to the region. Further specific study of existing economic clusters within the County could provide an even more precise basis for planning and policy decisions, increasing the probability of success for economic development efforts.

City and county governments, public service and utility suppliers and educational institutions also have a part to play in making Jessamine County a desirable site for future economic development and expansion. The more specifically county jurisdictions are able to define growth targets, both jointly and individually, the more effective other public and private partners can be in helping to reach their goals.



## Chapter 5

# RESIDENTIAL DEVELOPMENT





## RESIDENTIAL DEVELOPMENT

Residential development is a significant element of land use and planning, especially in urban areas. Spending on housing and related expenses is the single largest economic sector of the US economy, and homeownership is typically the primary source of wealth for most US homeowners. Housing directly influences the shape and form of urban areas and has major impacts on travel, infrastructure and the environment. Housing types and residential development patterns also often influence social and community relationships, affecting both the quality of life of residents and residents' interactions with one another.

Housing demand is a direct reflection of the number and types of new households being established within an area. A growing population will increase overall housing demand, while the type of household – whether for families with children, young single persons or the aging – will affect the specific housing types needed. The more precisely a community can define the housing needs of its current and future residents, the more effective its planning and policy decisions will be.

Maintaining a balanced housing environment in a growing market presents a distinct set of planning challenges. Residential development should be planned so as to not overwhelm infrastructure and public service capabilities. Ideally, it will enhance the quality of life for residents -- environmentally, socially and economically – and be diverse enough to benefit all segments of the population, no matter the household type, size, age or income.

## GENERAL HOUSING CHARACTERISTICS

According to 2013 data, Jessamine County as a whole contained 19,484 housing units: 11,435 in Nicholasville and 6,242 in the unincorporated parts of the County. The most recent data for Wilmore shows 1,807 housing units within the city.

Approximately 74% of housing units throughout Jessamine County are single-family detached homes. The percentage in both of the County's cities is lower: 61% in Wilmore and 69% in Nicholasville. While urban areas tend to include more multi-family and/or rental units, the high percentage in Wilmore can most likely be attributed to the amount of housing required for university and seminary students.

Median housing unit size stands at over five rooms throughout Jessamine County. The prevalence of mobile homes varies widely between urban and rural areas; of 706 mobile homes, nearly 80% are in the unincorporated areas of the County.

### Residential Development Principles

*Encourage a balanced mix of housing*

*Offer housing options for residents with diverse needs and income levels*

*Encourage mixed-use, mixed-density and other flexible development options*

*Support infill and adaptive re-use of existing structures*

*Ensure compatibility between differing housing types and land uses*

*Preserve and maintain existing housing, enforce building codes and eliminate substandard housing*

*Provide for pedestrian, vehicular and bicycle access to everyday goods and services for all County residents*

*Control commercial development in established residential areas*

2017 Jessamine County  
Comprehensive Plan  
Statement of Goals & Objectives

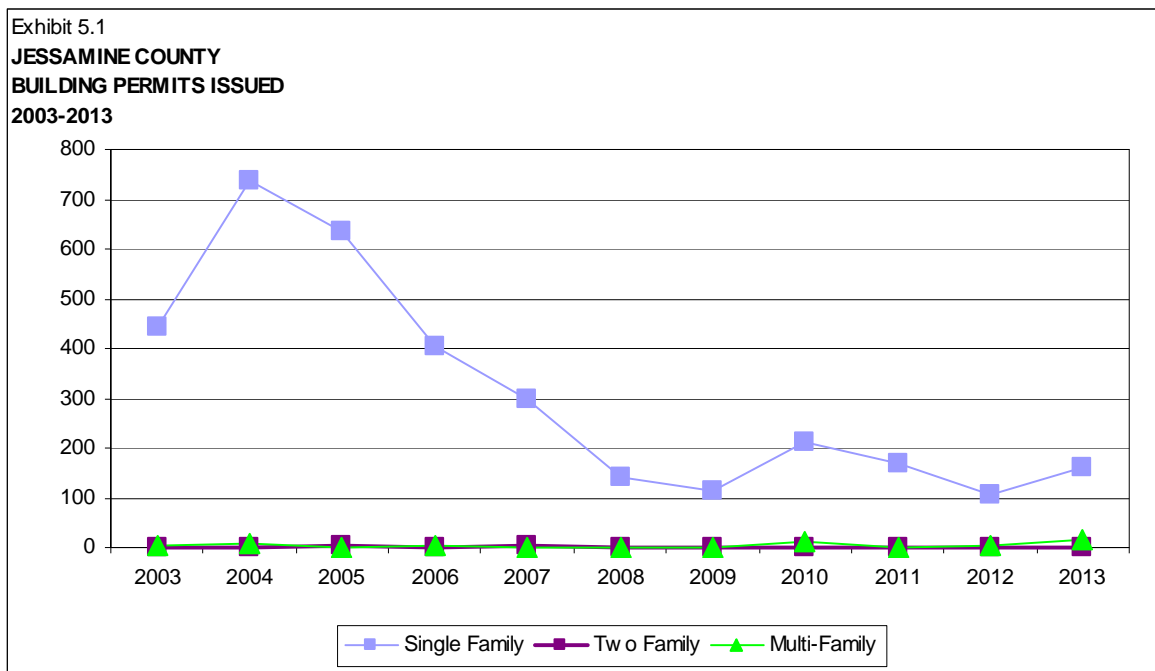
## HOUSING STOCK

The 1970s saw a significant increase in the number of housing units built throughout Jessamine County, with numbers more than double that of the previous decade. Since that time the County overall has maintained a steady growth, with the highest levels in the years 2000 to 2009. (25.6%).

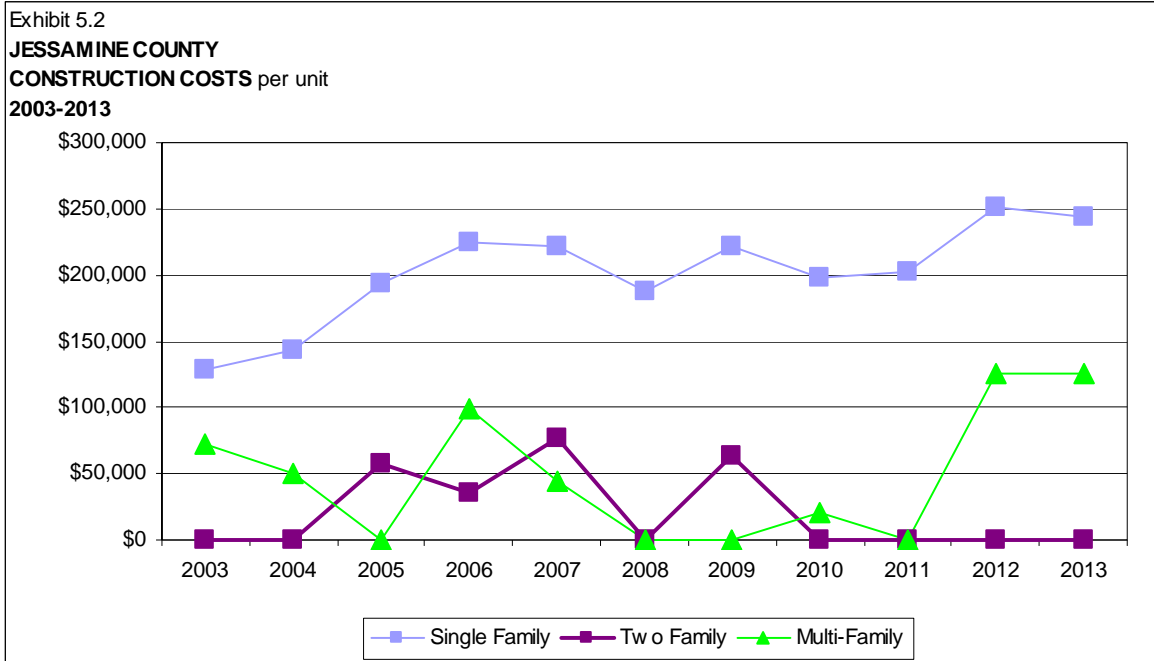
Throughout the County, the number of householders moving into a new home during the 1990s increased by more than 250% over the previous decade. Those numbers continue to increase dramatically, with over 70% of current County residents moving into their homes since 2000. The housing vacancy rate throughout the County currently stands at 4.9%.

Over 35% of Wilmore's housing units and about 20% of those in Nicholasville were built in the 1990s. A 29.3% increase was seen in Nicholasville in the years 2000-2009 while the pace slowed for Wilmore which showed an increase of 11.6%. Wilmore has a high percentage of homes built before 1970 (37.6%) as compared to Nicholasville (19.0%) and the County (22.1%), suggesting that Wilmore has preserved more of its older homes, a common source of the more affordable housing typically required by university students.

According to the US Census Bureau, 163 residential building permits were issued in Jessamine County in 2013, resulting in 173 housing units. The number of permits issued over the past ten years has ranged from a low of 111 in 2012 to a high of 747 in 2004, for a total of 3,475 permits (Exhibit 5.1). About 98% of all permits during this period were for single-family residences.



The average construction cost per unit in Jessamine County throughout this period was \$201,627 for single family homes, \$58,063 per unit for two-family homes, and 68,904 per unit for Multi-Family in 2013 (Exhibit 5.2). The construction cost of single-family homes has risen steadily, with a significant rise beginning in 2003. Two-family and other multi-family home construction costs have also risen, but at a much lower rate. These trends are all generally consistent with national trends.



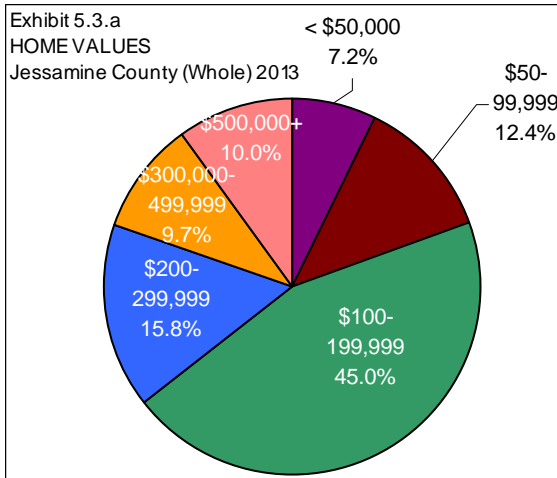
Data Source: US Census

## HOUSING VALUES

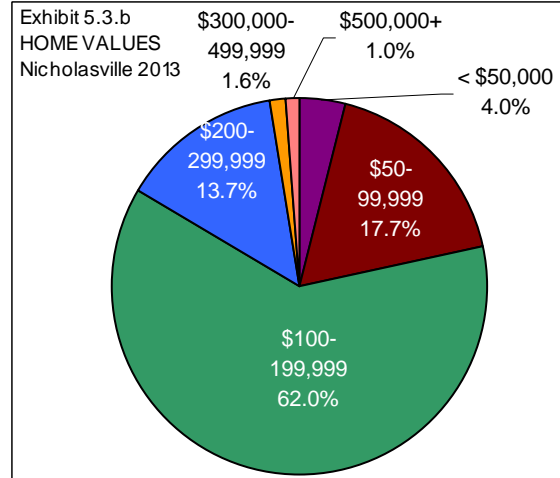
Home values in both Cities and the entire County are similar, with the \$100,000 to \$199,999 category being the largest by far in each. The differences between the three occur in the higher-end housing categories, which show the County with a notably higher percentage of homes valued at \$500,000 and above, in turn leading to a higher median value. Housing in Nicholasville and Wilmore tends to be more concentrated in lower price ranges with Wilmore even showing a negligible percentage for the \$500,000 plus category (Exhibits 5.3.a, b, c).

- 75% of housing units in Wilmore are from \$50,000 to \$199,999, with a median housing value of \$135,600.
- 80% in Nicholasville are valued between \$50,000 and \$199,999, with a median of \$136,900.
- Countywide, 57% are valued at \$50,000 to \$199,999, with a median of \$154,300.

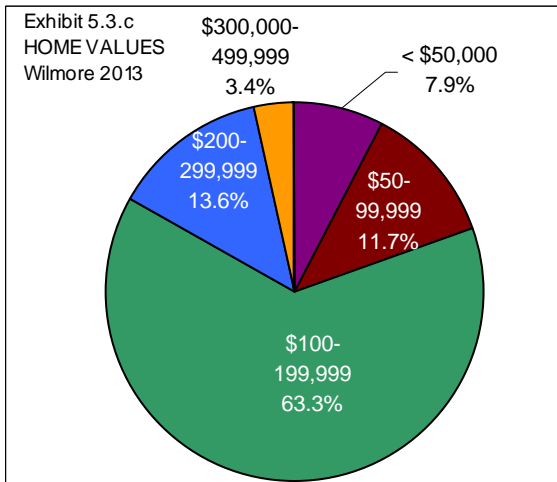
Housing in both Nicholasville and Wilmore is consistent with national trends, in that the smaller lot sizes and higher concentration of older homes common in urban areas generally result in more affordable housing opportunities for residents.



Data Source: US Census 2013



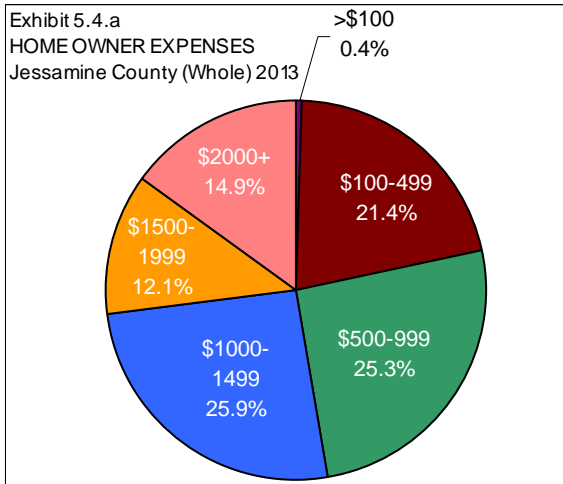
Data Source: US Census ACS 2013



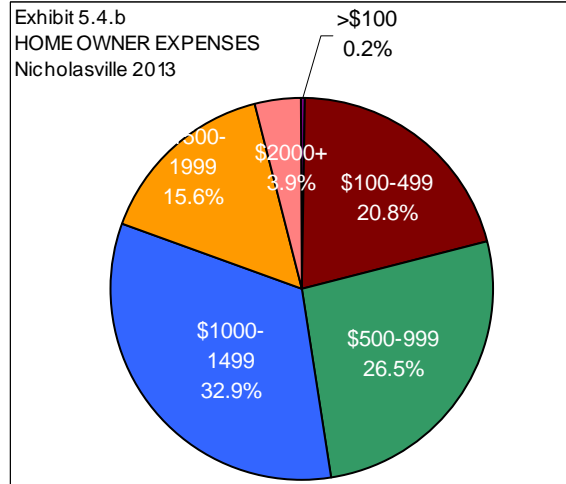
Data Source: US Census ACS 2013

## HOUSING EXPENSES

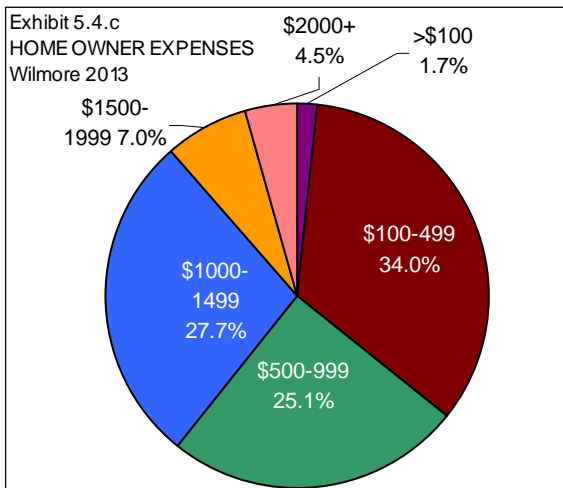
Selected monthly owner costs are defined by the US Census Bureau as a homeowner's monthly mortgage payment plus any real estate taxes, insurances, utilities, fuels, mobile home costs and condominium fees. This data presents a clear picture of total housing expenses for homeowners in Nicholasville, Wilmore and the entire County (Exhibits 5.4.a, b, c). Just over half of mortgage holders throughout Jessamine County have total housing expenses of \$500 to \$1,499 per month. The single most significant difference is in the \$2,000+ per month category, which includes 14.9% of County homeowners as a whole, compared to almost 4% in Nicholasville and 4.5% in Wilmore. This would reflect a trend of more high-end residential construction taking place in the unincorporated parts of the County.



Data Source: US Census ACS 2013

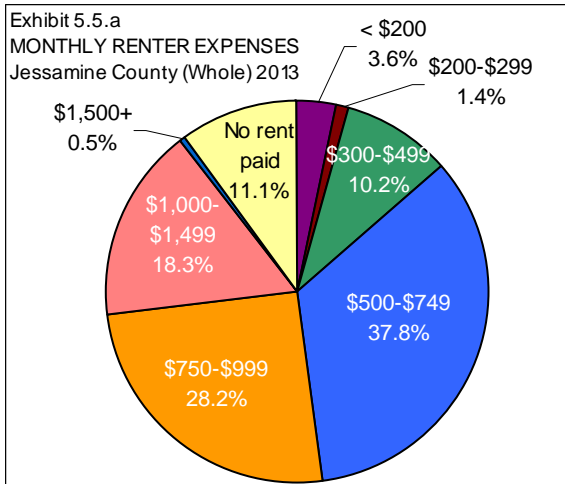


Data Source: US Census ACS 2013

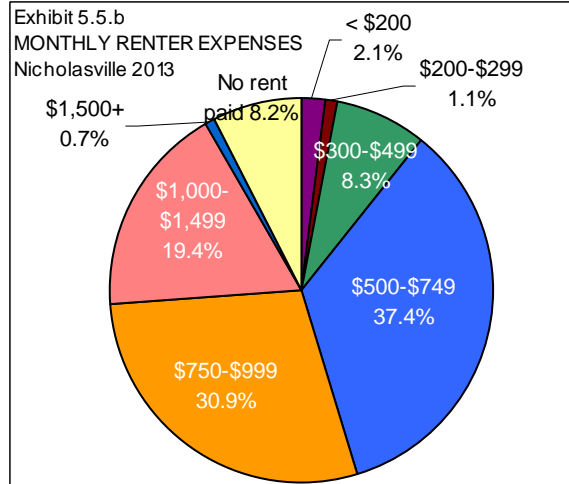


Data Source: US Census ACS 2013

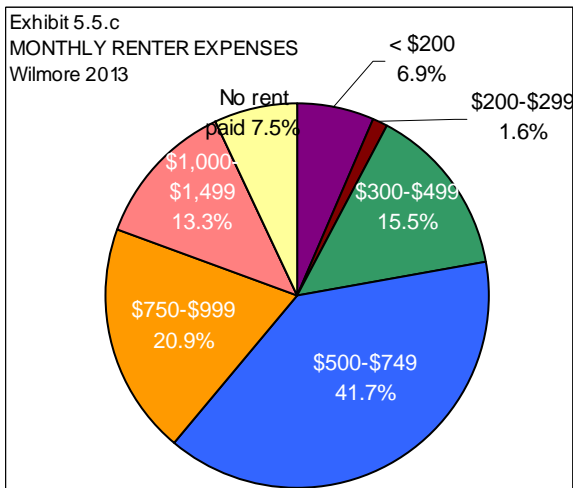
The US Census also offers data regarding expenses of homeowners without a mortgage, which offers a glimpse into the cost of common household expenses such as taxes and utilities for Jessamine County residents. These statistics reveal median monthly expenses of \$375 for Nicholasville residents, \$353 for Wilmore residents and \$401 for residents countywide. 6,117 (34%) of Jessamine County's occupied housing units in 2013 were rental dwellings. More than one third of renters in the entire County and in both cities pay gross rent of \$500 to \$749 per month. Wilmore had a slightly higher percentage of renters in this category, again probably due to a higher ratio of student housing within the city (Exhibits 5.5.a, b, c). Approximately 23% of Nicholasville's occupied housing and 45% of Wilmore's were rental units. The median gross rent in Nicholasville is \$757; in Wilmore \$625, with the countywide number being \$735.



Data Source: US Census ACS 2013



Data Source: US Census ACS 2013



Data Source: US Census ACS 2013

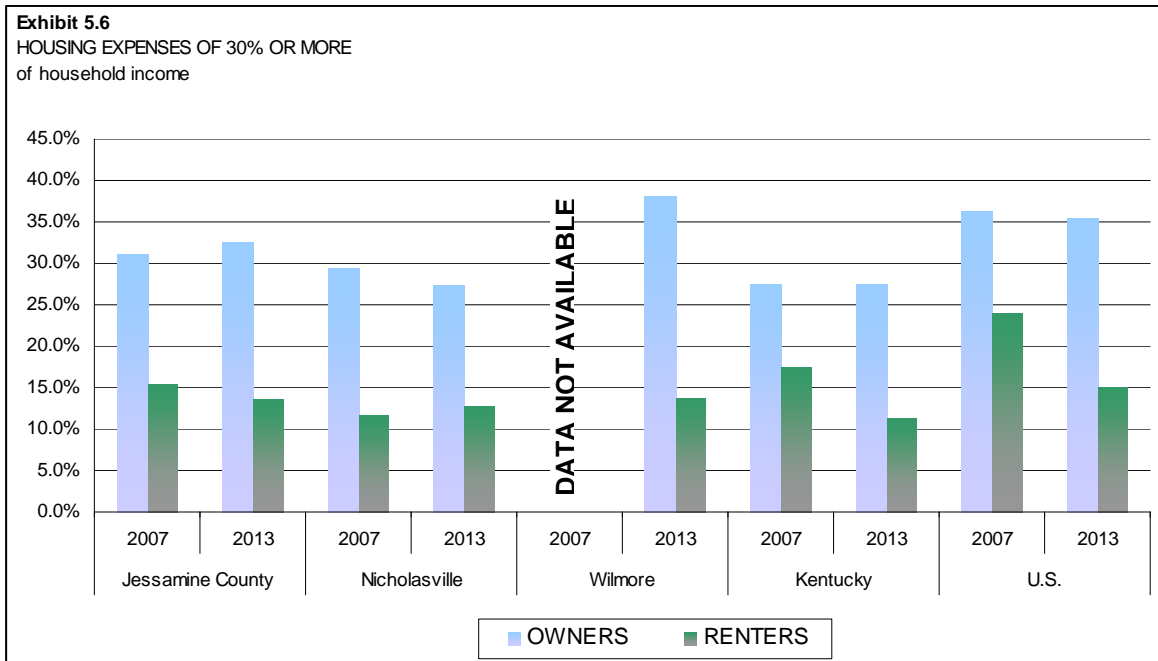
## AFFORDABILITY

Federal Housing Authority (FHA) standards consider housing costs exceeding 30% of gross household income to be excessive. In 2007, the numbers of Jessamine County residents exceeding this standard, were concentrated in unincorporated areas of the County and very slight in number. By 2013, the number of residents who owned their homes with housing costs beyond their income capacity had increased slightly, to just over 30%, while renters decreased to under 15% of this standard.

Exhibit 5.6 illustrates several points of interest with regard to housing cost trends throughout Jessamine County. The blue bars show owners with housing expenses in excess of 30% of their income; the green bars show renters.

- Wilmore Census data from 2013 showed a higher level of non-affordability for owners than the remainder of the County and the state, exceeding national levels. Data for 2007 is not available.

- In 2007, non-affordability in Nicholasville and countywide was higher than State but lower than national levels. By 2013, non-affordability had risen slightly, falling closer to national levels and clearly still exceeding State levels.
- Non-affordability levels for owners was twice that of renters in Nicholasville, Jessamine County and Kentucky in 2007, following a national trend.



Data Source: US Census ACS 2007, 2013

This data indicates that growth in housing costs throughout Jessamine County is dramatically exceeding the income growth of its residents. High numbers of Jessamine County residents, especially owners, are spending a disproportionate portion of their household income on housing, with this affordability gap mirroring a national trend.

## POLICY AND REGULATORY IMPLICATIONS

The most successful residential development policy will work to coincide with the needs, desires and lifestyles of its residents. A balance in available housing types will assure that all current Jessamine County residents can find housing to meet their needs, and that the available housing stock remains attractive to potential County residents interested in relocating.

Housing needs can vary widely from one area of the County to another. The housing market in Wilmore, for instance, is significantly affected by the large student population residing within city limits. Lower home values, older homes, affordability issues and a high proportion of rental units can all be attributed, at least in part, to this demographic group. The needs of this student population must be considered when setting public policy and regulations with regards to residential development. At the same time, the proportion of residents 45 years and older grew significantly between 2000 and 2013, an age category with a very different set of requirements.

Diversity in housing is an important factor in maintaining a good quality of life for Jessamine County residents of all ages, household types and income levels. All housing types, however, are not necessarily appropriate in all parts of the County. More dense housing development such as apartments, condominiums and patio homes is more appropriate within or adjacent to the urbanized areas of Wilmore and Nicholasville, while large lot, agricultural and cluster housing is more suitable to the County's unincorporated areas.

By contrast, Nicholasville and the County as a whole have a much lower proportion of residents in the 20-24 year age category, with the 45-64 year category experiencing the most growth since 2000. This shift can be credited at least in part to a general aging trend in the US population. Development of housing types attractive to mature families, empty nesters and the elderly will allow these County residents to continue to live in the community they know and love as their housing needs change.

Policy decisions regarding residential development will also affect the type of new residents the County attracts. Large lot single family housing, for instance, would be more appealing to family households with children living at home, while apartments, condominiums and patio homes may be more desirable for young professionals and households without children, such as retirees.

The exterior appearance of housing structures and development sites can be managed as a means of ensuring the attractiveness of a neighborhood or other residential area. The addition of regulations requiring exterior elevations as part of development plans or the establishment of an architectural or design review board are just two of the available options. This can create a means of controlling the public environment and streetscape that also permits a diverse housing stock capable of serving all County residents.

Affordability is another critical aspect of residential development. Household income in Jessamine County, is not keeping pace with the rising cost of housing, requiring residents to spend an increasing segment of their income on mortgage and rental payments. Comparison to state and national data shows that this is not a trend unique to this area but rather a reflection of conditions throughout the US, and thus not easily remedied at the local level. A realistic assessment of past and present household income levels, and their future potential for improvement, will help Jessamine County policymakers make decisions most appropriate for the County's current and future residents.



## Chapter 6

# TRANSPORTATION



## TRANSPORTATION

A transportation system has major consequences on virtually every type of community activity, affecting the housing, economic development and social sectors. Overdependence on the ability of transportation planning to “solve” a community’s problems may create a focus on technical solutions at the expense of other important values such as aesthetics and quality of life issues. In addition to roadway planning, transportation planning in Jessamine County must offer and encourage the kinds of amenities and options that are increasingly requested and even expected by both residents and the business community.

### Roadway System

The Kentucky Transportation Cabinet (KYTC) maintains over 27,000 miles of roadways throughout the state. The State Primary Road System (SPRS) is an administrative system used to track roads within the state that are maintained by KYTC. Roads, streets and/or highways are classified by the type of service and function the facility provides (Exhibit 6.1):

- **State Primary Routes** Interstates, parkways and other long distance, high volume intrastate routes of statewide significance that generally link major urban areas within the state;
- **State Secondary Routes** Regionally significant routes of shorter distance which provide mobility and access to land use activity, generally serving smaller cities and county seats within a region;
- **Rural Secondary Routes** Routes of sub-regional significance which might include urban arterial streets and other collectors, often with access to land use activity such as farm-to-market routes as their main function; and
- **Supplemental Routes** All other state-maintained routes such as frontage roads, cross roads and local access roads.

**US 68 Scenic Byway** The Statement of Goals and Objectives specifically identifies the importance of preserving the rural character of US 68 in Jessamine County. This roadway marks the northernmost point of a four county scenic byway, state-designated in May 1995. The 52 mile scenic route runs from near the northern border of Jessamine County through Mercer and Boyle Counties, ending in Marion County at KY 55 in Lebanon. By definition, a Scenic Byway has roadsides or viewsheds with scenic, natural, cultural, historic, archeological and/or recreational value worthy of preservation, restoration, protection and enhancement.

Annual federal program funds available for the US 68 Scenic Byway include:

- Development and implementation of a Corridor Management Plan that maintains the character of the Byway while encouraging tourism and related amenities

## Transportation Principles

*Improve accessibility and interconnectivity throughout the County and region*

*Actively participate in local, regional, state and national transportation planning*

*Support and encourage alternative modes of transportation*

*Require new development to adequately address anticipated transportation needs and provide for future interconnection*

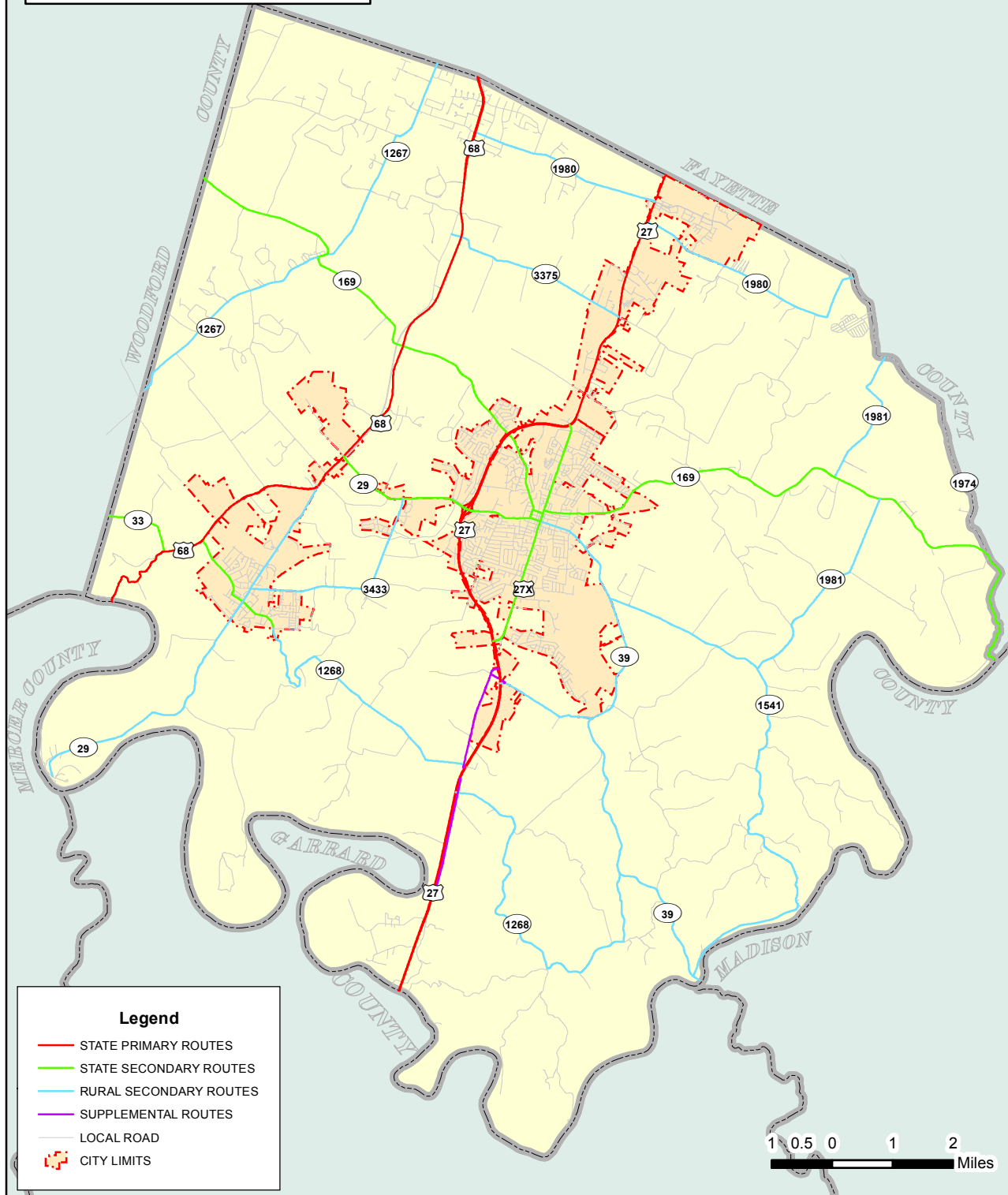
*Maintain a safe road network*

*Require circulation plans for pedestrian and cycling in new development and redevelopment*

*Develop a countywide plan for pedestrians and cyclists*

2017 Jessamine County  
Comprehensive Plan  
Statement of Goals & Objectives

Exhibit 6.1  
**2017 Jessamine County  
Joint Comprehensive Plan**  
**Kentucky State  
Primary Road System (SPRS)**  
Jessamine County



**Legend**

- STATE PRIMARY ROUTES
- STATE SECONDARY ROUTES
- RURAL SECONDARY ROUTES
- SUPPLEMENTAL ROUTES
- LOCAL ROAD
- CITY LIMITS



- Safety improvements required as a result of increased roadway traffic related to the Byway designation
- Construction of facilities for pedestrians and cyclists, rest areas, shoulder improvement, interpretive facilities, recreation and other uses
- Development of marketing programs and tourism information

Jessamine County residents and officials hold the responsibility of maintaining the aesthetic characteristics of the Byway, and designation may be withdrawn by the KYTC should its scenic qualities deteriorate. Although existing billboards are permitted to remain along scenic byways, new billboards are specifically prohibited.

Construction was completed in September 2010 widening approximately six miles of US 68 between Wilmore and the Fayette County line to a four-lane divided highway with a variable ROW. Full signals will be installed at junctions with KY 169/Keene Road and KY 29. All parcels created by the route changes made in this project are zoned A-1 and designated for agricultural use only.

Current Jessamine County/Wilmore Subdivision Regulations require a 200 foot setback from the ROW for all new development and structures fronting on US 68 in Jessamine County. Variances may be granted by the Board of Adjustment on a case-by-case basis. The Scenic Byway designation might be even better protected, however, with the development of a scenic viewshed corridor designed specifically for US 68 in Jessamine County and based on the topographic characteristics of the corridor area rather than a generalized buffer zone. A Scenic Corridor Overlay District could also be developed to further specify development regulation applicable only within the viewshed area. Until further action on these recommendations, the current 200 foot setback should remain in effect.

**US 27 North Corridor** The *US 27 North Corridor Access Management Plan*, developed via an interlocal agreement between Nicholasville, Wilmore and Jessamine County governments, was adopted by all parties in 2001. An important access management tool included in the plan was the use of frontage and/or backage roads along the corridor to control direct access to US 27. This should be considered a critical and essential requirement for all future development, public and private, with frontage along US 27. It should be noted that access approval by the KYTC does not obligate a local jurisdiction to permit that access unless it also meets any more restrictive local regulations and ordinances already in place. Local Planning Commissions can and should exercise their discretion to strictly enforce all local requirements regarding private access.

In addition to the US 27 North Corridor Access Management Plan, the Kentucky Transportation Cabinet finalized a more recent report in February 2013. A plan was generated to supplement the transportation component of the comprehensive plans for Jessamine and Fayette counties. This plan was developed for the purpose of increasing safety and mobility, preserving the traffic carry capability of the existing facility, and providing more efficient access connections between US 27 and adjacent properties.

This Plan recommends adoption of both of the Access Management Plans as a policy element, meaning it will serve as a guide for future planning efforts within the US North Corridor. In the case of conflicts, the data and recommendations contained within this Comprehensive Plan Update take precedence.

## KYTC Six-Year Plan

### 2016 Highway Plan

Ten roadway projects within or directly affecting Jessamine County are included in the KYTC Six-Year Highway Plan to be approved for funding by the General Assembly by April 2016. The plan submitted by Governor Bevin for approval is shown in Exhibits 6.2 and Exhibit 6.3 One of these is ongoing federal funding for the operational funding for the Valley View Ferry.

Exhibit 6.2

#### KYTC SIX YEAR HIGHWAY PLAN 2016 Jessamine County

PROJECT ID	DESCRIPTION	FUNDING SOURCE(S)	PHASE	BEGIN DATE	CURRENT FUNDING
07-357.17 thru-.19	Operation of Valley View Ferry at Kentucky River	State Construction High Priority Projects	Construction	2017-2022	\$ 1,980,000
07-87.20	East Nicholasville Bypass Section IA from 50 feet south of KY 39 to 125 feet north of KY 169	State Construction "Not" Available	Construction	2016	\$15,000,000
07-87.30	East Nicholasville Bypass Section IB from 125 feet north of KY 169 to end of project at tie-in to West Bypass. This includes the interchange at US 27 north of Nicholasville	State Construction "Not" Available"	Construction	2017	\$38,000,000
07-87.50	East Nicholasville Bypass Section II from KY 39 extending southwesterly to US 27 south of Nicholasville.	Federal Statewide Transportation Program Funds	Construction	2018	\$12,500,000
07-376.00	Extend East Brannon Road from end of existing road from east of Lauderdale Drive (CS 1501) to Tate Creek Road (KY 1974) (2-lane improvement) (12CCR)	State Construction High Priority Projects	Right-of-way, utility relocation and construction	2016-2018	\$22,380,000
07-419.00	Reconstruct KY 169 just east of Keene to eliminate drop offs	State Construction High Priority Projects	Design	2018	\$400,000
07-430.00	Access management on Nicholasville Road between Nicholasville and Man-O-War Blvd. (14CCR)	State Construction "Not" Available"	Construction	2017	\$7,900,000
07-915.00	Reconstruct intersection of KY 29 north of Wilmore	State Construction High Priority Projects	Right-of-way	2017	\$2,630,000
07-8404.00	Construct a new 4-lane connector between US 27 and	Federal Statewide Transportation	Design	2017	\$2,000,000

	I-75. (08CNN)(12CCR)	Program Funds			
07-8851.00	Replace railroad bridge on KY 169 (N. 3rd Street) between Meadowlark Ln. and Ilhardt Ave. (SR=28.9)057R00603(14CCN)	Federal Funding Bridge Replacement On-System	Design	2016	\$500,000
07-8906	Reconstruct KY 169 from US 68 to 0.54 miles north of Clear Creek Rd. (MP. 14.448 to MP 19.000)	State Construction "Not" Available	Design and right-of-way	2017-2018	\$6,750,000

Data Source: HB 129 2016 Regular Session

**US 27/I-75 Connector** The connector project has been an on-going project prior to the 2010 Comprehensive Plan. The connector project team is working on refining preliminary design concepts and assembling a high level comparison of impacts, which will be used in the selection of a Build or No Build preferred alternative. Team members are also finalizing the traffic analyses and exploring potential funding options. KYTC plans to present the findings of these tasks to the public in 2016.

This phase of the design process includes the following activities:

- Building on the results of the 2008 Corridor Scoping Study
- Developing more specific, detailed information regarding options (known as preliminary alternates within the study area)
- Conducting the engineering and environmental studies
- Evaluating funding options for the construction of the project
- Sharing information with the public and project stakeholders and listening to their comments and suggestions.

The connector was intended to improve safety, connectivity and regional access between US 27 and I-75, which runs approximately 20 miles to the east. It also supports homeland security objectives by providing roadway alternatives to I-75 and the Clays Ferry Bridge, important given the proximity of the Bluegrass Army Depot in Madison County. Four goals were set for the study:

- provide solutions that avoid, minimize or mitigate impacts to farmland; historic resources; the Kentucky River Palisades; horse farms; threatened, rare and endangered species; environmental justice and other environmental features,
- consider bicycle and pedestrian facilities in conjunction with improvement options,
- consider cost-effectiveness, and
- examine noise, water, air quality and light pollution concerns.

Several public meetings have been held as well as establishing a Citizens' Advisory Committee. The Citizens' Advisory Committee meets about four times a year to provide ongoing input for the project. Committee members represent a variety of interest within Jessamine and Madison Counties and are open to sharing and receiving information.

The study resulted in a recommendation for a route running from the northern end of the Nicholasville Eastern Bypass and the existing KY 627/I-75 interchange, however the exact route has not been identified. The study corridor is shown in Exhibit 6.3. The new limited-access highway is expected to include interchanges at each terminus and up to two additional access points along its route. The initial design includes two 12 foot lanes, 10 foot paved shoulders and a 300 foot right-of-way (ROW). Passing lanes would be added at three points along the route. A

significant part of the project cost is due to the necessity of a bridge spanning the Kentucky River. Due to high public demand, the roadway may also include a 10 foot multi-use path. To accommodate potential funding considerations, the project may be split into three phases: first, US 27 to KY 1981 in Jessamine County; second, KY 1981 to Tates Creek Road in Madison County; and third, Tates Creek Road to I-75.

Stated goals within the Plan promote planning development to coincide with new infrastructure (IV.B.5), encouraging contiguous development (IV.B.7) and protecting existing agricultural land uses (I.B.1). These can be achieved in part by:

- beginning immediately, protecting the 2,000 foot corridor, as shown on maps accompanying this Plan, from development other than that currently permitted and, as soon as possible, specifying a 400 foot ROW along the designated roadway path to coincide with the planned KYTC ROW,
- making a specific and official recommendation to the KYTC regarding potential access point(s) in Jessamine County, and
- developing a Corridor Management Plan to (1) set a viewshed to be protected along the entire route, and (2) specifically address development at the access point(s), to include strict overall size and land use limitations.

**US 27 Access Management Plan** This project is a result of the 2013 conducted by KYTC, US 27 Access Management Plan, Fayette and Jessamine Counties, intended to increase the safety and mobility, preserving the traffic carrying capability of the existing facility, and providing more efficient access connections between US 27 and the adjacent properties. At the time of the report, US 27 was shown to carry approximately 56,000 vehicles per day with high rates of fatal accidents. The majority of the most recent accidents were the result of vehicles crossing over into opposing lanes. This project seeks to limit the left-turn movement with the construction of an unmountable median and utilizing both frontage roads and opportunities for u-turns. The project was awarded preliminary design in the Fall of 2015. There is currently no secure funding in place for the project to advance.

**US 27 Eastern Bypass** An eastern bypass, consisting of a four-lane highway with depressed median, is to be added to the road circulation pattern around Nicholasville at the center of the county (Exhibit 6.3). The 6.9 mile project is planned in three phases, the first from US 27 south of Nicholasville to KY 39 and the second from KY 39 to cross KY 169 with the final phase from KY 169 to north of the city and intersect with the existing US 27X bypass. Preliminary design calls for two 12 foot lanes in each direction with a 40 foot center median and 12 foot outside shoulders. Total ROW will be 300 feet. The typical section also includes a bike path. KYTC is seeking to offer a trail head on the KY 39 section of the project.

The goals of the project are to:

- enhance the capacity of the US 27 corridor while relieving through traffic on downtown and other local streets
- minimize negative impacts on schools, agricultural areas, the environment, infrastructure and existing development
- capitalize on the potential for economic development associated with a new roadway
- make the best use of public funds and exercise fiscal responsibility.

The required environmental study and selection of a recommended alignment for Phase I of the project has been completed. Although some impact to wetlands at the KY 39 intersection is expected, the selected route provides good intersection angles with KY 39 and KY 169 and maintains a moderate distance from existing residential development. The right of way has been purchased for the first phase and the purchase of right of way has begun in the other phases of the project. A public meeting was held in the Summer of 2015 to discuss the need for a sound barrier along the adjoining residential property of the West Place Subdivision.



**East Brannon Road Construction** The Transportation Cabinet identified the extension of East Brannon Road as a high priority project and the project was awarded for construction in 2015. The project has purchased right of way for a four lane ultimate construction but will only construct two of the four lanes at this time. The typical section is an urban section with curb and gutter and does include a bike/pedestrian path. The project will begin at the current end of East Brannon Road and will connect at the current intersection of Ash Grove Pike and Tates Creek Road (KY 1974). Under the new construction, Ash Grove Pike will now connect to the new East Brannon Road and Ash Grove Pike will no longer connect with Tates Creek Pike (KY 1974). The project has not been cancelled but is currently on hold pending further funding as of May 2016.

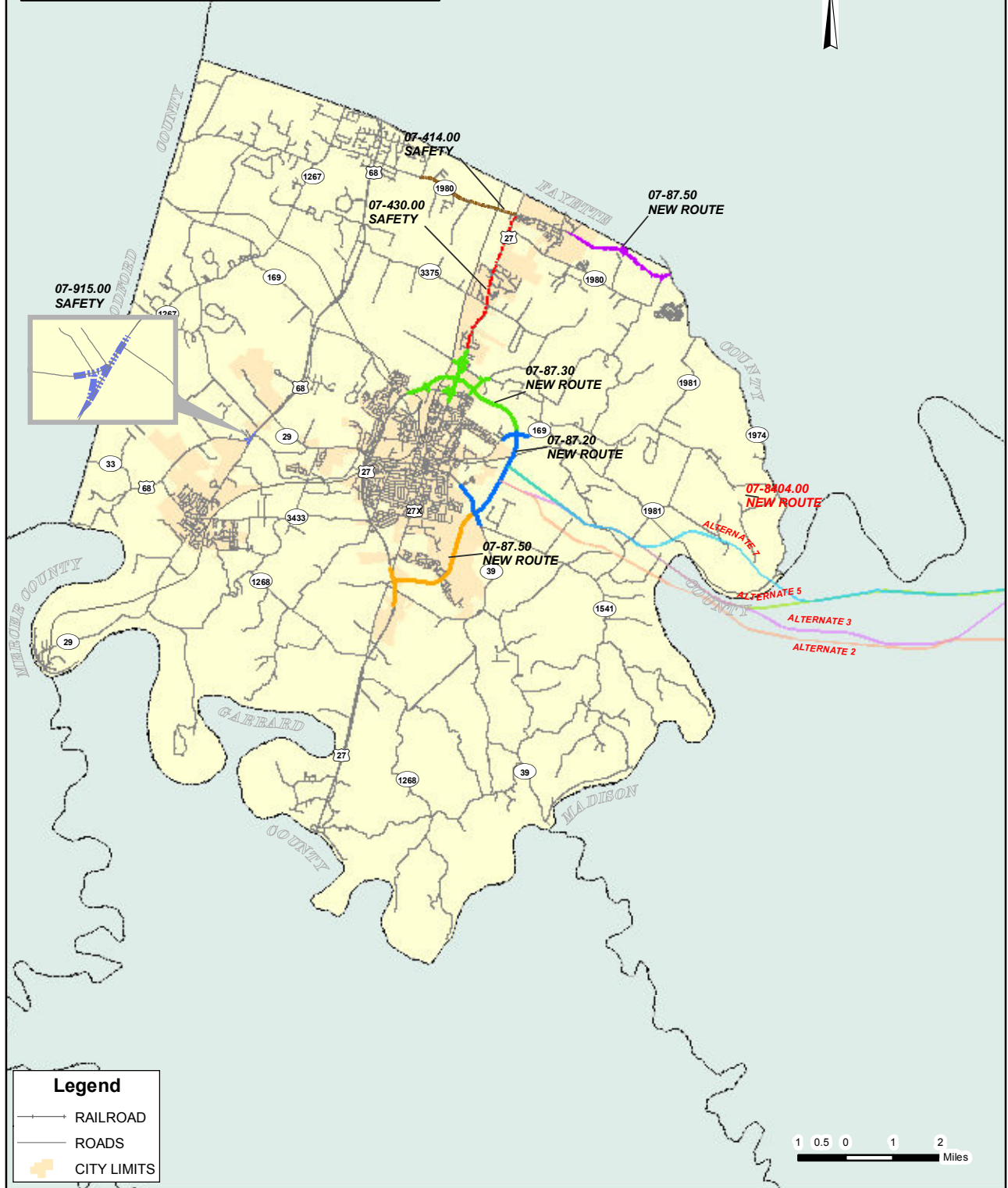
**Brannon Road Improvement and Safety Project** The Transportation Cabinet is looking for ways to improve the safety of Brannon road, but no specific decisions have been made. Public input will be vital to the development of improvement options and delivering a project that the public desires. A public meeting regarding Brannon Road safety concerns was held June 20, 2013 and again on June 3, 2014. In the latter meeting several alternatives were presented for public input including different lane configurations. The project is currently in the final design with a three-lane configuration with a combination of urban and rural sections. The typical section does include a bike/pedestrian path. The current design shows constructing a bridge over the Norfolk Southern railroad system. The current Six-year Plan did not include this project however it remains of high importance to KYTC and will be re-evaluated at the biennium evaluation.

**Reconstruct Intersection of KY 29 North of Wilmore** The reconstruction of the "Y" project was determined to be needed due to poor geometric design based on the 55mph speed designation as well as poor site distance and accidents. Driver expectations would show that those exiting US 68 onto KY 29 would have right of way in the traffic movement when the thru traffic on US 68 held priority. Corrections to the intersection design and driver expectation will be resolved with the intersection layout. The project does connect to the bike path that was constructed during the US 68 widening projects. There is excess right of way on the project that could be used as a trail head for the bike path if local support and approval is given from KYTC. The current status of the project is in the final phase of design with the selected preferred alternate. Right-of-way plans are due to be submitted to KYTC in Spring of 2016 and funding has been secured for right-of-way purchase to begin in 2017.

### **2015 Unfunded Roadway Improvement Projects**

**State/Federal System** The Lexington Area Metropolitan Planning Organization (MPO), which includes Fayette and Jessamine Counties, is responsible for development and ranking of a roadway project list for state and federal roadways within the MPO. Projects included in this listing came from several sources including the 2040 MPO Transportation Plan, previous KYTC unfunded project lists, congestion management studies, the MPO's 2007 *Bicycle and Pedestrian Master Plan* and the Transportation Task Force. Multi-modal projects were originally included but later dropped as they are usually either incorporated into highway projects or receive their funding from other sources.

Exhibit 6.3  
**2017 Jessamine County  
Joint Comprehensive Plan**  
**KYTC Six-Year Highway Plan**  
Jessamine County



**Legend**

- RAILROAD
- ROADS
- CITY LIMITS



Exhibit 6.4

**JESSAMINE COUNTY  
UNFUNDED IMPROVEMENT  
PROJECTS**

**State/Federal System**

	<b>Description</b>	<b>MPO Rank/KYTC Unscheduled Project Rank</b>
US 27	Access management design and construction	7/48&59
US 27	Widen to 6 lanes, transit improvements from Man O War to Nicholasville Bypass	10/48&59
New Route	E Nicholasville Bypass to I-75 design, right of way, utilities and construction	32/3
US 27 (Main Street)	Improvements along Main Street from Richmond Avenue to Strawberry St.	43/17
KY 169	Reconstruct 2 lanes with turnlanes from Nicholasville Western Bypass to Oak Street	48/71
KY 1268 (W. Main St, Wilmore)	Reconstruct 2 lanes	56/24
KY 29 (Wilmore/Lexington Rd)	Upgrade road to urban section and add shared us path from Epworth to Harrodsburg Rd.	69/16&25
New Route	Extend Clays Mill Road from Brannon Road to Catnip Hill (KY 3375)	73/NR
New Route	Extend Clays Mill Road from Catnip Hill (KY 3375) to KY 169 (Keene Road)	74/NR
KY 169 (Keene Road)	Improve 2 lanes with shoulder	83/NR
US 68 from KY 29 to KY River	Spot improvements	89/NR
Ashgrove PK from US 27 to Tates Creek	Spot improvements	91/NR
Catnip Hill from US 68 to Southern RR	Spot improvements	93/NR
Keene-Versailles Rd from US 68 to Woodford County	Spot improvements	94/NR
KY 29 from Pickett Dr to Southern RR	Spot improvements	95/NR
KY 39 from Main St to Eastern Bypass	Reconstruct 2 lanes with curb and gutter in the urban areas and shoulder in the rural areas	96/NR
KY 3433 from RR overpass to Woodspointe Dr	Reconstruct and raise grade, add SUP and bike lanes	97/NR

KY 1267 from Military Pike to KY 33	Reconstruct	98/NR
US 27 (Main Street) from Strawberry Lane to US 27 Bypass	Widen to 5 lanes at Orchard Shopping Center and add sidewalk	99/NR

Data Source: Lexington Area MPO

## Local Collector System

A collector road is a low to moderate-capacity road which is below a highway or arterial road functional class. Collector roads generally carry traffic from local roads or from neighborhoods to activity areas within communities, arterial roads or occasionally directly to expressways or freeways. Collector roads are often planned along with the suburban development and built especially for that purpose. Methods for controlling traffic flow on collector roads vary according to the type of intersection. At arterial roads, the intersection is usually signaled, signals or stop signs are used with other collector roads, and local road intersections usually have stop signs on the local road only. Speed limits are usually set at 25 to 35 miles per hour.

In this Plan, recommended new collectors are intended to fill specific gaps between arterial roads and create multiple alternatives for roadway travel (Exhibit 6.4.a, b, c).

1. Begin at South Elkhorn Road east to cross Harrodsburg Road and meet Brannon Road near Legacy Drive
2. Begin at western end of E. Brannon Road east to meet Ashgrove Road
3. Begin at Clays Mill Road Extension south to meet Rhineheimer Lane at Catnip Hill Road; continue from south end of Rhineheimer Lane south to meet Keene Road
4. Begin at Boston Road at the Fayette County line south to cross Brannon Road and Catnip Hill Road to meet Bakers Lane
5. Begin at intersection of Vince Road and Marshall Branch Road east to meet Beaumont Road
6. Begin at Ashgrove Road south to meet stub end of Ashgrove Lane; continue south to intersection of Beaumont Road and new collector # 5
7. Begin at new Rhineheimer Lane new collector # 3 east to stub end of Bakers Lane; begin at intersection of Paddock Drive north to new # 7 Bakers Lane collector
8. Begin at north stub end of Autumn Hills Way north to meet Keene Road
9. Begin at new Paddock Drive collector # 7 east and south to the intersection of the Nicholasville Bypass and Martin Luther King, Jr. Drive
10. Begin at stub roads at Bell Place Drive and North Keene Way Drive north to new collector # 9
11. Begin at stub road at Village Parkway east to O'Hare Lane
12. Begin at stub road of John Sutherland Drive east to connect with new collector # 13
13. Begin at stub road of Lake Street east and north to southern stub end of Shelby Way; continue from north stub end of Shelby Way north to meet proposed eastern Nicholasville Bypass
14. Begin at intersection of Vince Road and Beaumont Road south to connect with Union Mill Road
15. Begin at east stub end of O'Hare Lane east and south to connect with northern stub end of Williams Road
16. Begin at Bethany Road between Riney B Way and Dubb Lane south to Chrisman Mill Road
17. Begin at stub end of John C. Watts Drive east to new collector # 18
18. Begin at intersection of Chrisman Mill Road and Sulphur Well Pike south to north end of stub road at Kurtzland Drive
19. East from new collector # 18 to meet Sulphur Well Pike
20. East from stub end of Southbrook Drive, crossing new collector # 18 to meet Sulphur Well Pike
21. Begin at south end of stub road of Kurtzland Drive south to Hoover Pike

22. Begin at Nicholasville Bypass east and south to connect with north stub end of South Town Branch Road; proceed south from south stub end of South Town Branch Road to connect with Hoover Pike
23. Begin at north stub road off Northbrook Road north to connect with new collector # 22
24. Begin at Nicholasville Bypass west to connect with new collector # 26
25. Begin at west stub end of John Watts Drive west to connect with Nicholasville Bypass
26. Begin at intersection of Big Tunnel Road and Airport Highway south to cross Short Shun Road and meet Vineyard Road
27. Begin at east stub end of Westgate Drive east and north to connect with Wilmore Road
28. Begin at Lexington Road west to Harrodsburg Road
29. Begin at intersection of McCauley Road and Harrodsburg Road east to intersection of Lexington Road and Drake Lane
30. Begin at new collector # 31 east to Veterans Drive
31. Begin at north stub end of Kinlaw Drive north to connect with new collector # 30 and west to Harrodsburg Road
32. Begin at western stub end of Corbitt Drive west to Harrodsburg Road and at eastern stub end east to Lexington Road
33. Begin at intersection of Kinlaw Drive and W. Main Street south and east to meet stub street ends at Thacker Drive and Johnson Court, continuing east to meet High Bridge Road
34. Begin at intersection of Woodspointe Way and Jessamine Station Road north and east to meet intersection of Miller Lane and Drake Lane
35. Begin at N. 2<sup>nd</sup> Street at Holly Court and connect north to Cottage Street and connect north to Bret Lane.

## Additional Transportation Networks and Facilities

**National Truck Network (NN)** US 27 has been designated as the Jessamine County's only federally authorized truck route. According to the KYTC, truck freight shipments convey most of the freight in Kentucky, by both weight and value. In addition, trucks account for approximately 11% of total traffic along US 27.

The KYTC classifies large trucks into one of three types:

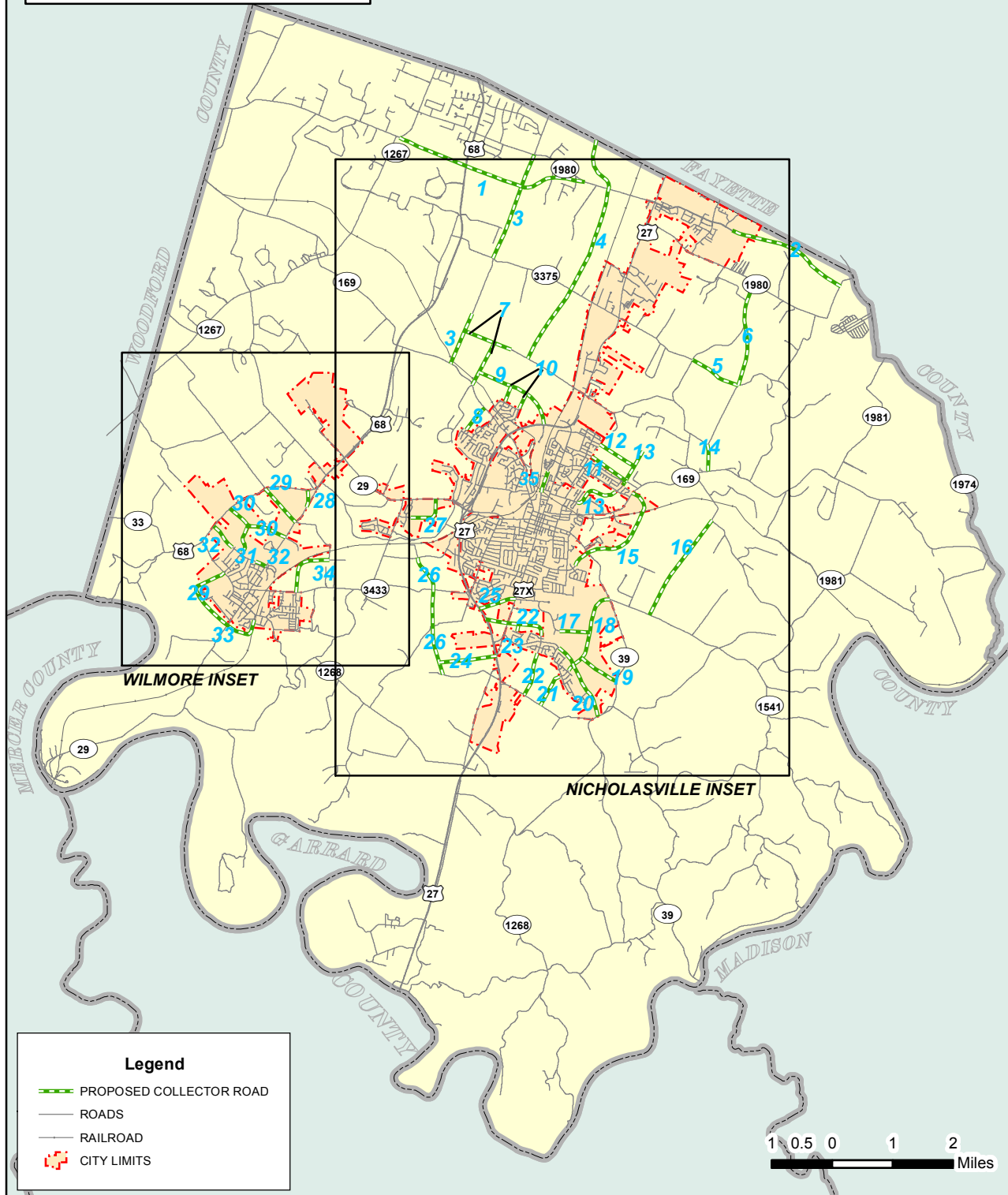
- KYU – all in-state carriers with a gross weight of at least 60,000 lbs.
- IFTA – all Kentucky-based interstate carriers
- KIT – all Kentucky-based in-state carriers with three or more axles or with a gross weight of at least 26,000 lbs.

Jessamine County has 74 state-registered KYU vehicles, 45 IFTA vehicles and 67 KIT vehicles. Federal regulations allow motor vehicles measuring at least 45' long, 8' 6" wide and/or 13' high to travel up to five miles from NN roadways and up to 15 miles from interstate/parkway exits for fueling, repair and rest.

**Ferries** Valley View Ferry, one of six state-funded ferries, has been in operation since 1785, and is the third oldest ferry west of the Alleghenies. It crosses the Kentucky River at KY 169 near the northeast corner of Jessamine County. The Ferry, Kentucky's oldest continuous business, is jointly owned by Fayette, Jessamine, and Madison Counties and operated by the Valley View Ferry Authority. Each of these jurisdictions also contributes to operational funds. Free passage on the ferry is funded by the KYTC. The ferry supports a major traffic corridor in the area and continued funding at both the state and local level is vital to its continued operation.

In December 2014, the newest boat, the "John Craig II", was placed in operation. This boat was purchased with a \$600,000 grant from Ferry Boat Discretionary Funds (a federal grant program administered by the Federal Highway Works Administration) and \$100,000 in local matching

Exhibit 6.4.a  
**2017 Jessamine County  
Joint Comprehensive Plan**  
**Local Collector Roadways**  
Jessamine County



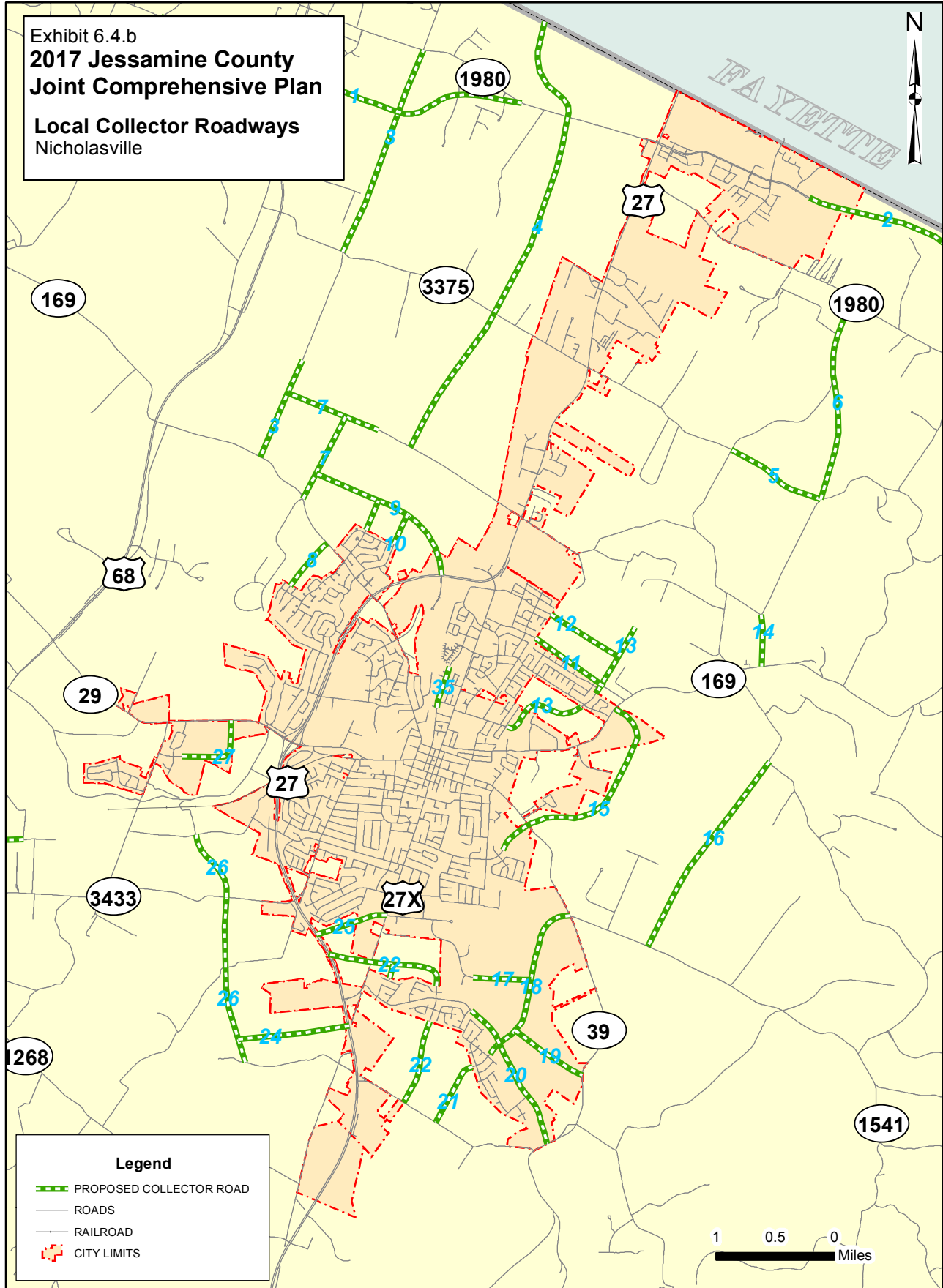
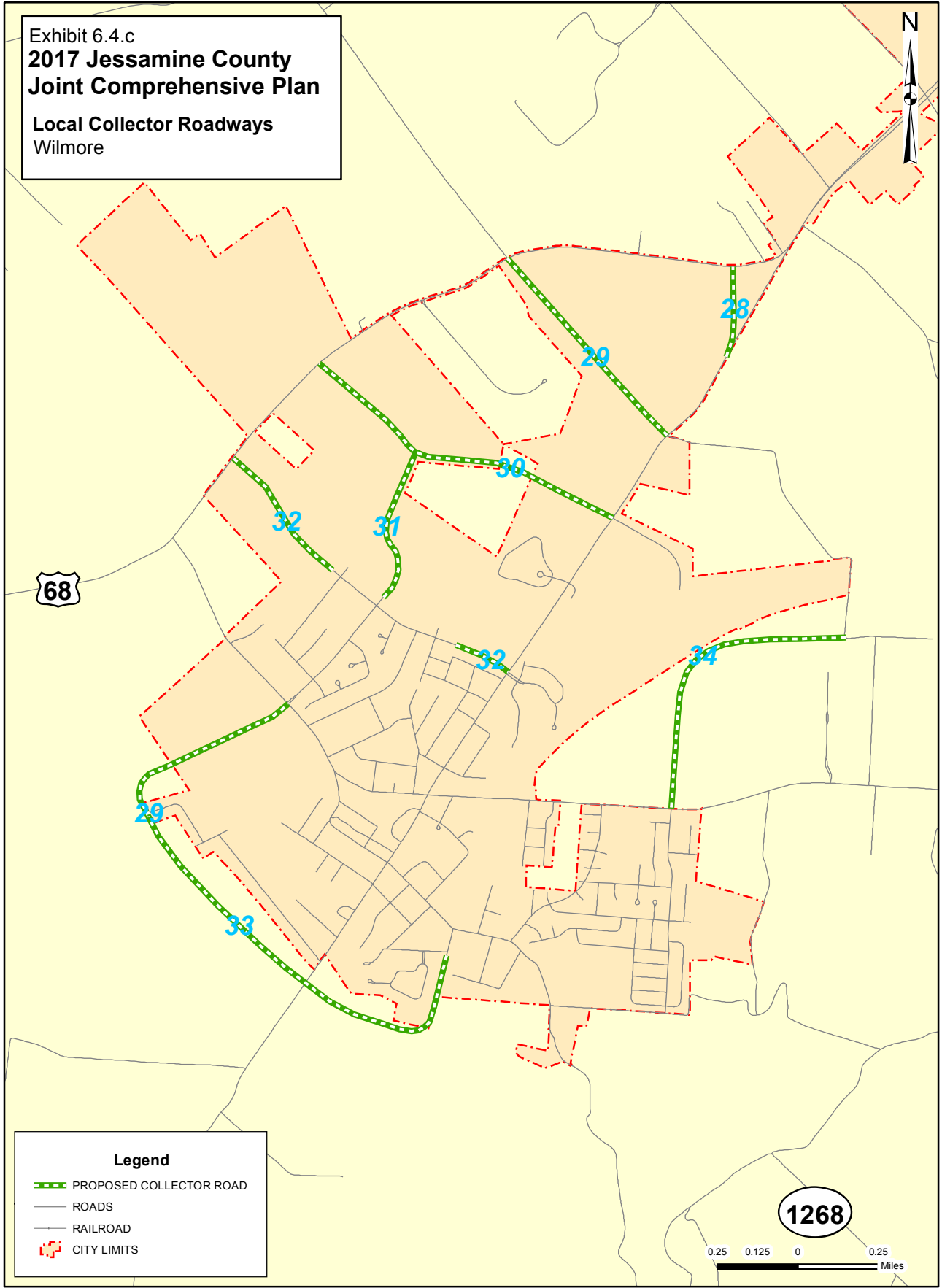


Exhibit 6.4.c  
**2017 Jessamine County  
Joint Comprehensive Plan**  
**Local Collector Roadways**  
Wilmore



**Legend**

- PROPOSED COLLECTOR ROAD
- ROADS
- RAILROAD
- CITY LIMITS



funds. The Valley View Ferry Authority received \$25,000 each from Fayette, Jessamine, and Madison Counties. The ferry authority also provided \$25,000 (Lexingtonky.gov).

**Railways** Jessamine County contains one Class I railroad line, operated by Norfolk Southern, which runs roughly from the center of the county at the Fayette County line to the southwest at the Mercer County line. Class I Railroads, which represent approximately 2,300 route miles and account for approximately 73% of rail lines statewide, were defined in 2012 by the US Department of Transportation's Surface Transportation Board (STB) as those with annual gross revenue of \$250 million or more.

The Jessamine County rail line joins with another Norfolk Southern line at the Mercer/Boyle County border, from there proceeding south through Lincoln County. The nearest rail switchyards are located north of Jessamine County in Lexington and south in Danville.

**Airports** Blue Grass Lexington Airport is one of Kentucky's five commercial airports and the nearest to Jessamine County. It has two runways, one (Runway 4-22) is 7003' x 150' and the other (9-27) is 4000' x 75', and handles an average of 40 departures and 40 arrivals per day. Runway 9-27 was upgraded and relocated for increased safety in 2010. Blue Grass Airport is publicly owned by the Lexington-Fayette Urban County Airport Board.

R.J. Corman also owns and operates a private airport, Lucas Field Airport, located near their corporate headquarters between Jessamine Station Road and US-27 Western Bypass. The sole runway (9/27) is 5630' x 100' and is restricted to private use, requiring prior permission to land. It is a fully concrete runway, lit for nighttime use and features multiple instrument approaches, making it an all-weather airport, flexible in low-visibility situations. Lucas Field facilitates roughly 400 aircraft operations annually and has 2 helicopters and 2 Learjet 75 aircraft based on-site. According to corporate officials, this airport may be made available in emergency situations and for official Jessamine County government business.

**Public Transit** The Blue Grass Community Action Partnership began public transit operation in July 2014 with the JessLex and NichTran routes. Both operate Tuesday through Saturday on a deviated fixed route, which give patrons the opportunity to be picked up at locations near the route up to one-half mile away with 24 hour notice. JessLex operates from Nicholasville to Lexington, generally along the US-27 corridor and bypass for a \$5.00 round-trip fare, with stops at the following locations:

- Jessamine County Public Library
- Jessamine County Senior Center
- 1029 North Main Street
- Jessamine County Adult Education Center
- Walmart at Nichols Park (Lexington)
- Fayette Mall (Lexington)
- LexTran Transit Center (Lexington)

NichTran circulates within Nicholasville for \$2.00 per ride and provides the following 22 stops:

- Jessamine Senior Center, 111 Hoover Drive
- 109 Wichita Drive
- Meadowood Apts. Wichita Drive and Auburn Way
- 310 Edgewood Drive
- Kroger Plaza, South Main Street
- 119 Beechwood Drive/Birch Drive
- Jessamine County Library, 600 S. Main Street
- US Post Office, 410 S. Main Street
- Blue Grass Community Action, 213 S. Main Street
- Jessamine County Courthouse, 101 N. Main Street
- Jessamine County Health Department, 215 E. Maple Street

- 600 Central Avenue
- 119 Duncan Street & Lakeview Drive
- 202 Orchard Drive
- 170 Peachtree Street
- Imperial Pointe Apartments, 101 Imperial Pointe Drive
- Goodwill, 1045 N. Main Street
- Walmart, 1029 N. Main Street
- Dairy Queen, 100 N. Plaza Drive
- Revel Dental Clinic, 210 Bellaire Drive
- KY One Health St. Joseph Hospital, 1250 Keene Road
- Jessamine Senior Center, 111 Hoover Drive (Alternate Times)
- Kohl's, 150 Kohl's Drive

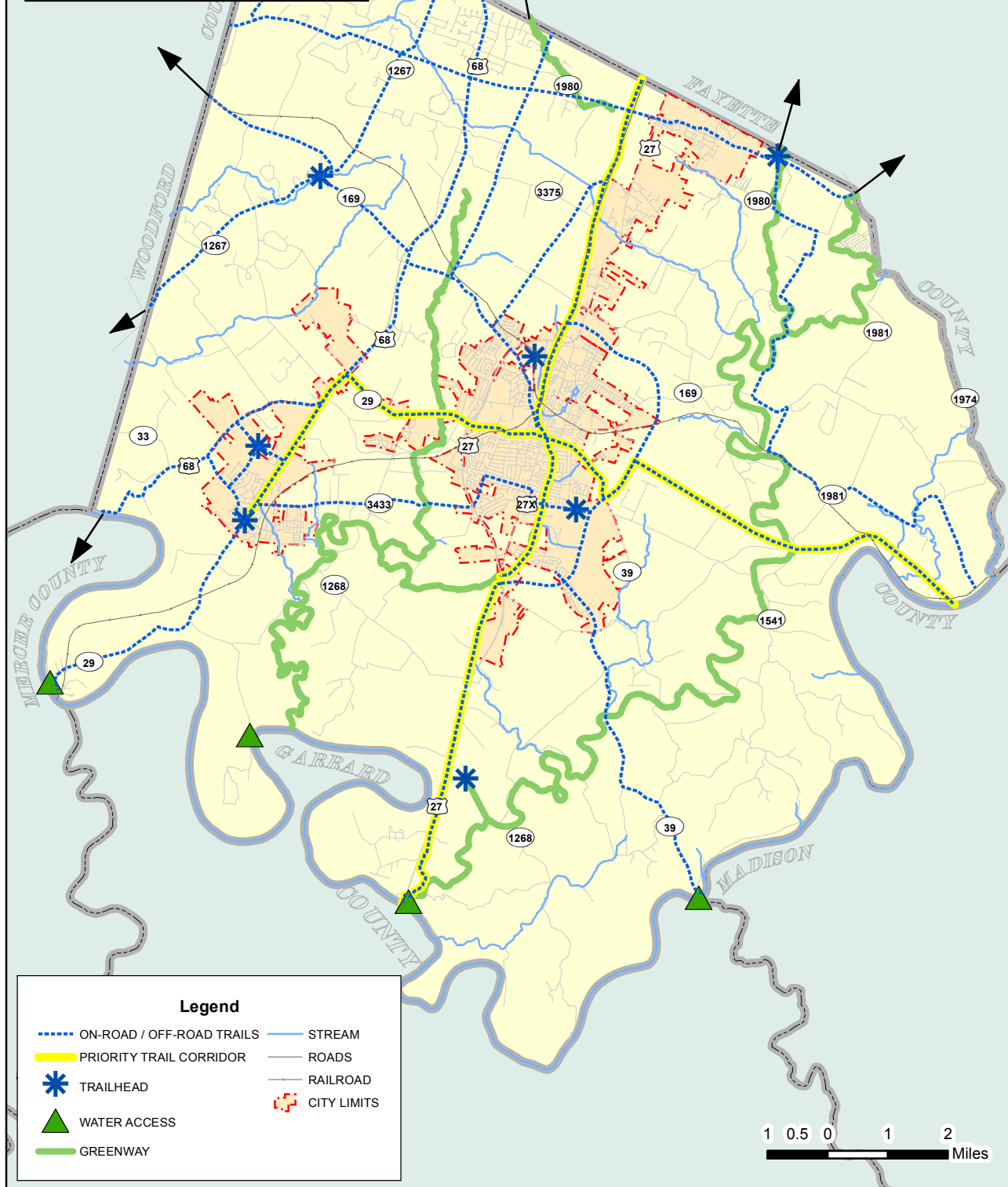
**Greenways and Trails** Jessamine County can boast of many natural features that are attractive to both residents and visitors for outdoor activities and recreation. This Plan's Statement of Goals and Objectives advocates protection and promotion of these environmental features (I.A.7, I.E.) and further expresses support for multi-modal accessibility throughout the County (II.B.4, III.B.1, IV.C.1,2,6,7). Access to a pedestrian and bicycle paths system can contribute to economic health of the County through tourism opportunities, and the physical health of its residents by providing convenient opportunities for exercise. It can protect the environment by reducing the number of required vehicle trips and improving air quality. It also contributes to the general quality of life in Jessamine County, attracting both desirable new residents and the new businesses needed to employ and serve them.

After meeting with MPO planners early in the planning process, the 2004 Jessamine County/City of Wilmore Comprehensive Plan recommended adoption of the *Bicycle and Pedestrian Master Plan* as an element of future Comprehensive Plans upon its completion. The Greenway/Trail Plan Map (Exhibit 6.5) is essentially identical to the map included in the 2004 Plan, but the map was updated during the 2010 Joint Comprehensive Plan Update to reflect several developments that necessitated minor alterations. First, the Lexington Area Metropolitan Planning Organization (MPO) completed its *Bicycle and Pedestrian Master Plan* for Fayette and Jessamine Counties in August 2007. The Plan was completed with oversight by the MPO Transportation Policy Committee, which included Wilmore Mayor Harold Rainwater and Nicholasville Mayor Russ Meyer and was chaired by Jessamine County Judge/Executive Neal Cassity. Second, the new Nicholasville Eastern Bypass and a new collector roadway from the Bypass to I-75 were identified as funded projects with significant impacts on transportation, including multi-modal options, in Jessamine County. Third, construction had been completed that rerouted US 68 north of Wilmore. Alterations included:

- designation of major north/south and east/west trails as Priority Trail Corridors,
- extension of a trail onto KY 29 south of Wilmore to the Garrard County line,
- extension of a trail to follow US 27 north of Nicholasville to the Fayette County line,
- rerouting of the priority trail through downtown Nicholasville to meet and follow the new connector route to I-75, and
- revision of US 68 to reflect the new roadway route.

As recommended in the 2010 Comprehensive Plan, this Plan adopts the 2007 MPO Bicycle and Pedestrian Master Plan as a policy element of this Plan, to serve as a guide for future planning for bicycle and pedestrian facilities in Jessamine County. In the case of conflicts, the data and recommendations contained within this Comprehensive Plan Update take precedence. An update to the 2007 MPO Bicycle and Pedestrian Master Plan is slated to be underway in fall 2016 with increased involvement anticipated for Jessamine County to account for major changes in regional connectivity with south Lexington.

Exhibit 6.5  
**2017 Jessamine County  
Joint Comprehensive Plan  
Conceptual Greenway /  
Trail Plan**  
Jessamine County



**Legend**

ON-ROAD / OFF-ROAD TRAILS	STREAM
PRIORITY TRAIL CORRIDOR	ROADS
TRAILHEAD	RAILROAD
WATER ACCESS	CITY LIMITS
GREENWAY	

## **POLICY AND REGULATORY IMPLICATIONS**

In 2014 the Kentucky General Assembly approved the Kentucky Transportation Cabinet Six Year Highway Plan allocating the funds for the Preliminary Design of the I-75 Connector. The transportation plan also divided the US 27 Eastern Bypass into three phases to better fund the construction. The positive impacts these projects can have on our community our outstanding and both projects should continue to be an emphasis of support. The effects of these two transportation projects on all aspects of life in Jessamine County cannot be overstated. Local planning professionals, planning commission members and elected officials must stay involved in the ongoing planning process, both to offer local input at every possible level and to be able to act in coordination with the KYTC as the projects proceed.

Some agreement already exists with regard to future development along these major roadways: that residential development above the A-1 Agricultural level be controlled and carefully planned; that commercial and other non-residential development be limited in both scale and type of use; and that potential environmental impacts be avoided or mitigated. There are many aspects of this anticipated development that can easily be planned well before the final routes are set. It is vitally important that work begin immediately to establish basic development guidelines for these areas. This is only the beginning of an ongoing process; over time, these basic guidelines can be further refined and amended to reflect necessary changes as the projects progress and become more specifically defined in the coming years.

Transportation within the County can be significantly improved with a well-planned system of local collector routes. In addition, a significant number of existing county roads could better accommodate current and projected traffic loads with basic improvements such as lane widening and the addition of turn lanes and shoulders. Developers should be required to improve roadways affected by their development to safe standards, and to set aside adequate land to accommodate bike/ped paths, sidewalks and other amenities.

Impacts of traffic congestion, protection of agricultural uses and the natural environment and even funding issues can be anticipated and minimized with a Capital Improvement Plan (CIP) that anticipates the kind of growth desired by the community and stated within this Plan. A CIP can also play an important role in keeping transportation issues at the forefront of public awareness, and in educating Jessamine County residents and policymakers as to their significance to the future of the County.

This Plan includes numerous and repeated statements supporting bicycle and pedestrian transportation options, ranging from a countywide trail plan to basic sidewalk requirements for residential development. These statements must be backed by regulation and enforced throughout the County. Although some existing regulations may seem difficult for certain areas of the County at the present time, it can also be assumed that as Jessamine County continues to develop over the coming decades, at least some of these currently rural areas are likely to become more densely populated or otherwise developed. Furthermore, as bicycle and pedestrian facilities and other amenities become more common and desirable, they are likely to attract exactly the residents and businesses that will improve quality of life throughout Jessamine County.

Corridors set by this Plan, and by other plans expressly adopted as policy elements by this Plan, define specific areas that are to be shielded from further development for various reasons. Development plans for any parcel which includes all or part of any of these corridors must preserve them for the purposes stated in these plans. These corridors, which protect sites such as roadway ROWs, bike/ped paths, sidewalks, greenways and agricultural areas, must be expressly protected through new and/or amended regulation as required.

To create and maintain a safe and efficient transportation system throughout Jessamine County, zoning ordinances and subdivision regulations must be brought into compliance with this Plan's

contents and recommendations. Furthermore, local elected officials, planning commission and board of adjustment members must respect the intent of this Plan, as well as local regulations and policies, and strictly enforce them at all times.



Chapter 7  
**INFRASTRUCTURE AND  
COMMUNITY FACILITIES**





## INFRASTRUCTURE AND COMMUNITY FACILITIES

A high quality network of infrastructure and community facilities is essential to the smooth, safe and efficient operation of every community. The extent and adequacy of these facilities have a substantial effect on both the residential and business sectors of a community. For residents, they make their home community an attractive, convenient and comfortable place to live. In turn, when a community is an attractive residential environment it also becomes attractive to business, for its ability to both draw and retain a high quality workforce and to adequately serve commercial requirements.

From a long range planning perspective, familiarity with existing and planned infrastructure and community facilities capabilities are vital in setting the most orderly, logical and cost effective land use plans. These well-considered plans will then enable commercial and residential developers to work with local government in a predictable environment to ensure that new development promotes the best interests of the entire community.

## UTILITIES

### WATER

It is important to note that more than 99% of households in Jessamine County are served by five water systems: City of Nicholasville Water, City of Wilmore Water, Jessamine/South Elkhorn Water District, Jessamine Water District #1 and Kentucky American Water Company (KAWC). As of the October 2015 BGADD Rate Book, monthly rates for a typical household range from \$22.85 in Wilmore, \$20.77 in Nicholasville, to \$47.76 in the Jessamine South Elkhorn district (SE Corner), compared to an average BGADD rate of \$22.66 (Exhibits 7.1, 7.2).

<b>Exhibit 7.1 - Water Comparison Rate: Residential Customers</b>				
<b>Community</b>	<b>2,000 gpm</b>	<b>3,000 gpm</b>	<b>4,000 gpm</b>	<b>6,000 gpm</b>
Jess. Co. WD #1	\$28.00	\$28.00	\$34.60	\$47.80
Jess. Co. Elkhorn WD NW Co.	\$26.28	\$33.77	\$41.26	\$56.04
Jess. Co. Elkhorn WD SE Co.	\$32.78	\$40.27	\$47.76	\$68.92
Nicholasville	\$12.51	\$16.64	\$20.77	\$29.03
Wilmore	\$10.23	\$16.54	\$22.85	\$34.77
ADD Average	\$13.22	\$17.89	\$22.66	\$31.67

\*Notes: 2,000 gallons per month (gpm) = Minimum quantity for many utilities  
 3,000 gallons per month (gpm) = Small family of modest means  
 4,000 gallons per month (gpm) = Average residential consumption  
 6,000 gallons per month (gpm) = Large family with children, cars to wash, landscaping

### Infrastructure and Community Facilities Principles

*Maintain and improve existing facilities and infrastructure throughout the County*

*Coordinate future development of utility systems and infrastructure, within the County and with adjoining jurisdictions, to ensure efficient expansion*

*Develop a countywide Capital Improvement Program for roads, utilities, schools, emergency services and other public and private infrastructure providers*

*Initiate a countywide Master Plan and a Capital Improvement Plan for parks and recreation*

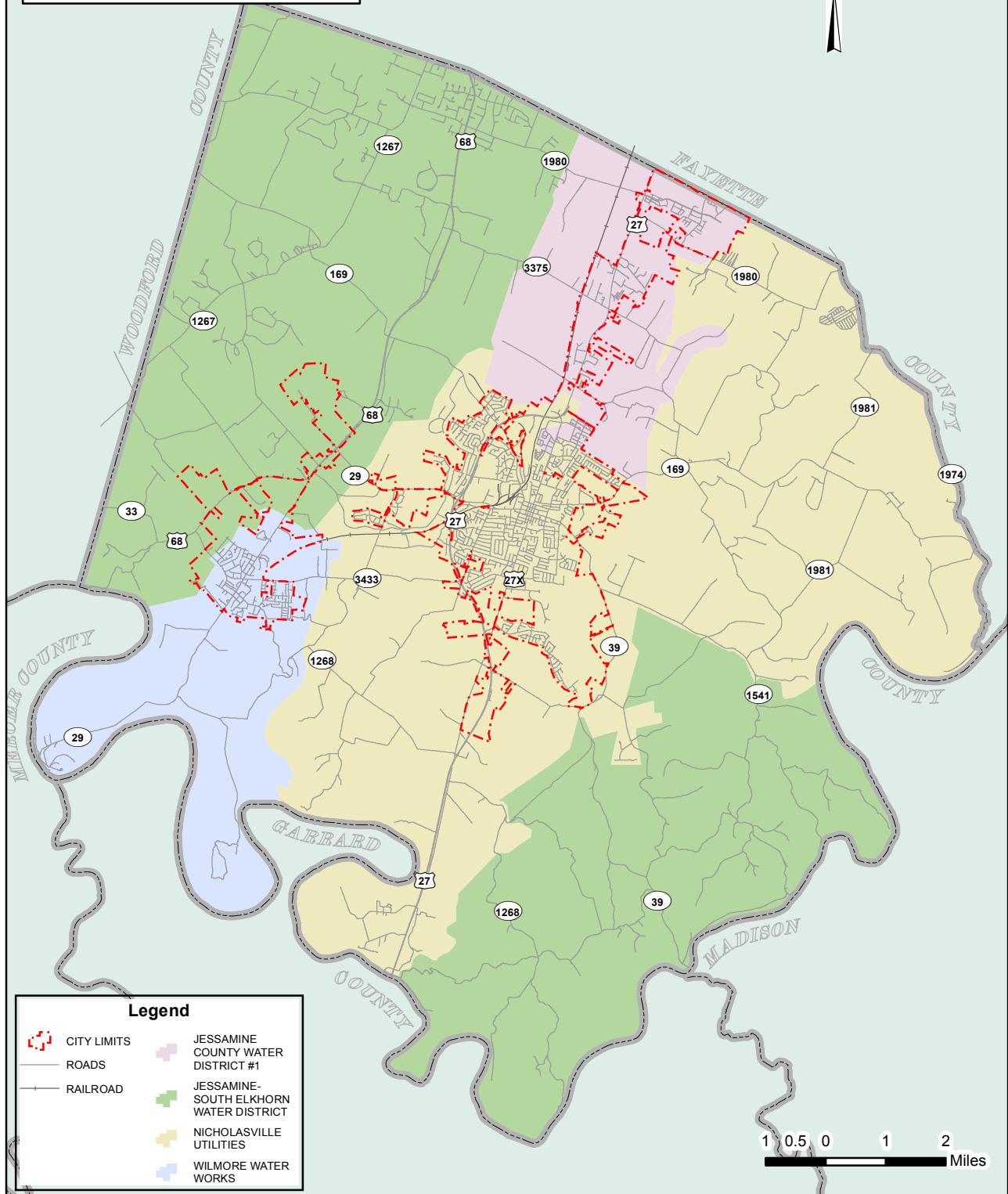
*Support the Jessamine County School District Master Plan*

*Develop parks and recreational areas which preserve and protect natural features and the environment*

2017 Jessamine County  
Comprehensive Plan  
Statement of Goals & Objectives

Exhibit 7.2  
2017 Jessamine County  
Joint Comprehensive Plan

**Water Service**  
Jessamine County



**Legend**

	CITY LIMITS		JESSAMINE COUNTY WATER DISTRICT #1
	ROADS		JESSAMINE-SOUTH ELKHORN WATER DISTRICT
	RAILROAD		NICHOLASVILLE UTILITIES
			WILMORE WATER WORKS

## WASTEWATER TREATMENT

Jessamine County households are served by two wastewater treatment plants, one in Wilmore and one in Nicholasville. Monthly rates as of 2015 ranged from \$22.49 to \$43.80 for an average household, compared to an average for the BGADD of \$27.26 (Exhibits 7.3, 7.4). County households not served by municipal wastewater treatment facilities equal roughly 25.6%.

In January 2003, Jessamine County Fiscal Court entered into an agreement with Lexington Fayette Urban County Government (LFUCG) to enhance sewer service capacity along the northern boundary of the County. LFUCG agreed to accept up to two million gallons of wastewater per day for treatment at its West Hickman Wastewater Treatment Plant, located in the Ashgrove area of Jessamine County. This service will accommodate development in the North Jessamine sewershed which includes the County's northwestern quadrant, one of the fastest growing areas of Jessamine County.

Community	2,000 gpm	3,000 gpm	4,000 gpm	6,000 gpm
Jess. Co. SE SD	\$21.90	\$32.85	\$43.80	\$65.70
Nicholasville	\$13.37	\$17.93	\$22.49	\$31.61
Wilmore	\$11.63	\$17.92	\$24.21	\$36.79
ADD Average	\$14.39	\$20.71	\$27.26	\$39.77

\*Notes: 2,000 gallons per month (gpm) = Minimum quantity for many utilities  
 3,000 gallons per month (gpm) = Small family of modest means  
 4,000 gallons per month (gpm) = Average residential consumption  
 6,000 gallons per month (gpm) = Large family with children, cars to wash, landscaping

## System Improvement Projects

BGADD produces an annual priority list for water and wastewater related projects for each county within the District (BGADD Water Management Plan, February 2015). These projects are rated based on the type, local impact, status, funding, local need and regional impact. The report lists eighteen (18) water projects at a cost of \$26.11 million and fourteen (14) wastewater projects (not withdrawn) at \$23.44 million in Jessamine County.

Project Number	Applicant	Project Title	Project Status	Funding Status	Schedule (yrs)	Project Cost
WX21113010	Jessamine County Water District #1	Jessamine County Water District #1 - Water System Improvements	Approved	Partially Funded	0-2 Years	\$1,350,000
WX21113012	Jessamine County Water District #1	Jessamine County Water District #1 - New Water Tank Project	Approved	Partially Funded	0-2 Years	\$3,035,000
WX21113016	Jessamine-South Elkhorn Water District	Catnip Hill Pike 750,000 Gallon Elevated Storage Tank	Approved	Partially Funded	0-2 Years	\$2,000,000
WX21113021	Jessamine County Water District #1	Jessamine Co. WD #1 - Ashgrove Pike Water System Improvements	Approved	Not Funded	0-2 Years	\$625,000
WX21113022	Jessamine County Water District #1	Jessamine County Water District No. 1-SCADA System	Approved	Not Funded	0-2 Years	\$235,000
WX21113023	Jessamine County Water District #1	Jessamine County Water District #1 - Baker Lane/Catnip Hill/Window Lane Loop	Approved	Not Funded	0-2 Years	\$615,000

<b>Table: Future Water Infrastructure Improvement Projects (Continued)</b>						
<b>Project Number</b>	<b>Applicant</b>	<b>Project Title</b>	<b>Project Status</b>	<b>Funding Status</b>	<b>Schedule (yrs)</b>	<b>Project Cost</b>
WX21113027	City of Nicholasville	Nicholasville Elevated Water Storage Project	Approved	Not Funded	3-5 Years	\$3,103,960
WX21113028	City of Nicholasville	Nicholasville 20" Backbone Water Main Extension	Approved	Not Funded	0-2 Years	\$4,154,018
WX21113029	Jessamine-South Elkhorn Water District	Jessamine S. Elkhorn Northwest Watermain Replacement and Hydraulic Looping	Approved	Fully Funded	0-2 Years	\$3,025,300
WX21113031	Jessamine County Fiscal Court	Jessamine County - Wide Unserved Areas	Approved	Not Funded	0-2 Years	\$997,000
WX21113032	Jessamine County Water District #1	Jessamine County Water District #1 Windom Lane Water Line Upgrade	Approved	Not Funded	0-2 Years	\$575,000
WX21113033	Jessamine County Water District #1	Jessamine County Water District #1 Sussex Estates Water Line Upgrade	Approved	Not Funded	0-2 Years	\$475,000
WX21113034	Jessamine County Water District #1	Jessamine County Water District #1 - Carolyn Lane Water Line Upgrade	Approved	Not Funded	0-2 Years	\$660,000
WX21113035	Jessamine County Water District #1	Jessamine County Water District #1 - Vincewood Water Line Upgrade	Approved	Not Funded	0-2 Years	\$415,000
WX21113036	Jessamine-South Elkhorn Water District	Water Asset Management and Cost of Services Survey Jessamine South Elkhorn	Approved	Not Funded	3-5 Years	\$125,000
WX21113037	City of Wilmore	Wilmore Elevated Storage Tank Rehabilitation	Approved	Not Funded	0-2 Years	\$370,000
WX21113040	City of Nicholasville	Nicholasville 24" Parallel Transmission Main	Approved	Partially Funded	0-2 Years	\$3,682,622
WX21113041	City of Nicholasville	Nicholasville – Jessamine South Elkhorn Water District Interconn	Approved	Partially Funded	0-2 Years	\$663,000

<b>Table: Wastewater Infrastructure Improvement Projects</b>						
<b>Primary Number</b>	<b>Applicant</b>	<b>Project Title</b>	<b>Project Status</b>	<b>Funding Status</b>	<b>Schedule (yrs)</b>	<b>Project Cost</b>
SX21067033	Lexington-Fayette Urban County Government	West Hickman WWTP Misc Equip-Fayette	Approved	Not Funded	0-2 Years	\$670,000
SX21113001	Jessamine-South Elkhorn Water District	Keene Wastewater Pump Station and Collection System	Approved	Not Funded	0-2 Years	\$2,945,000
SX21113003	City of Wilmore	Wilmore Wastewater Treatment Plant Expansion	Approved	Partially Funded	3-5 Years	\$11,000,000

SX21113014	City of Nicholasville	Brookview Sanitary Sewer Replacement Project Nicholasville	Under Construction	Partially Funded	0-2 Years	\$730,000
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<b>Table: Wastewater Infrastructure Improvement Projects (Continued)</b>						
<b>Primary Number</b>	<b>Applicant</b>	<b>Project Title</b>	<b>Project Status</b>	<b>Funding Status</b>	<b>Schedule (yrs)</b>	<b>Project Cost</b>
SX21113017	Jessamine-South Elkhorn Water District	Sewer Master Plan With Asset Management Jessamine South Elkhorn	Approved	Not Funded	3-5 Years	\$100,000
SX21113018	Jessamine-South Elkhorn Water District	Windhaven Drive Sewer Collection System	Approved	Not Funded	0-2 Years	\$450,000
SX21113019	Jessamine-South Elkhorn Water District	Vincewood Estates Sewer Collection System	Approved	Not Funded	3-5 Years	\$450,000
SX21113020	Jessamine-South Elkhorn Water District	Cedar Hill Estates Sewer Collection System	Approved	Not Funded	3-5 Years	\$1,000,000
SX21113022	City of Nicholasville	Nicholasville I - Vincewood Drive Sewer Main Extension	Approved	Not Funded	0-2 Years	\$450,000
SX21113023	City of Nicholasville	Nicholasville II-Carolyn Lane Sewer Main Extension	Approved	Not Funded	0-2 Years	\$1,000,000
SX21113024	City of Nicholasville	Nicholasville III - Rose Hill Lift Station Elimination Project	Approved	Not Funded	0-2 Years	\$64,000
SX21113025	City of Wilmore	Wilmore WWTP Sludge Handling Improvements	Approved	Not Funded	0-2 Years	\$3,710,000
SX21113026	City of Wilmore	Wilmore Wastewater Collection System Rehabilitation - Phase 2	Approved	Not Funded	0-2 Years	\$530,000
SX21113027	City of Nicholasville	Nicholasville - Orchard Parallel Sanitary Sewer Project	Approved	Fully Funded	0-2 Years	\$340,980

## **SOLID WASTE MANAGEMENT**

**Solid Waste** As of January 1, 2016, Central KY Landfill and Hauling has contracted with Jessamine County to provide household waste pickup, optional in Jessamine County and mandatory in Nicholasville. The company also provides recycling services at a small additional fee, if requested.

The Wilmore Department of Sanitation provides weekly pickup of household waste to all city businesses and residents on a monthly fee basis. Optional recycling pickup is also available on a bi-weekly basis.

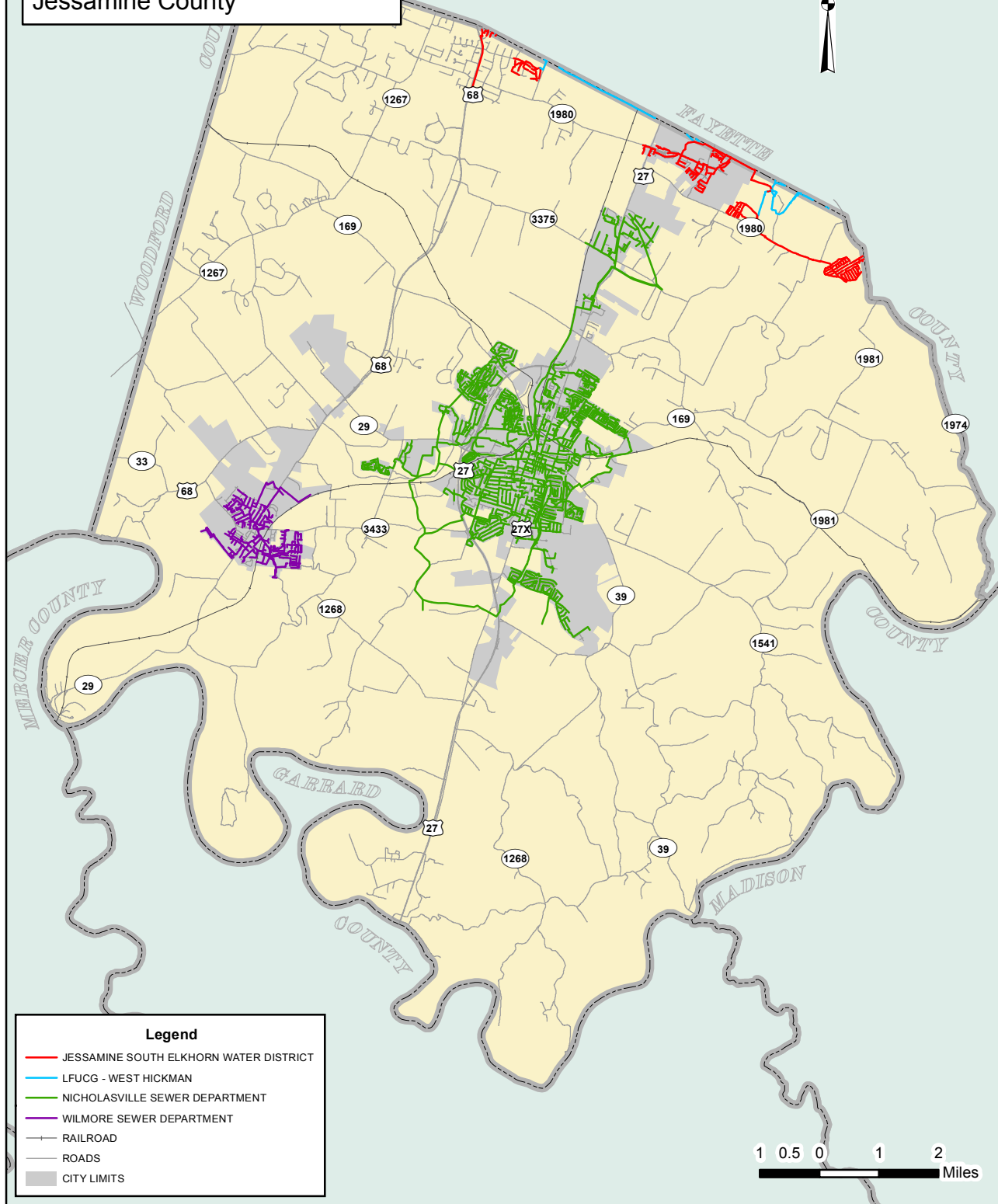
There are drop off locations for several special waste items in the County. Brush is accepted in front of the Jessamine Creek Environmental Control Facility located at 2296 Shun Pike. This service is provided by the Nicholasville Public Works Department between the hours of 8 am to 4 pm Tuesday thru Thursday, and between 8 AM and noon on Saturdays. Prescription drugs can be disposed of at the Sheriff's Office located at 101 S. 2nd St. Suite A, Nicholasville, or the Nicholasville Police Department at 510 North Main St., Nicholasville.

**Recycling** in Jessamine County operates several free drop-off recycling sites. These sites collect main category items of paper, plastics, cans, and glass.

**Paper:**

Exhibit 7.4  
2017 Jessamine County  
Joint Comprehensive Plan

**Sewer Service**  
Jessamine County



**Legend**

- JESSAMINE SOUTH ELKHORN WATER DISTRICT
- LFUCG - WEST HICKMAN
- NICHOLASVILLE SEWER DEPARTMENT
- WILMORE SEWER DEPARTMENT
- RAILROAD
- ROADS
- CITY LIMITS



- Office and School Paper
- Newspaper with Inserts
- Catalogues and Magazines
- Junk Mail, Flyers and Door Hangers
- Phonebooks
- Corrugated Cardboard
- Box Board (Paper Food Container Boxes)

**Plastics:**

- Any Size Soft Drink or Water Bottles
- Laundry Detergent Jugs
- Bleach and Fabric Softener Jugs
- Milk and Water Jugs
- Cooking Oil Bottles and Jugs
- Alcohol Bottles

**Cans:**

- Aluminum Soda and Beer Cans
- Steel Food Cans (soup, vegetable, etc.)

**Glass:**

- Any type of glass bottles

Recycling drop off sites are located at Kroger on South Main Street, Kroger in Bellerive Plaza, Sam's Club on North 27, Lowes on Keene Road, Wal-Mart on North Main Street, The City of Wilmore Public Works Building, and the Recycling Center on Hendren Way.

Use of the Recycling Center, which operates Monday through Friday from 8:00am – 4:00pm and Saturday from 8:00am – 12:00pm is free to County residents.

A Convenience Center also operates at the same site, accepting larger items such as construction waste, large appliances and tires.

**Items accepted:** Wood, Carpet, Mattress and Box Springs, Couches, Metal, Drywall, Appliances, Construction Debris, Cardboard, Batteries, Tanks for Gas Grills, and Furniture.

**Items not accepted for recycling:** Regular Household Garbage, Food Scraps, Wet Items, Liquids, Rocks, Brick, Dirt, Concrete, Brush, and Blacktop. Disposal of these items is on a fee basis.

**Programs:** The Center also conducts special programs such as telephone book recycling, annual clean-up projects for the county and the Kentucky River, hazardous materials collection and Christmas tree recycling.

**Drop off site locations:**

- Wal-Mart, North Main Street
- Kroger, South Main Street
- Kroger, Bellerive Plaza
- Sam's Club, North U.S. 27
- Lowe's Keene Road
- Wilmore Public Works Building, Linden Avenue
- The Recycling Center, Hendren Way

**Environmental Programs**

- E-Waste Recycling (Year Round)
- Trash for Cash (Year Round)
- Tire Amnesty Free Tire Disposal (Summer)

- Jessamine Re-direct Telephone Book Recycling (Spring)
- County-wide Cleanup Spring Clean-up (Spring)
- Commonwealth Cleanup Spring Clean-up (Spring)
- Kentucky River Clean Sweep Cleaning Kentucky River (Summer)
- Fall Haul Hazardous Materials Collection (Fall)

### OTHER UTILITY SERVICES

- Electric service is provided throughout Jessamine County by Blue Grass Energy, Kentucky Utilities and City of Nicholasville Electric.
- Delta Gas provides natural gas service and
- Windstream provides phone and internet services.
- Time Warner provides cable and internet services

### PUBLIC SAFETY

(Exhibit 7.5)

#### POLICE

Wilmore and Nicholasville each maintain a city police department in addition to the Jessamine County Sheriff's Department.

- The County Sheriffs' department includes 24 deputies, three bailiffs, seven court security officers and five administrative employees, with a 23-vehicle fleet. It is headquartered in Nicholasville.
- Nicholasville police facilities include a downtown headquarters and squad room. Staff includes 61 sworn officers, nine additional administrative employees and a fleet of 70 vehicles.
- Wilmore department is staffed by two administrative employees including the chief of police, ten officers, and a fleet of 15 vehicles. They are headquartered in downtown Wilmore.

#### FIRE

The Insurance Services Office (ISO) has developed a rating system that is a commonly accepted measure of an area's fire protection capabilities, used by most insurance companies to set their rates. Areas are ranked from Class 1 (best) to Class 10 (worst). While each improvement in rank usually results in a drop in residential insurance rates, improvement from 10 to 9 is generally the most significant reduction. Where there is a split rating, the first number applies to all properties within 1000' of a hydrant and within five miles of a fire station; the second refers to all remaining properties within the five mile radius. While ratings for the County and High Bridge districts are significantly lower than those of Wilmore and Nicholasville, all have achieved ratings above 10 (Exhibit 7.6).

Exhibit 7.6  
**ISO FIRE INSURANCE RATINGS**  
2014

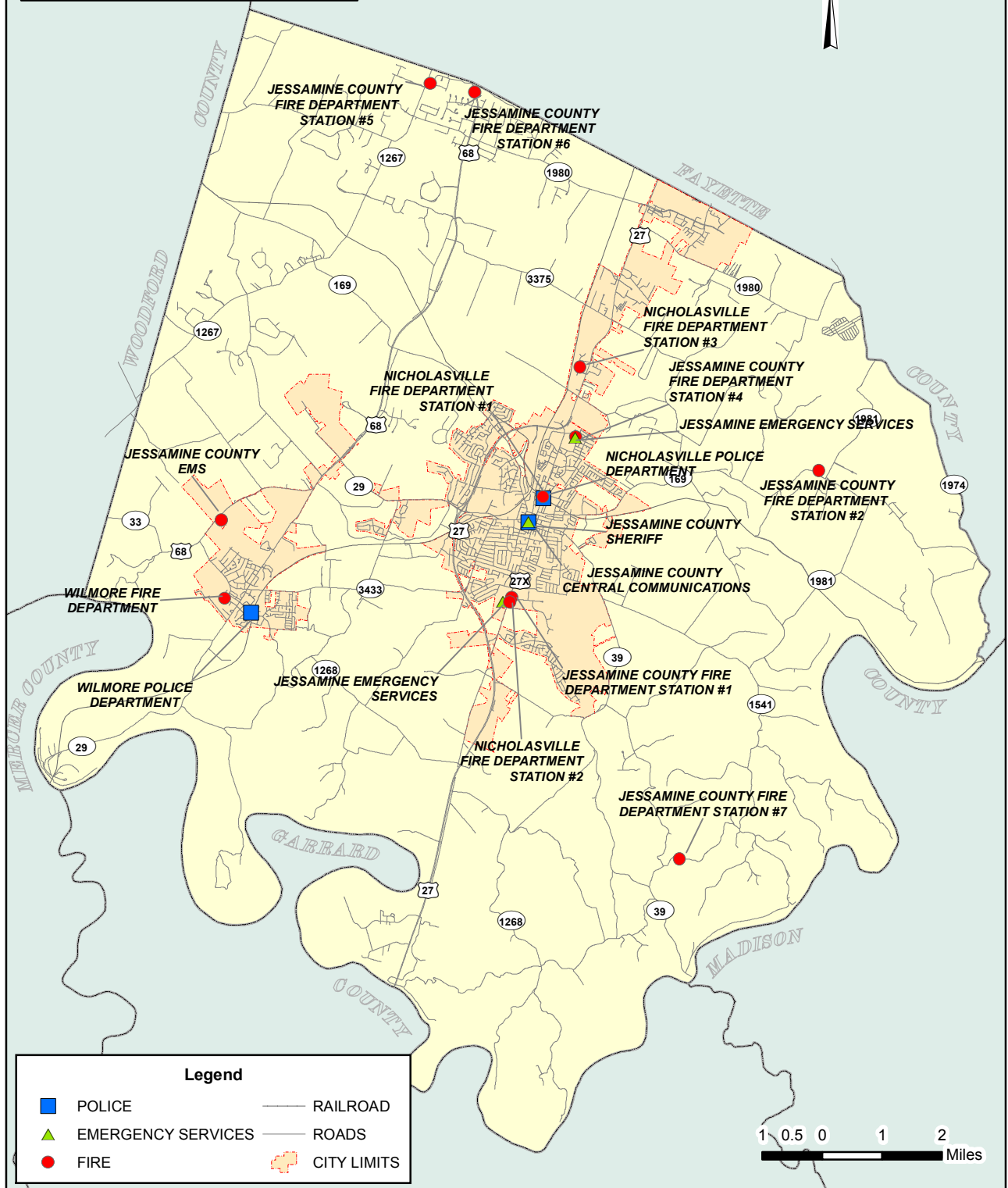
Service Area	ISO Rating Class
Jessamine County Fire District	5 / 5Y
City of Nicholasville Fire Department	2 / 2Y
City of Wilmore Fire Department	5

Data Source: Direct contact with Fire chiefs of each community

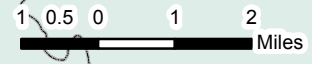
**Wilmore Fire Department:** 20 active volunteers staff the Wilmore Fire Department under a part-time paid Chief, and part-time paid Assistant Chief. The Department maintains a facility on West Linden Street. The City of Wilmore has a mutual aid agreement with Jessamine County.



Exhibit 7.5  
**2017 Jessamine County  
Joint Comprehensive Plan**  
**Public Safety**  
Jessamine County



Legend			
	POLICE		RAILROAD
	EMERGENCY SERVICES		ROADS
	FIRE		CITY LIMITS



**Nicholasville Fire Department:** The Department maintains a roster of 45 paid firefighters as well as the Chief, Deputy Chief, Training and Safety Officer and administrative assistant. Facilities include department headquarters in downtown Nicholasville and two (2) additional station houses. The Department also maintains a Haz-Mat response unit consisting of five (5) trailers with decontamination, Personal Protective Equipment (PPE) and mitigation equipment.

The City of Nicholasville Fire Department operates and staffs three (3) engine companies and one (1) truck company on a daily basis. The department also provides fire suppression, medical first response, fire prevention and public education classes. The City sponsors a car seat education/installation program as well as a smoke detector program where smoke detectors are provided and installed free of charge to the public

**Jessamine County Fire District:** Founded in 1957, the Jessamine County Fire District protects mostly rural farmland outside the incorporated areas of Nicholasville and Wilmore. The main fire station is located on Main Street in Nicholasville.

The District roster includes 44 part-time and volunteer firefighters with a total staff of 52 people. Six (6) are on duty weekdays from 8:00 am to 8:00 pm, three (3) at Station 1 on Main Street in Nicholasville and three (3) at Station 6 in Bellerive Plaza. Also, Station 6 is staffed by three (3) firefighters for Friday and Saturday nights 8:00 pm to 8:00 am. Volunteer firefighters answer calls during the off hours and on weekends. The District maintains thirteen (13) pieces of firefighting equipment including four (4) specialized rescue trailers, two (2) rescue apparatus, three (3) watercraft, one (1) all-terrain vehicle, and two (2) support vehicles, housed in seven (7) stations throughout Jessamine County. Jessamine County Fire also provides automatic aid to both Nicholasville and Wilmore for certain calls.

## EMERGENCY SERVICES

**Jessamine County Emergency Services (JCEMS):** Headquartered at the Public Safety Center in Nicholasville, along with the Sheriffs' Department and Central Communications, JCEMS is owned and operated by Jessamine County Fiscal Court. JCEMS maintains a staff of 50 full and part time Paramedics and EMT's. Staff also includes the Director, Deputy Director, and Education Coordinator. A fleet of eight ambulances operates from three locations, two in Nicholasville and one in Wilmore, offering emergency, non-emergency and transport services throughout the County.

**Jessamine County Central Communications / E-911:** Central Communications dispatches all County emergency and public safety personnel from its offices in the Public Safety Center.

## EDUCATIONAL FACILITIES

### JESSAMINE COUNTY PUBLIC SCHOOLS

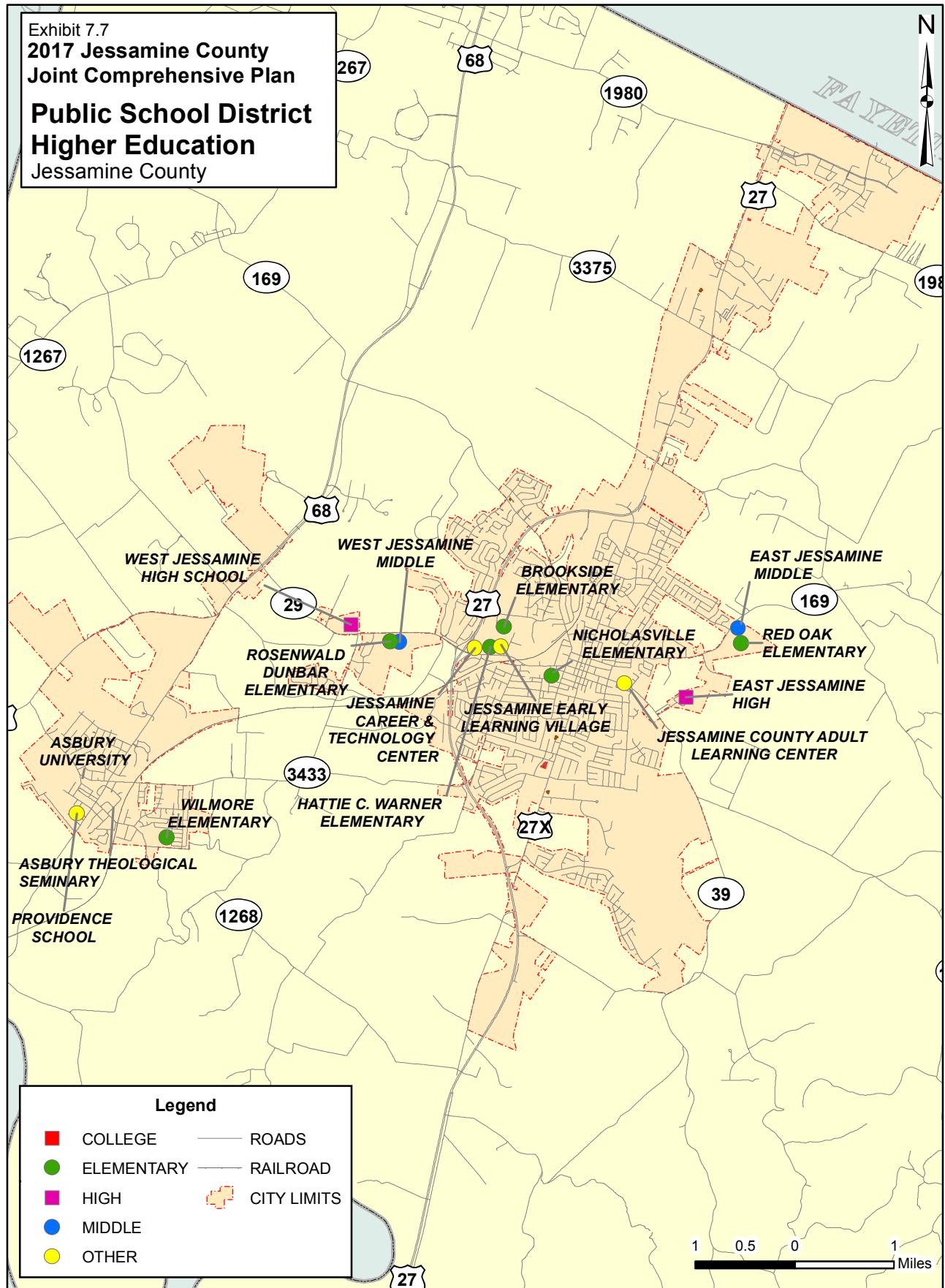
Exhibit 7.7

The Jessamine County Public School District served more than 8,013 K-12 students in the 2013-2014 school year, including the nearly 656 preschoolers enrolled in the District's Early Learning Village. Over 70% of instructors employed by the District have achieved a Masters or higher degree, with an average of 10.7 years of teaching experience.

The District includes thirteen schools:

- *Elementary*  
Brookside, Nicholasville, Red Oak, Rosenwald Dunbar, Warner, Wilmore
- *Middle*  
East Jessamine, West Jessamine
- *High*  
East Jessamine, West Jessamine
- *Other*

Exhibit 7.7  
2017 Jessamine County  
Joint Comprehensive Plan  
**Public School District  
Higher Education**  
Jessamine County



Jessamine Early Learning Village, The Providence School, Jessamine Career and Technology Center

Special education programs are available at all District schools, staffed by a total of 168 educators, psychologists, occupational therapists and support personnel. The Parent Care program located at West Jessamine High School uses a resource lending library, support groups and access to workshops to help coordinate with the parents of special education students.

As a whole the elementary, middle schools, and high schools within the county all experienced an increase in student enrollment numbers over the period of 2004-2014 (Exhibit 7.8). Enrollment numbers are important because as enrollment increases greater stresses are placed on the current infrastructure in place generating a demand for additional educational facilities to encourage greater student development.

Exhibit 7.8 PUBLIC SCHOOL ENROLLMENT Jessamine County	Grade	2004 2005	2005 2006	2006 2007	2007 2008	2008 2009	2009 2010	2010 2011	2011 2012	2012 2013	2013 2014	Change 2004-2014
<b>Elementary School</b>												
Warner	1-5	498	569	570	590	557	572	551	547	542	489	-4.30%
Wilmore	1-5	614	624	637	645	633	576	618	611	610	613	6.70%
Nicholasville	1-5	583	595	548	587	626	587	619	639	603	505	-2.50%
Brookside	1-5	537	591	629	654	691	693	632	635	649	478	-2.10%
Rosenwald-Dunbar	1-5	522	533	572	545	560	560	607	617	664	572	-6.70%
Red Oak	1-5	0	0	0	0	0	0	0	0	0	503	N/A
<b>Total</b>		<b>2,754</b>	<b>2,912</b>	<b>2,956</b>	<b>3,021</b>	<b>3,067</b>	<b>2,988</b>	<b>3,027</b>	<b>3,049</b>	<b>3,068</b>	<b>3,160</b>	<b>9.10%</b>
<b>Middle School</b>												
East Jessamine	6 - 8	955	926	843	857	857	880	920	913	919	870	4.44%
West Jessamine	6 - 8	786	801	829	834	816	814	837	864	824	900	11.00%
<b>Total</b>		<b>1,741</b>	<b>1,727</b>	<b>1,672</b>	<b>1,691</b>	<b>1,673</b>	<b>1,694</b>	<b>1,757</b>	<b>1,777</b>	<b>1,743</b>	<b>1,770</b>	<b>7.05%</b>
<b>High School</b>												
East Jessamine	9 -12	936	1,032	1,054	1,127	1,136	1,121	1,089	1,071	1,089	1,117	16.84%
West Jessamine	9 -12	1,008	1,009	1,063	1,038	1,046	1,051	1,053	1,093	1,131	1,153	30.90%
<b>Total</b>		<b>1,944</b>	<b>2,041</b>	<b>2,117</b>	<b>2,165</b>	<b>2,182</b>	<b>2,172</b>	<b>2,142</b>	<b>2,164</b>	<b>2,220</b>	<b>2,270</b>	<b>23.29%</b>
<b>Other</b>												
Jessamine Early Learning Village	P-K	538	560	576	549	558	607	645	678	659	656	53.95%
The Providence School	6 -12	131	143	173	190	171	165	149	156	145	147	65.02%
<b>Total</b>		<b>669</b>	<b>703</b>	<b>749</b>	<b>739</b>	<b>729</b>	<b>772</b>	<b>794</b>	<b>834</b>	<b>804</b>	<b>803</b>	<b>54.65%</b>
<b>Total</b>		<b>7,108</b>	<b>7,383</b>	<b>7,494</b>	<b>7,616</b>	<b>7,651</b>	<b>7,626</b>	<b>7,720</b>	<b>7,824</b>	<b>7,835</b>	<b>8,003</b>	<b>15.86%</b>

During the 2008-2009 school year, all but two of Jessamine County's public schools were operating at a capacity of 80% or above, and over half at 90% or more (Exhibit 7.9). Enrollment and capacity

information is important to determine the need for more school facilities. A new East Jessamine Middle School opened for 2009 school year. After an extensive renovation, the existing Middle School building became the new home of the Jessamine Early Learning Village in fall 2010, increasing its capacity and allowing for all-day kindergarten classes. The District constructed a new elementary school, Red Oak which opened in 2013.

Exhibit 7.9 SCHOOL CAPACITY Jessamine County	Initial Year of Construction	Available Capacity	Capacity In Use		
			2001-2002	2008-2009	2013-2014
<b>ELEMENTARY SCHOOL</b>					
Brookside	1978	690	91.40%	100.10%	70.87%
Nicholasville	1943	660	81.10%	94.80%	92.88%
Rosenwald-Dunbar	1991	650	96.90%	86.20%	77.69%
Red Oak	2013	600	N/A	N/A	79.67%
Warner	1986	625	83.40%	89.10%	91.52%
Wilmington	2000	650	88.90%	97.40%	77.38%
<b>Total Grades K - 5</b>		<b>3,875</b>	<b>88.40%</b>	<b>93.60%</b>	<b>81.55%</b>
<b>MIDDLE SCHOOL</b>					
East Jessamine	2009	1,350	62.40%	63.50%	64.44%
West Jessamine	1995	890	91.40%	91.70%	101.12%
<b>Total Grades 6 - 8</b>		<b>2,240</b>	<b>73.90%</b>	<b>74.70%</b>	<b>79.02%</b>
<b>HIGH SCHOOL</b>					
East Jessamine	1997	1,250	76.20%	90.90%	89.36%
West Jessamine	1959	1,230	69.40%	85.00%	93.74%
<b>Total Grades 9 - 12</b>		<b>2,480</b>	<b>67.90%</b>	<b>82.00%</b>	<b>85.34%</b>
<b>OTHER SCHOOLS</b>					
Early Learning Village	1971	800	49.80%	69.80%	82.00%
Providence	1938	180	48.30%	95.00%	81.67%
<b>Total Other</b>		<b>980</b>	<b>49.50%</b>	<b>74.40%</b>	<b>81.94%</b>
<b>Total</b>		<b>9,575</b>	<b>76.20%</b>	<b>85.30%</b>	<b>91.20%</b>

The most current Jessamine County District Report Card offers data on student attendance, graduation and transition for the 2011-2012, 2012-2013, 2013-2014, and 2014-2015 school years. It can be found at the following website: <http://applications.education.ky.gov/src/>. The high school graduation rate in Jessamine County was 86.4%, compared to 87.5% statewide. The segment of Jessamine County graduates either working or attending college full-time after graduation was significantly lower than statewide. More than three times as many, however, were working and attending school part-time. The percentage entering the military, while low, was also significantly higher than statewide data.

## **SPECIAL SCHOOLS**

**Jessamine Early Learning Village (JELV)** Established by the District in 2000, the Village focuses on improving early childhood education. The Village is now home to all Jessamine County preschool and kindergarten classes and is fully operational. JELV moved to a new building to accommodate the increasing demand for its services.

The JELV Family Resource Center (FRC) is a grant-funded program designed to help remove barriers that hinder the education and well-being of JELV students. The mission of the FRC is to establish an effective, inviting partnership among parents, caregivers, teachers, the school and the community. In collaboration with many local agencies and organizations, the FRC links JELV families to available services, resources and programs.

**The Providence School (TPS)** A non-traditional public school, TPS serves middle and high school at-risk students. Enrollment has ranged from 156 to 263 students in the years since its founding in 2002-03. Programs are aimed at dropout intervention, teen parent education, and special assistance for students with behavioral, disciplinary and/or social/emotional issues. Classes may be self-taught, instructor-led or computer-based.

**Adult Learning Center** The Center, home of Jessamine County Adult Education, provides GED preparation and testing, English as a Second Language (ESL), basic computer skills, workplace education and family literacy courses. The Center is open to any Kentucky resident 16 years or older not currently enrolled in school.

**Jessamine Career and Technology Center (JCTC)** JCTC offers ten majors under six Career Clusters: Agribiotechnology, Biomedical Sciences, Marketing, Business and Finance, Health and Human Services, Information Technology and Pre-Engineering. Students may earn post-secondary credits accepted by the University of Kentucky, Bluegrass Community and Technical College System, Eastern Kentucky University, and Asbury University.

## **POST-SECONDARY EDUCATION**

Jessamine County residents also have numerous options for post-secondary education. There are 36 colleges and universities within 60 miles of the County (Appendix II.), including Asbury University and the Asbury Theological Seminary located in Wilmore. Also nearby are several campuses of the Bluegrass Community & Technical College, Transylvania University and the University of Kentucky in Lexington, and Eastern Kentucky University in Richmond.

**Asbury University** Originally established as Bethel Academy in 1790, Asbury University is a private, non-denominational Christian university located in Wilmore. With a student body of nearly 1,900, the University has more than 50 majors, 150 student organizations, 17 intercollegiate sports and offers undergraduate, graduate, degree-completion and high school dual-enrollment programs. *U.S. News & World Report* ranked Asbury the "No. 1 School in the South" in 2014-15, and it has been ranked in the Top 5 for five-straight years.

**Asbury Theological Seminary** Founded in 1923 by Henry Clay Morrison, Asbury Theological Seminary is a Wesleyan Christian institution offering masters degree programs in Divinity, Arts, Theology in World Mission and Evangelism, and doctorates in Missiology and Ministry and Philosophy in Intercultural Studies. The Seminary has a second campus in Orlando, FL and offers internet courses through its ExL (Extended Learning) program. Asbury Seminary has graduated more than 7,000 and has a current student body of more than 1,100.

## LIBRARIES

Exhibits 7.10.a, b, c

Public library service in Nicholasville and Jessamine County started in 1896. This was the year in which the Acme Book Club, a local literary society, accrued a collection of 600 books obtained, for the most part, by donations from club members. However, in 1897, Sarah Rice Withers, then a resident of Bloomington, Illinois, and formerly a member of the Nicholasville Presbyterian Church, bequeathed a sum of money to “the trustees of the Presbyterian Church of Nicholasville, Kentucky” for the purpose of founding and establishing a public circulating library to be called the Withers Library.

After receiving the Withers bequest, which amounted to \$32,943, the trustees rented and equipped a room on the ground floor of the building at Maple and First Street. Some 1,200 additional books were purchased, a librarian and assistant employed, and professional help obtained to catalog the books. This facility operated on a full time basis six days a week until 1906.

In 1906, a contract was let to construct a large two story brick building on the northwest corner of Main and Oak Streets. It was constructed to provide rental income from three separate rooms on the first floor and have a much larger library on the second floor. It was opened to the public on July 22, 1907 and provided library services for over 60 years.

The Jessamine County Public Library (JCPL) operates a single branch facility in Nicholasville. Patrons have free access to library materials such as books, audiobooks, playaways, DVDs, music CDs and videogames, as well as on-site computers with internet access. Computer time can be reserved on-line via the JCPL website.

JCPL maintains a dedicated website, an event calendar and a presence on social media (Instagram, Twitter, and Facebook). From the website, library patrons can access on-line services such as downloadable books, magazines, music, video and movies, as well as on-line homework help, language learning, test preparation, career skills and much more.

JCPL offers many off-site services, such as Library in a Box which enables users to order items that can be picked up and returned at several convenient locations throughout the county. The library also serves homebound customers through its Library Link program. Other outreach efforts to the community include monthly programs at daycares, schools and residential facilities for seniors.

JCPL provides materials, and programming specifically for teens in grades 6 through 12 as well as a Children’s Library. The Young Adult collection and the Children’s Library offer age and interest appropriate magazines, fiction and nonfiction books, and audio books. Programs and events for all children and students (babies through grade 12) are provided regularly. The library also hosts a large number of programs for adults and families.

With the grand reopening of the Library in January 2016, came new programs, services and features in addition to those listed above. Patrons now have free access to a number of meeting and study rooms, available for public gatherings of a civic, cultural, or educational character. There is also a recording studio and a creative space where hands-on learning of new crafts, tools and technologies is encouraged. Several of these tools and technologies are now available for checkout.

Students in grades 6 through 12 have a dedicated Teen Library with space to read, play games, and checkout a tablet or laptop. Customers can take free computer classes in the new computer classroom, or checkout a laptop for use anywhere in the library. The Library continues to offer scanning, printing and faxing services.

Exhibit 7.10.a  
**2017 Jessamine County  
Joint Comprehensive Plan**  
**Community Facilities**  
Jessamine County

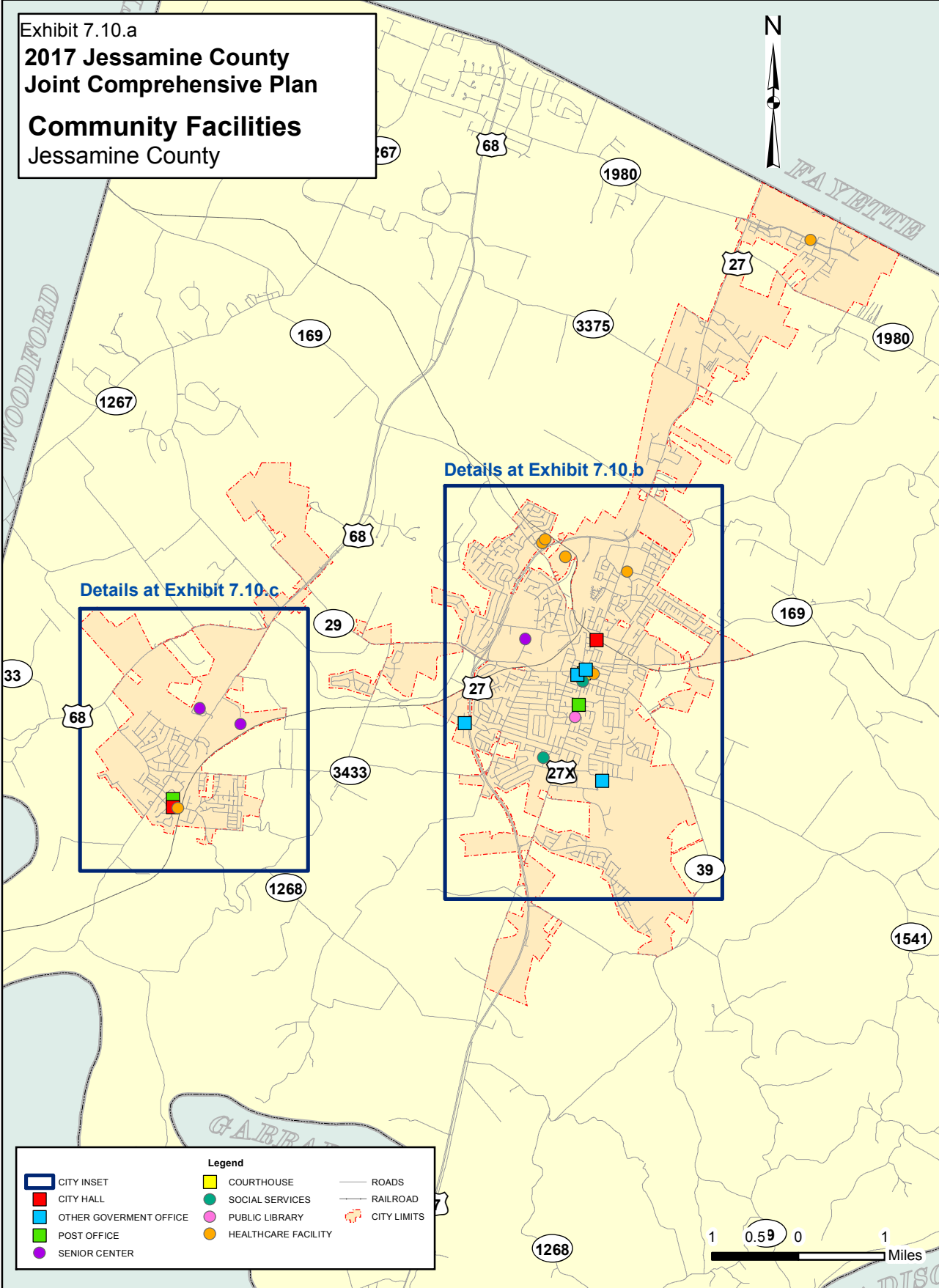




Exhibit 7.10.b  
**2017 Jessamine County  
Joint Comprehensive Plan**  
**Community Facilities**  
Nicholasville

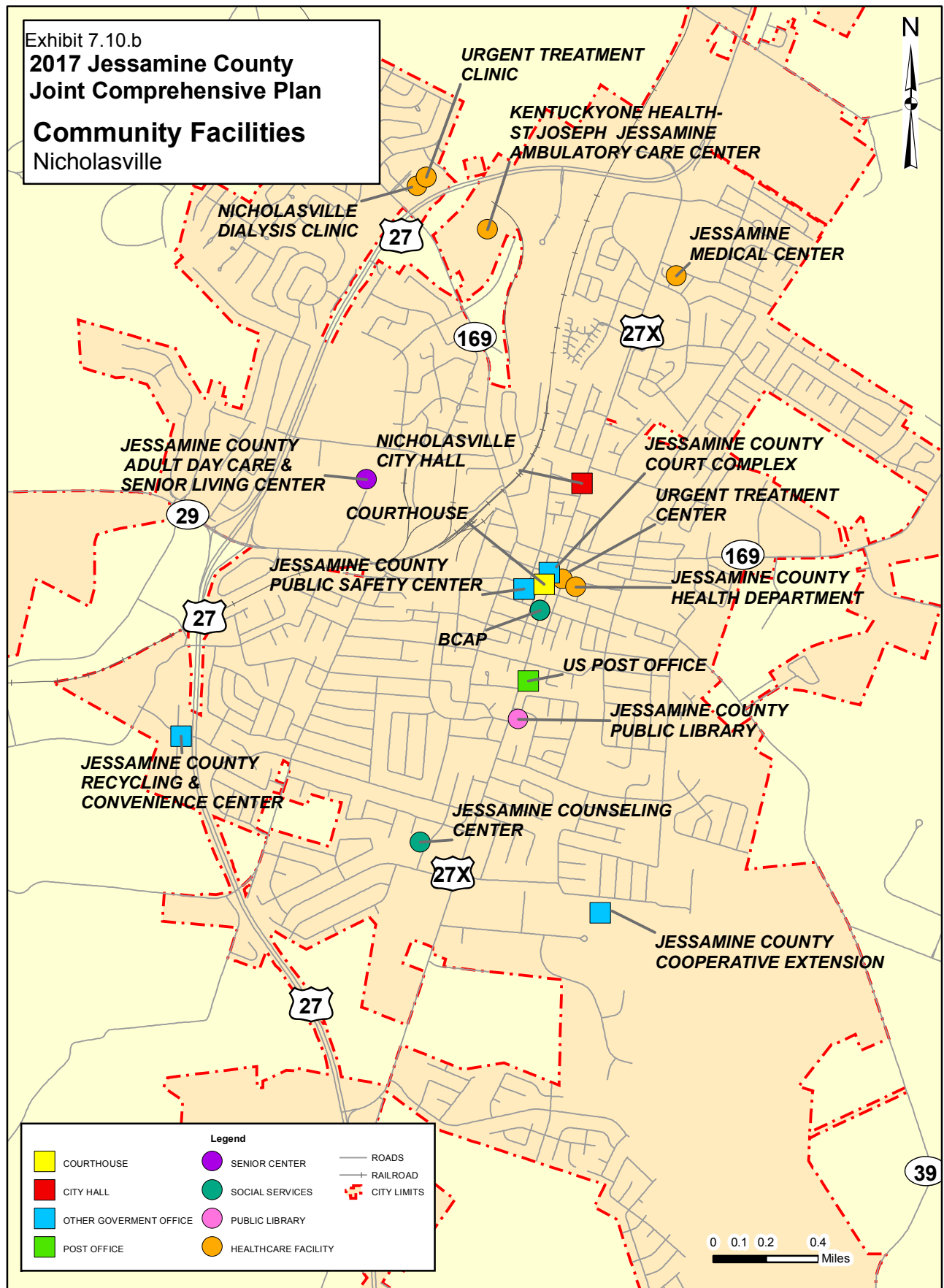
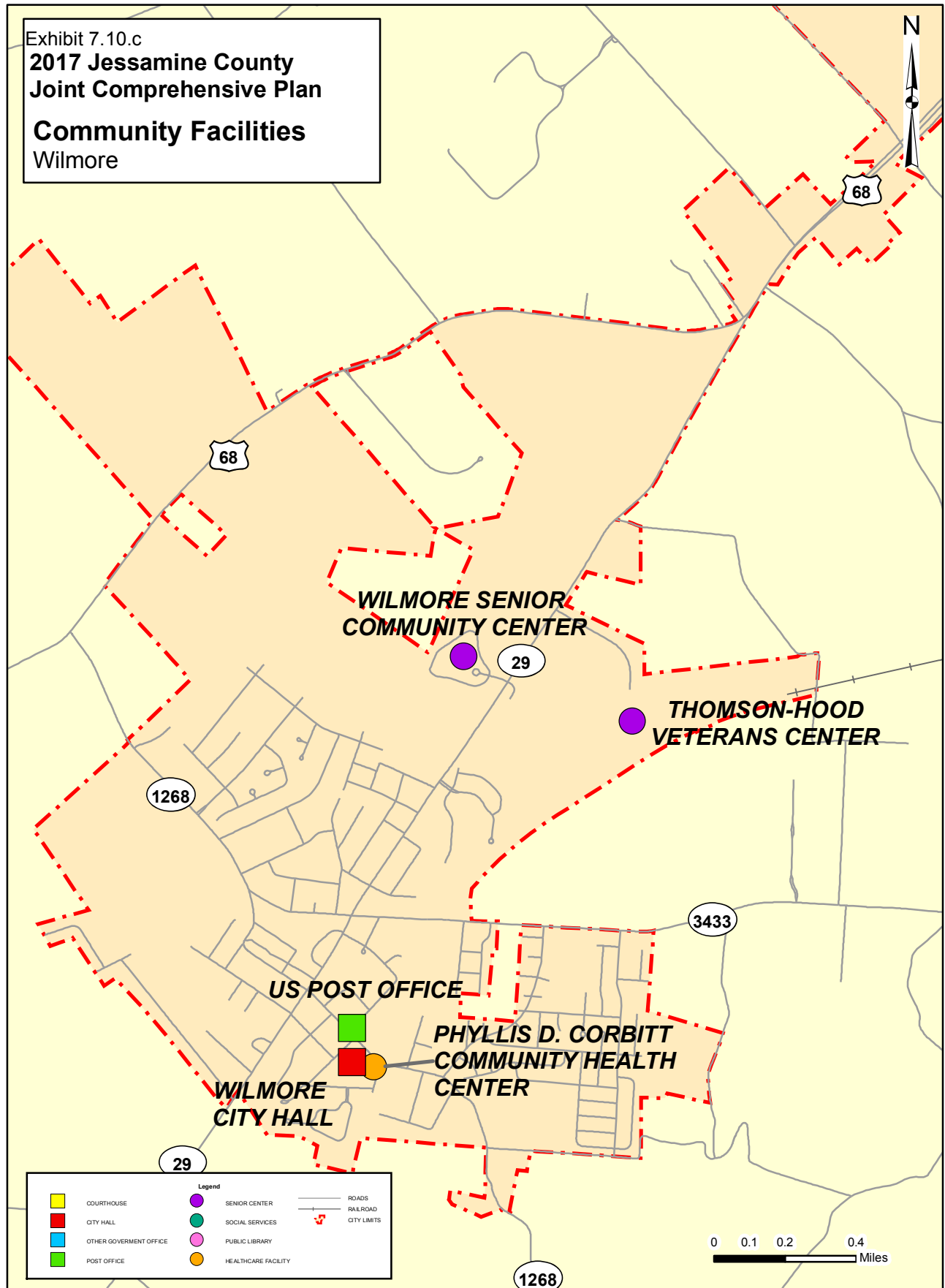


Exhibit 7.10.c  
**2017 Jessamine County  
Joint Comprehensive Plan**  
**Community Facilities**  
Wilmore



## PARKS AND RECREATION

Exhibits 7.13.a, b, c

Public parks and recreational facilities in Jessamine County are owned and managed by one of three entities: Nicholasville/Jessamine County Parks & Recreation (NJCPR), which manages facilities in Nicholasville and the unincorporated county, Wilmore Parks & Recreation Department, with sites within the Wilmore city limits, and Jessamine County Fiscal Court, which operates two regional historic sites within the unincorporated county.

The National Recreation and Parks Association (NRPA) has established recommended standards for parks and recreation areas in the US based on the number of residents served. It offers a classification system of four types: Neighborhood, community, regional or nature preserve (Exhibit 7.11). Neighborhood parks are intended to serve small segments of a community in more developed and/or urbanized areas, usually within easy walking distance. Community parks serve a wider segment of the community and usually have more extensive amenities. As implied by the service area standard, regional parks often draw patrons from outside their home communities. Nature preserves often have fewer amenities and are more concerned with greenspace and wildlife conservation.

The classification of a park is generally based on the size of the facility, but is also influenced by the number and type of amenities on the site. As a result, although City/County and Lake Mingo Parks are of a size that would normally be classified a neighborhood park, due to the amenities at each they could be classified as a community park.

Exhibit 7.11  
**RECOMMENDED PARK STANDARDS**

Park Type	Optimal Size in acres	Service Area Radius	Recommended Acreage			Current Acreage
			Per 1,000 Population	2007 (Pop: 45,555)	2030 (Pop: 59,489)	
Neighborhood	10	1/4 – 1/2 mile	1 – 2	45 - 90	59 - 118	29
Community	30 – 50	1/2 – 3 miles	5 – 8	225 - 360	295 - 472	251
Regional	1,000+	1 hour drive	5 – 10	225 - 450	295 - 590	575
Nature Preserve	--	--	10 -15	450 - 675	590 - 885	n/a

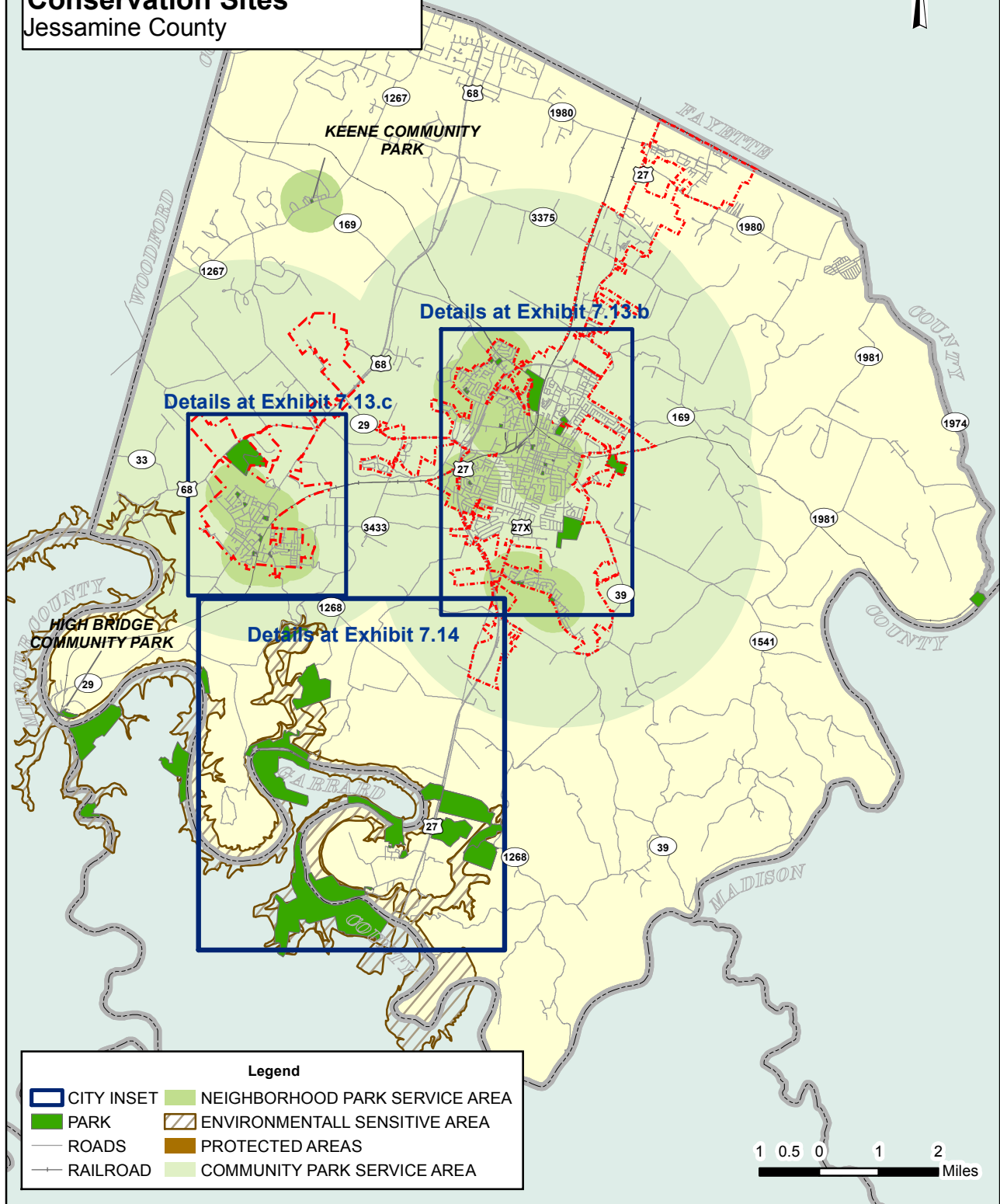
Data Source: National Recreation and Park Association

While Jessamine County’s existing community and regional parks are sufficient, even for the projected 2030 population, the acreage at the neighborhood park level is significantly below recommended standards, even at current population levels. Not only is the total acreage of neighborhood parks for the County about 36% under the minimum standards for the current population, but the size of the individual parks in this classification is at the very lowest end of the scale. Community parks countywide currently stand at 11% above minimum recommended levels (Exhibit 7.12).

Exhibit 7.12  
**PUBLIC PARKS  
Jessamine County**

	Acreage	Type	Amenities
<b>Nicholasville Jessamine County Parks &amp; Recreation (NJCPR)</b>			
Ashgrove Park	1.0	Neighborhood	Playground, swingset

Exhibit 7.13.a  
**2017 Jessamine County  
Joint Comprehensive Plan**  
**Public Parks and Recreation  
Conservation Sites**  
Jessamine County



Legend	
	CITY INSET
	PARK
	ENVIRONMENTALLY SENSITIVE AREA
	ROADS
	PROTECTED AREAS
	RAILROAD
	NEIGHBORHOOD PARK SERVICE AREA
	COMMUNITY PARK SERVICE AREA



Exhibit 7.13.b  
2017 Jessamine County  
Joint Comprehensive Plan  
**Public Parks and  
Recreation**  
Nicholasville

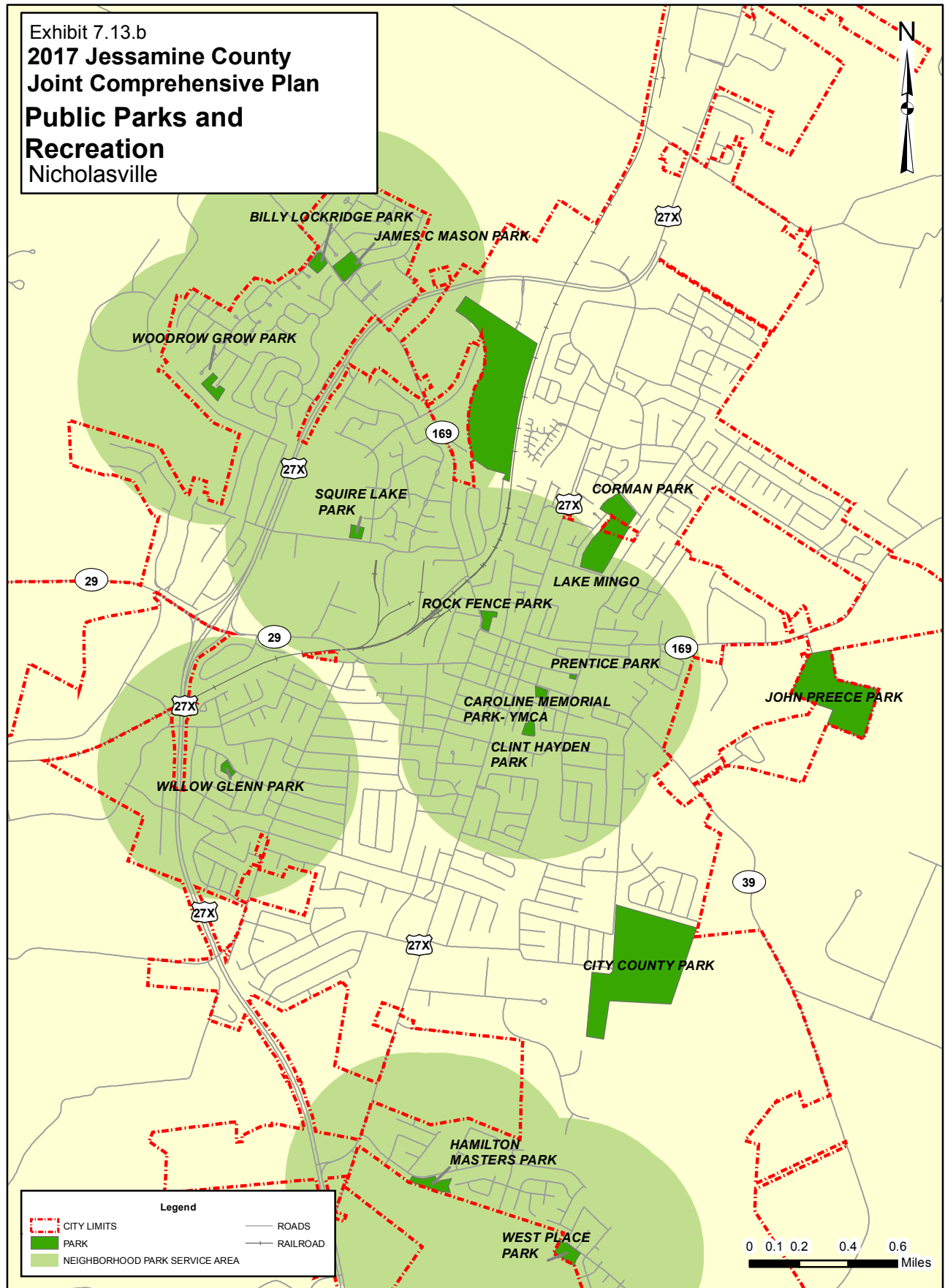
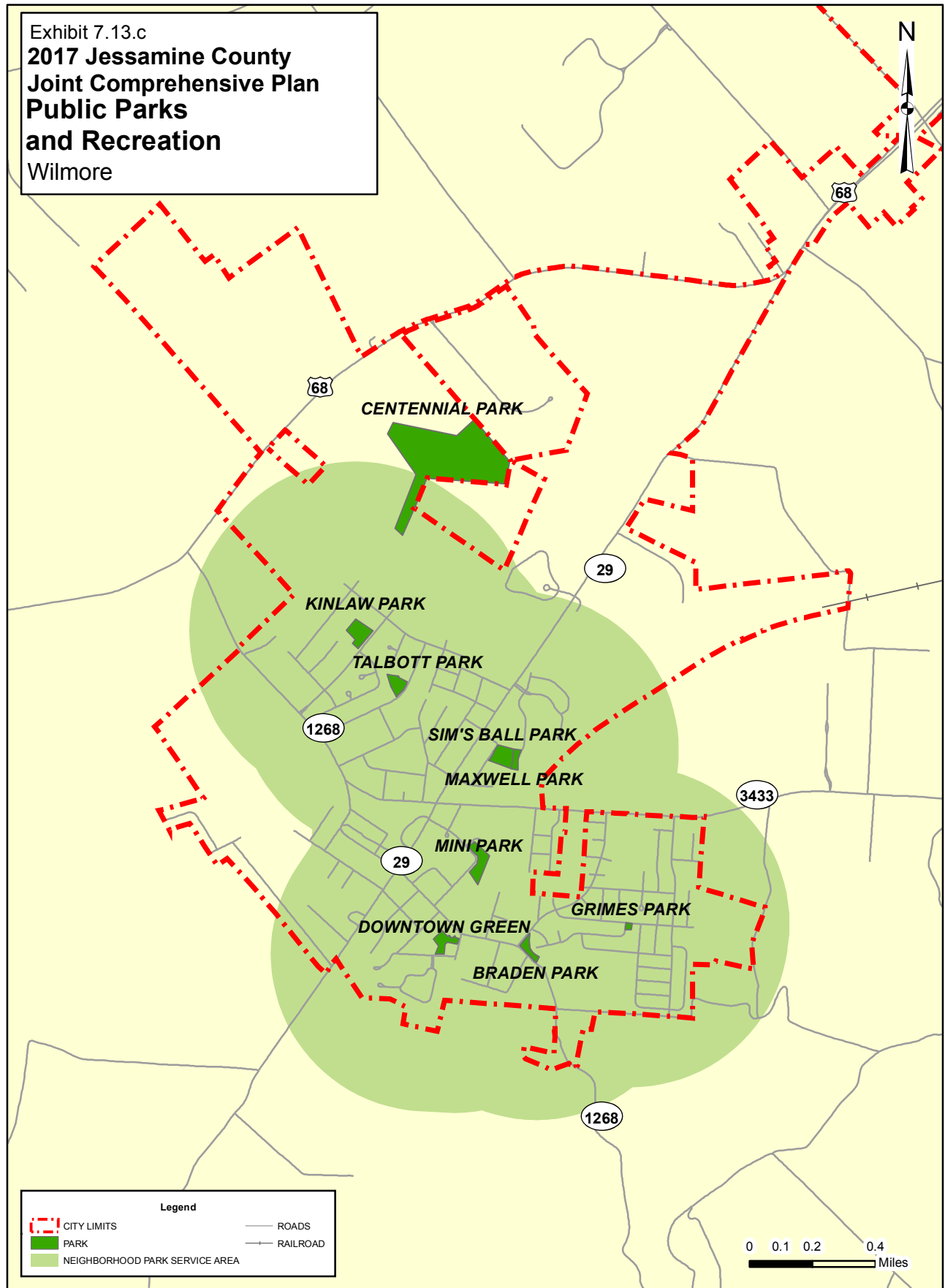


Exhibit 7.13.c  
**2017 Jessamine County  
Joint Comprehensive Plan  
Public Parks  
and Recreation  
Wilmore**



Billy Lockridge Park	2.3	Neighborhood	Greenspace, trees
City / County Park	78.8	Community	Walking trail, picnic shelter w/grills, three basketball courts, one adult and two youth softball fields, six youth soccer fields, five youth baseball fields, playground, dog run, parking
Clint Hayden Park	1.5	Neighborhood	Baseball field, playground, swingset, picnic shelter w/grills
Hamilton-Masters Park	3.9	Neighborhood	Picnic shelter, walking trail, playground
James Mason Park	4.6	Neighborhood	Climbing dome, swingset, youth soccer field, greenspace
Keene Park	1.0	Neighborhood	Playground, swingset, one basketball court, Senior Community Center, parking
Lake Mingo	26.8	Community	Walking trail, small lake, playground, skate park, 9-hole disc golf course, two basketball courts, three picnic shelters, greenspace
Prentice Park	0.3	Neighborhood	Greenspace, dedicated memorial
Preece Park	40.0	Community	Youth soccer complex, greenspace
Riney B Park	77.0	Community	Zero-depth entry pool, two large waterslides, separate waterplay features, concessions, locker rooms, 24-hole disc golf course, wildlife, greenspace, wooded and paved trails, earthen dam constructed in 2015
Rock Fence Park	2.1	Neighborhood	Playground, swingsets, picnic shelter, grills, small stage area, greenspace
Squire Lake Park	1.6	Neighborhood	Playground, greenspace
West Place Park	3.4	Neighborhood	Walking trail, picnic shelter, greenspace
Willow Glenn Park	1.3	Neighborhood	Walking trail, playground, greenspace
Woodrow Grow Park	2.8	Neighborhood	Playground, picnic shelter, horseshoe pits, greenspace
<b>Total NJCPR Acreage</b>	247.4	24.8 Neighborhood / 222.6 Community	
<b>Wilmington Parks &amp; Recreation</b>			
Braden Park	0.51	Neighborhood	Playground, greenspace, picnic table
Centennial Park	32	Community	Playground, pavilion, two soccer fields, basketball court, disc golf course, walking trail, historic log cabin
Downtown Green	1.6	Neighborhood	Pavilion, greenspace
Kinlaw Park	2.8	Neighborhood	Area for soccer play, greenspace, picnic shelter
Grimes Park	0.18	Neighborhood	Playground, greenspace
Maxwell Park	0.31	Neighborhood	Playground, greenspace, picnic shelter
Mini Park	0.6	Neighborhood	Playground, two picnic shelters

Sim's Ballfield	2.4	Neighborhood	Softball field, swingset, concession stand
Talbott Park	1.5	Neighborhood	Greenspace
<b>Total Wilmore Acreage</b>	41.9	9.9 Neighborhood / 32 Community	
<b>Jessamine County Fiscal Court</b>			
Camp Nelson Heritage Park	575	Regional/ Historic	Restored "White House" officers' quarters, annual Living History Weekend re-enactment event, educational/recreational trail, museum and interpretive center
High Bridge Park	7	Regional/ Historic	Cantilever railroad bridge ca. 1877, reconstructed Victorian pavilion, river overlook, picnic shelters, playground
<b>Total Other Acreage</b>	682	Regional	
<b>Nature Preserves</b>			
Crutcher	25.0	Jessamine County	
Jessamine Creek Gorge	267.5	Jessamine County	
Jim Beam	60.1	Jessamine County	
Kentucky River Palisades	25.7	Jessamine County	
Ruth Wilson North Tract	1.7	Jessamine County	
Tom Dorman	143.0	Jessamine County	
<b>Total Preserve Acreage</b>	523		
<b>TOTAL JESSAMINE CO ACREAGE</b>	1494.3	34.7 Neighborhood / 254.6 Community / 682 Regional / 523 Nature Preserve	

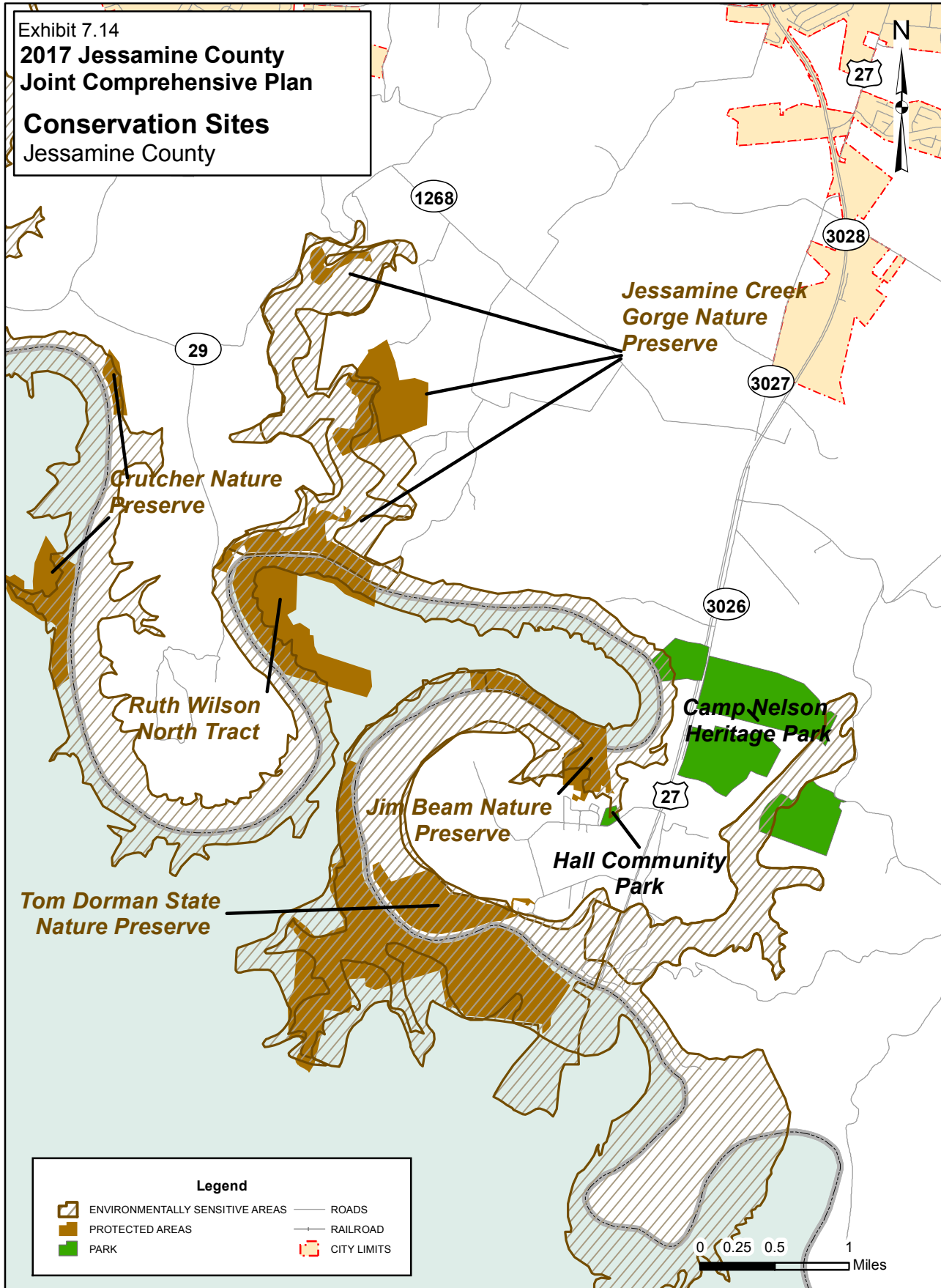
Data Sources: Wilmore Parks Department, NJCPR, Kentucky State Nature Preserves Commission

**Nicholasville/Jessamine County Parks & Recreation** NJCPR operates and maintains 17 parks throughout Jessamine County, ranging in size from less than one acre to 77 acres. In addition to greenspace, most include recreational opportunities such as playgrounds, a water park and facilities for basketball, softball and soccer. NJCPR also offers regular programs in cheerleading, basketball, disc golf, girls' softball, adult softball and sponsors special events such as an Earth Day program, 5K runs, outdoor movies and a summer actors' workshop (Exhibits 7.13.a,b).

**Wilmore Parks & Recreation** Nine parks within Wilmore city limits are maintained and operated by the Wilmore Parks & Recreation Department. (Exhibits 7.13.a, c).

**Nature Preserves** The Kentucky State Nature Preserves Commission has identified 17,475 acres of land along the Kentucky River and its tributaries as environmentally sensitive. This includes 855 acres at the Jessamine Creek Gorge, 1,900 acres at the Tom Dorman Preserve and almost 525 currently unprotected acres along Lower Hickman Creek. Over 1,600 acres is currently protected along the River at the Jessamine and Garrard County border in the Jim Beam, Jessamine Creek Gorge, Tom Dorman and Crutcher Nature Preserves. Ownership of and public access to these preserves varies by site (Exhibit 7.14).





**Jessamine County Fiscal Court** The Court owns and operates two historic park sites, at High Bridge and Camp Nelson. These sites include amenities such as museums and educational centers, trails and picnic facilities.

**The Jessamine County YMCA** Opened in 1977, the YMCA offers a variety of health and fitness programs and events including martial arts and swimming lessons and other youth sports. Many of its countywide services are offered in collaboration with other community entities and organizations including the Jessamine County School District, Asbury University and NJCPR. These include before and after-school care, youth sports, arts classes, summer camp and aquatics.

## HEALTHCARE

Exhibits 7.10.a, b, c

### Public Health Facilities

The Jessamine County Health Department, located in Nicholasville, offers a wide array of medical, environmental and health education services to protect the public health and environment. Clinic services include adult immunization, prenatal care, family planning, cancer control for women, diabetes and tuberculosis control and more. Health education programs for diabetes, cancer, tobacco and general nutrition and exercise are also offered.

Many Department programs are specifically designed to provide healthcare services to children. Early and Periodic Screening, Diagnosis and Treatment (EPSDT) is a wellness program that identifies at an early age physical or mental conditions that may be a source of problems for a child. The Health Access Nurturing Development Services (HANDS) program is a source of information and assistance for first-time parents; Healthy Start promotes a healthy environment for young children in child care through assistance to care providers. Other clinic services and programs for children include childhood immunizations, well child exams and school physicals.

The Department is also responsible for bioterrorism and disaster preparedness within the County as well as environmental health issues such as environmental hazards, health inspections, rabies control, and septic system permitting.

### Private Health Facilities

The Saint Joseph - Jessamine RJ Corman Ambulatory Care Center opened on January 2, 2009 in Nicholasville. It is Jessamine County's first and only full service emergency room, staffed around the clock by board-certified emergency medicine and specialty physicians. The facility's on-site laboratory capabilities include diagnostic imaging, CT scanning, general x-rays, fluoroscopy and ultrasound, as well as access to more complex testing provided through the Saint Joseph Hospital Laboratory in Lexington. The facility also includes a community center and physician offices. Long range plans for the facility include the addition of a surgery center, additional diagnostic services and inpatient services.

## SERVICES AND FACILITIES FOR THE AGING

Exhibits 7.10.a, b, c

### Adult Day Care and Independent Living Programs

The Jessamine County Adult Day Care and Senior Activity Center is located in eastern Nicholasville. The Center's Senior Citizens program provides transportation, outreach, advocacy, counseling, visiting and meals to the aging, especially those with special needs. The Center offers hot nutritious meals, both at the facility and at home when necessary, transportation services, basic health screening along with social, recreational and educational activities.

The Center's Adult Day Care program is designed to provide a comfortable and safe place for adults who, due to physical, mental or social impairments, are not capable of full time independent living. The program gives caregiver relief for up to eight hours per day. A nurse is on staff at all times.

Christian Care Communities-Best Friends is an Adult Day Center which is an Alzheimer/dementia focused center. They use the “best friends” approach to care. They provide personal care, nursing services, breakfast, lunch and snacks.

The Senior Companion program, administered by the Center, recruits active low-income seniors to assist the frail elderly in their homes. The program allows the frail elderly to live as independently as possible while giving more active seniors an opportunity to supplement their incomes while providing a community service.

### **Senior Housing and Assisted Living Facilities**

The 32-acre Wesley Village campus, located on Lexington Road in Wilmore, accommodates up to 160. Independent living facilities include 77 patio homes offering services including home maintenance, fine dining, transportation, a wellness clinic and a variety of social events and activities. An additional 40 apartments offer residents personal care services including three meals a day, housekeeping, laundry/linen services, transportation, social events and 24-hour nursing. Skilled nursing services are also available in many apartments. The Holloway Cottage is billed as Kentucky’s first “small home” for 10 residents in need of special health and memory care.

In December 2014, Wesley Village opened up the “Encore Centre” which features 28 independent living apartments with adjoining indoor warm salt-water exercise pool, café, movie theatre as well as other amenities.

Council Oaks Assisted Living Home in Nicholasville, with 19 beds, offers 24-hour assistance in daily living activities such as bathing, dressing and personal grooming and medication reminders. Council Oaks also offers home-cooked meals, individualized snacks, laundry service and individual and group activities.

In addition to the nursing home services available at Wesley Village, there are two nursing homes in Nicholasville: Rose Terrace Lodge with 40 beds, and Royal Manor with 73 beds. The Thomson-Hood Veterans Center in Wilmore, which offers nursing home services to veterans, has 285 beds.

Beacon Apartments and Creekside Senior Apartments offer subsidized independent living for seniors. Rent is generally based on income and is usually no more than 30% of income.

Bridgepoint at Ashgrove Woods, a Christian Care Community offers assisted senior care living, a continuum of supportive services and faith-based pastoral care.

## **SOCIAL SERVICES**

Exhibits 7.10.a, b, c

The Jessamine Counseling Center is a private, non-profit agency that offers counseling and therapy for adults and children. Substance abuse programs and marriage counseling are also available. The Center conducts an after school program for children with severe emotional disorders and offers therapeutic rehabilitation and case management for adults with severe and persistent mental illness.

The Bluegrass Community Action Partnership (BCAP) operates a Community Development Program in Jessamine County to link low-income families and individuals through referrals to social programs and agencies. BCAP staff provides individualized case management to ensure that residents can participate in all available opportunities to improve their self-sufficiency.

## **POLICY AND REGULATORY IMPLICATIONS**

Perhaps the most important function of governmental entities is to ensure the health, safety and welfare of its residents. Infrastructure and community facilities are a central element of that function.

Basic public and private services are an expected part of modern life, even in rural areas. More recent technological innovations such as cell phones, cable television and wireless internet service have also increasingly become a part of everyday life. Jessamine County residents and businesses currently have reasonable access to these services. As demand for these services increase, the cellular antenna towers that make these services accessible have become a planning issue. Zoning ordinances of both Wilmore/Jessamine County and Nicholasville exercise some control over placement of these towers as permitted in Kentucky statutes.

The adequacy of fire protection services varies widely throughout the County. Based on ISO ratings, both Wilmore and Nicholasville provide reasonable adequate protection for urban county residents. Service elsewhere in the County could be significantly improved with the addition of more hydrants in key population centers. The institution of a Central Communications facility allows for the consolidation and centralization of all police, fire and emergency communication throughout the County and has improved coordination between all public safety departments to the benefit of County residents.

The availability of sewer lines and wastewater treatment capacity remains a significant planning issue within Jessamine County. Analysis of soil and geological conditions within the County shows moderate to severe limitations on virtually every common land use category, on the types of excavation necessary for placement of sewer lines and on suitability for septic systems. This supports statements within the Goals and Objectives regarding careful evaluation of development plans with regards to their sewerability.

Healthcare availability and quality in the County has improved with the opening of the St. Joseph-Jessamine RJ Corman Ambulatory Care Center in 2009, which is committed to future development to include surgery and inpatient services. Available data on health care providers shows a shortage of physicians and dentists in Jessamine County, but as this data is based on place of residence rather than place of practice, it is not entirely reliable. This may be due to the fact that established facilities and practices are available to both providers and residents in Fayette County. Jessamine County officials should continue to encourage the development of medical facilities within the county, with the goal of attracting new practitioners as well as improving quality of life for county residents.

Both Nicholasville and Wilmore urban areas have an abundance of community parks and other recreational facilities; the utility and condition of these parks should be surveyed for potential need of improvement. There is also abundant acreage along the Kentucky River dedicated as nature preserves. Although there remain large areas of open land outside the incorporated city limits of Wilmore and Nicholasville, the rural areas of the county are seriously underserved. In addition, there is a shortage of neighborhood parks. The NJCPR should develop a long-range park and recreation plan for these areas and encourage developers to include public park spaces for both passive and active recreation as part of development plans as appropriate.

Growth in the number of public school students, especially at the high school level, has been high and many Jessamine County public schools are operating at or near full capacity. The Jessamine County School District has made plans for improvements and new construction that should be sufficient to accommodate this growth, which is likely to occur almost exclusively at the middle, elementary and preschool levels.

## Chapter 8

# ENVIRONMENT



In many instances, discussion of environmental issues tends to be focused on concerns about pollution or species protection and preservation. For planning purposes, knowledge of the natural environment can help create a community that is fiscally as well as environmentally sustainable. By concentrating particular types of development in the areas most environmentally appropriate for them, Jessamine County can ensure that it makes wise decisions regarding public infrastructure expenditures and guard against potential negative impacts and unforeseen consequences.

## SOILS AND GEOLOGY

The feasibility of differing types of development can be greatly affected by both geology and soil type. Geological characteristics such as the presence, types and depths of underground rock can make some development types either physically difficult to achieve or financially prohibitive. Soil attributes such as percolation rates, slope and clay content can have similar effects.

### GEOLOGICAL FEATURES

Geology along the northern border of Jessamine County is largely a mixture of evenly bedded limestone and interbedded shale/limestone (Exhibits 8.1, 8.2). Both create moderate to severe limitations for septic tanks and underground utilities, meaning that these types of projects may not prove feasible due to their difficulty and expense. The evenly bedded limestone areas also exhibit moderate to severe limitations for residential basements.

The majority of Jessamine County, mainly the central county from east to west, consists of irregularly bedded limestone. It is an excellent foundation material and presents at most moderate limitations for road development, light industry, malls and recreation areas. Due to both its impermeability and excavation concerns, however, it presents severe limitations on septic tank systems, basements and underground utilities.

A geologic fault line runs generally along Hickman Creek in the southeast portion of Jessamine County. Both the geological and soil characteristics of the County change significantly along this line. South of the Hickman Creek fault line, the geology is in large part a mixture of interbedded shale/limestone and siltstone. Siltstone shares many of the development characteristics of shale/limestone as described above, but is less problematic for residential basement construction. This area is also nearly free of the sinkholes common elsewhere throughout the County.

Along the banks of the Kentucky River and the many smaller rivers and streams in the southwestern portion of the County are areas heavy in limestone, creating severe limitations for almost every type of development. These are areas where gravel or blacktop roads and driveways and low-impact recreation such as parks and picnic areas are the only development types that may prove financially feasible.

## Environmental Principles

*Encourage development that maintains an environmentally positive environment*

*Minimize light and noise pollution*

*Encourage environmental regulation that meets or exceeds national standards*

*Establish recycling and solid waste collection throughout the County*

*Seek out alternative water sources*

*Restrict development on known landfills and dumpsites*

*Encourage the protection of soils, plant life and trees, natural waterways and wetlands, steep slopes, karst areas, viewsheds and other sensitive environmental features*

*Encourage environmentally friendly innovations in development*

2017 Jessamine County  
Comprehensive Plan  
Statement of Goals & Objectives

## **SOIL CHARACTERISTICS**

The most recent US Department of Agriculture Soil Survey of Jessamine County (September 2015) identified 41 soil types within Jessamine County. The Soil Survey includes an evaluation of each of these soil types as to their suitability and the extent of limitations they present for various types of building site development and sanitary facilities. A slight limitation indicates that soil properties are generally favorable; a moderate limitation means that proper planning or design can usually minimize potential problems; a severe limitation means that the required mitigation may entail excessive cost, special design or intensive maintenance that may not be feasible.

The three most prevalent soil classifications countywide, making up more than 47% of the County, are McAfee silt loam (MnC) with six to twelve percent slopes (18.96%), Bluegrass Maury silt loam (uBlmB) with two to six percent slopes (17.34%) and McAfee silt loam (MnB) with two to six percent slopes (10.87%). These three soil types are relatively evenly dispersed throughout the county, except in the area southeast of Hickman Creek (Exhibits 8.3, 8.4).

Soil types are significantly different in the area south of Hickman Creek and the geologic fault line in southeastern Jessamine County. Although they make up only 4.66% of soil countywide, Culleoka silt loam (CcC) with six to twelve percent slopes, Faywood silt loam (FdC) with six to twelve percent slopes and Faywood silt loam (FdE) with twelve to thirty percent slopes are the three predominant soil types in this area.

## **THE KENTUCKY RIVER PALISADES**

The Kentucky River Palisades ecosystem encompasses about 100 river miles from Clays Ferry in Madison County to Frankfort in Franklin County, and comprises well over half the Jessamine County border. The Palisades are characterized by unique environmental characteristics including gorges up to 800' high, wet weather springs, caves, limestone outcrops and a wide variation in slope exposure.

The Palisades' diverse plant and animal communities underscore its ecological and environmental significance. Numerous rare and endangered animals can be found, including the Gray, Northern Long-Eared, and Indiana bats, while endangered peregrine falcons have been reintroduced to the area and are now thriving. Rare plant species include Canby's Mountain Lover, Svenson's Wildrye, and Starry-cleft Phlox, all listed as Species of Management Concern by the U.S. Fish and Wildlife Service, as well as the snow trillium, found nowhere else in Kentucky and listed as endangered by the Kentucky State Nature Preserves Commission.

The 75 acre Jim Beam Nature Preserve and the 25-acre Jessamine Creek Gorge preserve, administered by The Nature Conservancy, are dedicated to the protection of these environmentally significant areas of Jessamine County. The Jim Beam Preserve is open every day for low-impact activities such as hiking and photography; visitors are asked to confine their activities to established trails. Due to its high sensitivity and the lack of access, the Jessamine Creek Gorge preserve is not open to the public.

## **EXISTING ENVIRONMENTAL REGULATION**

### **Local Ordinances**

In exchange for adopting and enforcing a floodplain management ordinance in compliance with federal and state laws, federally backed flood insurance is made available to property owners throughout the community. The National Flood Insurance Program (NFIP) is a voluntary program based on a mutual agreement between the federal government and the local community.



Jessamine County and Wilmore created a new Flood Damage Prevention Ordinance in 2011, an update of the existing 2008 Ordinance. It was written to comply with the highest level of standards set by the Community Ratings System (CRS) to allow the lowest possible flood insurance rates for property owners in the County.

Nicholasville instituted its own floodplain management ordinance in May of 2011. Chapter 9 of the Nicholasville Code of Ordinances, titled Flood Prevention and Protection, was drafted in compliance with the Community Ratings System. The Nicholasville ordinance actually exceeds some CRS standards by requiring structures to be elevated an additional 1 foot above the minimum base flood elevation.

Development on land subject to flooding is also prohibited in Wilmore. The city has established a Flood Plain (FP) District and a General Flood Plain (GFP) which permits only accessory structures for agricultural, commercial, industrial and residential use in these areas. The GFP is divided into two elements: a Floodway (FW) District and a Flood Fringe (FF) District. Within the FW section, structures are allowable only by Special Permit of the Board of Adjustment and no residential development is permitted. Within the FF, residential development is permitted when the basement and first floor, as well as the immediate area around the structure, are above the regulatory flood protection elevation.

A Conservation-Preservation District has been created by Jessamine County Fiscal Court, indicated on this and previous Land Use Maps. Its stated intent is to discourage development and protect land areas and water quality within the District. Features to be protected include:

- watercourse corridors
- significant natural features
- karst areas
- wooded areas
  - wildlife habitats along Jessamine, Sinking and Marble Creeks
  - Kentucky River Palisades and its 100-year floodplain
- conservation resources
- wildlife habitats
- woodlands
- present and future water supplies

Permitted uses in this district include agricultural farming; wildlife, nature and forest preserves; and public parks. It further requires that landscaping must consist of native plant species and be approved by the Planning Commission; fertilization and pest control is to be limited to environmentally friendly methods; natural springs, cave entrances and sinkhole throats are to be protected within 100 feet; and natural water flow must not be obstructed. Any outdoor lighting must be approved by the Planning Commission and is specifically discouraged at or near the Palisades area.

The County has also established a Kentucky River Recreational (KRR) District. Within the 100-year floodplain, boat ramps and docks, riding trails, athletic fields and beaches are permitted. Above the floodplain, pools, campgrounds, cabins and lodges and playgrounds are also permitted. The ordinance prohibits the cutting or removal of any vegetation, rocks, ledges or dirt and the painting or other defacement of cliff surfaces. Hang gliding, rappelling and similar uses are also prohibited.

Cluster development has proven to be a useful tool for the preservation of agricultural lands in Jessamine County. Existing regulation requires that 80% of the land within these developments be preserved for agricultural use or open space until the development is annexed into the city limits of either Wilmore or Nicholasville. At that time, the open land may be either further developed or retained as open space as determined by the city Planning Commission.

## **SUBDIVISION REGULATIONS**

Jessamine County / Wilmington regulations prohibit plats involving property on which there exist hazardous materials as defined by local, state and federal laws or other regulation. In addition, “due regard” must be given for historical elements and natural features “including trees, vegetation, unusual rock formations, water courses and sinkholes”. A list of areas to be protected is to be drawn up by the Joint City/County Planning Commission.

Nicholasville subdivision regulations prohibit the use of land subject to flooding for structures and for streets and require developers to provide elevations and flood profiles. As with the Nicholasville Code of Ordinances, the regulations stipulate that the parts of any principal structures, including basements and crawl spaces, must meet an elevation threshold when constructed within a floodplain.

## **POLICY AND REGULATORY IMPLICATIONS**

The Goals and Objectives of this Plan emphasize the importance of the preservation of Jessamine County’s agricultural base, both for its economic impact and its historic significance. Furthermore detailed study of environmental factors within the County could specifically identify the areas best suited to agricultural purposes, allowing agricultural preservation efforts to be concentrated on the most productive and agriculturally valuable areas. Study could also identify for special protection the County’s most environmentally vulnerable sites and areas.

Current regulations and ordinances enable the Planning Commissions of Jessamine County to require evidence of potential negative environmental impacts of proposed development and to consider the findings when evaluating zone change requests and development plans. This is especially true in the case of development in flood-prone areas. It must be the clear policy of officials in all County jurisdictions and enforcement agencies that these regulations will be rigorously and uniformly enforced for the health, safety and welfare of all County residents.

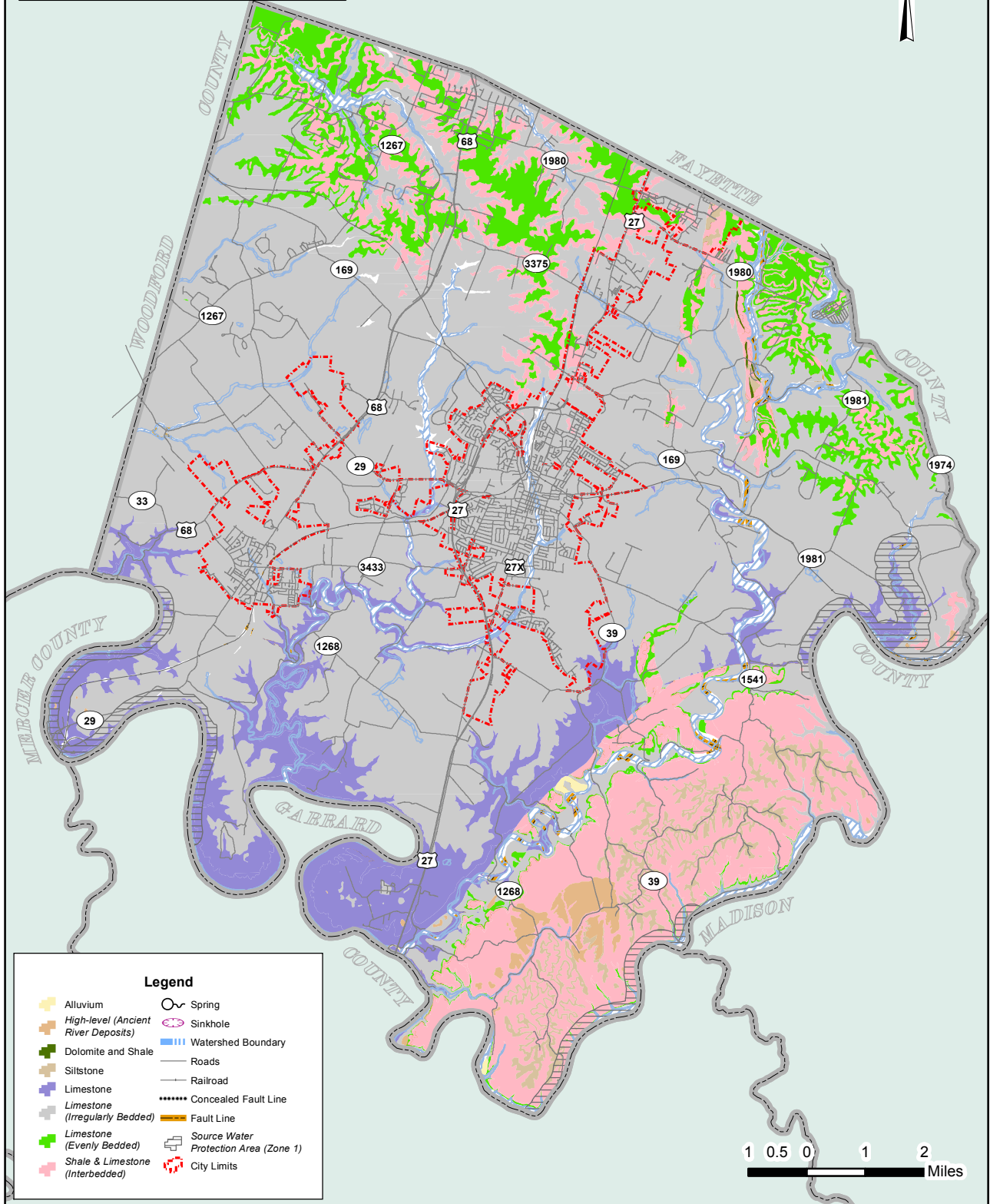
Regulations already in place should be examined for elements within them that may inadvertently create obstacles to environmentally friendly development. Incentives such as density bonuses might also be an appropriate means of encouraging preferred development types. Governmental bodies and officials could also assist by publicizing and promoting environmentally positive development, both through environmental commitments for all projects using public funding and by offering special recognition for innovative private development projects.

Exhibit 8.1  
**Geology**  
Jessamine County

	<b>Ancient River Deposits</b>	<b>Dolomite/Shale</b>	<b>Siltstone</b>	<b>Limestone</b>	<b>Limestone Irregularly Bedded</b>	<b>Limestone Evenly Bedded</b>	<b>Shale/Limestone Interbedded</b>
<b>Foundation/Excavation</b>	Good/easily excavated	Good/moderately difficult to excavate	Good/moderately difficult to excavate	Excellent/difficult to excavate	Excellent/difficult to excavate	Excellent/difficult to excavate	Good to excellent/moderately difficult to excavate
<b>Septic Tanks</b>	Slight to moderate limitations	Severe limitations	Severe limitations	Severe limitations	Severe limitations	Severe limitations	Severe limitations
<b>Residence w/Basement</b>	Slight limitations	No limitations	Severe limitations	Severe limitations	Severe limitations	Severe to moderate limitations	Slight to moderate limitations
<b>Streets/Highways</b>	No limitations	Moderate limitations	Slight limitations	Severe limitations	Severe limitations	Slight to moderate limitations	Slight to moderate limitations
<b>Access Roads</b>	No limitations	Moderate limitations	Slight limitations	Moderate limitations	Slight limitations	Slight limitations	Slight limitations
<b>Light Industry/Malls</b>	No limitations	Severe limitations	Slight limitations	Severe limitations	Slight to moderate limitations	Slight to moderate limitations	Slight limitations
<b>Intensive Recreation</b>	No limitations	Severe limitations	No limitations	Severe limitations	No limitations	No limitations	No limitations
<b>Extensive Recreation</b>	No limitations	No limitations	No limitations	Moderate limitations	No limitations	No limitations	No limitations
<b>Underground Utilities</b>	Slight limitations	Severe limitations	Moderate limitations	Severe limitations	Severe limitations	Severe limitations	Moderate limitations

Data Source: Adapted from Carey, D.I. and Noger, M.C., 2004, Generalized Geologic Map for Land-Use Planning, Jessamine County, Kentucky; Kentucky Geological Survey, series 12, Map and Chart 74

Exhibit 8.2  
2017 Jessamine County  
Joint Comprehensive Plan  
**Geological Features**  
Jessamine County



**Legend**

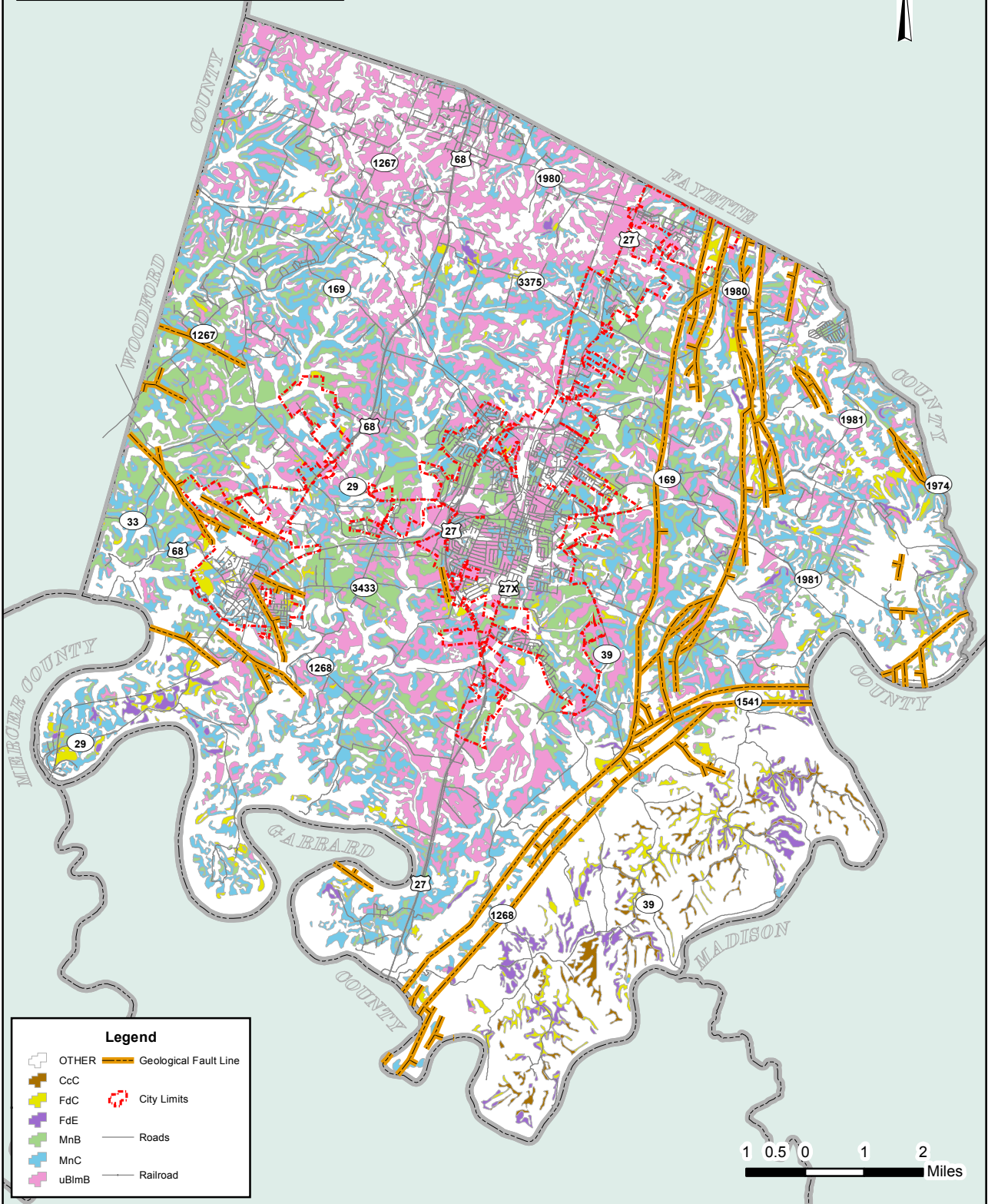
Alluvium	Spring
High-level (Ancient River Deposits)	Sinkhole
Dolomite and Shale	Watershed Boundary
Siltstone	Roads
Limestone	Railroad
Limestone (Irregularly Bedded)	Concealed Fault Line
Limestone (Evenly Bedded)	Fault Line
Shale & Limestone (Interbedded)	Source Water Protection Area (Zone 1)
	City Limits

Exhibit 8.3  
**SOIL CHARACTERISTICS**  
Jessamine County

<b>Building Site Development</b>							
	<b>MnC</b> McAfee Silt Loam 6% - 12% slope	<b>MIB</b> Bluegrass Maury Silt Loam 2% - 6% slope	<b>MnB</b> McAfee Silt Loam 2% - 6% slope	<b>CcC</b> Culleoka Silt Loam 6% - 12% slope	<b>FdC</b> Faywood Silt Loam 6% - 12% slope	<b>FdE</b> Faywood Silt Loam 12% - 30% slope	
Shallow excavations	severe limitations	moderate limitations	severe limitations	moderate limitations	severe limitations	severe limitations	
Residential, no basement	moderate limitations	moderate limitations	moderate limitations	moderate limitations	moderate limitations	severe limitations	
Residential with basement	severe limitations	moderate limitations	severe limitations	moderate limitations	severe limitations	severe limitations	
Small commercial structure	severe limitations	moderate limitations	moderate limitations	severe limitations	severe limitations	severe limitations	
Local roads and streets	moderate limitations	moderate limitations	moderate limitations	moderate limitations	moderate limitations	severe limitations	
Lawns and landscaping	moderate limitations	slight limitations	moderate limitations	moderate limitations	moderate limitations	severe limitations	
<b>Sanitary Facilities</b>							
Septic tank absorption fields	severe limitations	slight limitations	severe limitations	severe limitations	severe limitations	severe limitations	
Sewage lagoon areas	severe limitations	moderate limitations	severe limitations	severe limitations	severe limitations	severe limitations	
Trench sanitary landfill	severe limitations	moderate limitations	severe limitations	severe limitations	severe limitations	severe limitations	
Area sanitary landfill	moderate limitations	slight limitations	slight limitations	severe limitations	moderate limitations	severe limitations	
Daily cover for landfill	poor	fair	poor	fair	poor	poor	

Data Source: Soil Survey, US Department of Agriculture Soil Conservation Service, December 1983

Exhibit 8.4  
**2017 Jessamine County  
Joint Comprehensive Plan**  
**Soil Types**  
Jessamine County



**Legend**

	OTHER		Geological Fault Line
	CcC		City Limits
	FdC		Roads
	FdE		Railroad
	MnB		
	MnC		
	uBlmB		



Chapter 9  
**TOURISM AND  
HISTORIC PRESERVATION**





## TOURISM AND HISTORIC PRESERVATION

It's easy to dismiss the influence of community's past on the direction of its future as a matter of surface aesthetics. It can also be said, however, that a community's history is at the core of its character, creating a unique personality that attracts people to one place over another and provides the highest possible quality of life for residents.

Preservation, renovation and reuse are important for more than their intrinsic historic value. Older structures are well known as a good base for cost-efficient development, especially when well-located within urban core areas. Thoughtful renovation of existing structures and sites can result in modernized spaces with more affordable rent and ownership costs for both residential and commercial uses, creating excellent sites for small businesses and start-ups.

Jessamine County's location within the Bluegrass region offers opportunities for attracting tourism business to the County as viable historic downtowns and well-documented sites become more and more rare. The easy accessibility of Jessamine County from Lexington could be an additional positive factor in tourism potential. Visitors to Keeneland, the Kentucky Horse Park and other equine related sites may well be interested in historic and agri-tourism sites and events.

### JESSAMINE COUNTY EARLY HISTORY

Jessamine County, originally part of Fayette County, was established as a separate county in 1798 by the Kentucky state legislature. At 177 square miles, or about 113,000 acres, it is one of the smallest counties in the Commonwealth. It is bounded on the south and east by the Kentucky River and contains numerous river tributaries, including Hickman, Little Hickman, Jessamine, Elkhorn, Marble and Sinking Creeks, within its boundaries.

The area's first wave of non-native settlers, many German Protestants from Pennsylvania and Maryland, began to arrive in the late 18th century after the Revolutionary War. These veterans were among the County's earliest landowners, settling on large tracts of land granted them for their war service by the state of Virginia.

Early landowners often established themselves along the County's many creeks, building mills that were among its first industries. Hemp farming and livestock, however, grew to become the foundation of the Jessamine County economy, resulting in an emphasis on trade and transportation. Construction was begun on the Lexington-Harrodsburg Turnpike by the state in 1834 and completed by a Jessamine County resident, John LaFon, in 1847. The Lexington-Danville Turnpike was also built in this period. The first 29 County roads were authorized by Jessamine County Court in 1800.

Nicholasville, the Jessamine County seat, was located at a major crossroads near the center of the County with four large springs nearby. The first plat of the city was established by the County Court in 1802. The

### Tourism and Historic Preservation Principles

*Establish Historic Districts  
and supporting regulation*

*Encourage reuse of  
historic buildings and sites  
and establish supporting  
regulation*

*Support local public and  
private tourism and  
historic programs and  
organizations*

*Preserve historic rural  
communities*

*Maintain the character of  
the US 68 Scenic Byway*

*Actively pursue Kentucky  
Main Street opportunities*

*Support protection and  
preservation of the Camp  
Nelson historic site*

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towns of Keene and Sulphur Wells were built on the site of sulphur springs in 1813. Both thrived as Lexington residents sought to escape cholera epidemics in 1833 and 1849.

The Jessamine County economy had largely recovered from the Civil War by the early 1880s, mostly as a result of hemp farming. Railroad track mileage continued to increase with a new trunk line, running from Cincinnati to Chattanooga, opening in 1857. Wilmore was established as a result of an extension of this line in 1876, which crossed the Kentucky River at High Bridge to Burgin in 1878. By 1898, Jessamine County operated a total of 175 miles of toll-free turnpikes. In 1892 the Nicholasville Richmond Irvine and Beattyville Railroad began construction of a Railroad from the three forks area of the Kentucky River in Lee County to Clifton on the Kentucky River near Frankfort. It was originally known as the RINEY B Railroad. The rail line bi-sected the county in an East- West direction with depots at Logana, Nicholasville, Nealon and Keene. The L&N acquired ownership in 1902. They discontinued rail service on this line between Richmond and Versailles in 1932.

## HISTORIC SITES

(Exhibit 9.1)

**NRHP Properties and Sites** The National Park Service administers the National Register of Historic Places (NRHP), the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture. There are 73 sites within Jessamine County listed on the NRHP. Over half list their period of significance between the years 1750 and 1849, with the large majority classified as architecturally significant. Information on specific sites and districts can be found at <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>.

NRHP properties have been determined to have significance to the history of their community, state or the nation. Properties submitted for inclusion in the NRHP are reviewed as to their age, integrity and significance. A structure must be at least 50 years old and have an exterior appearance that is relatively unchanged from its historic origins. It must also have some connection to events or people of the past, show some significant architectural or engineering achievement or some potential for archeological importance.

Properties are nominated by State Historic Preservation Officers (SHPO) and reviewed by a state professional review board, which makes a final recommendation on their eligibility. All federal projects and surface mining permits must include an evaluation of the impacts on NRHP listed properties. NRHP properties are also eligible for tax benefits with regards to rehabilitation investment and conservation expenditures. More complete information can be found on the NRHP website at <http://www.nps.gov/history/nr/>.

One of the most significant historic sites in Jessamine County is the Nave-Brown House, or George Brown House. County records from 1877 show a farm of 620 acres, unusually large for Jessamine County, on which Brown grew hemp and operated a processing plant. The site includes a complex of log barns and homes.

The Ebenezer Presbyterian Church is the oldest church in Jessamine County. Located on Ebenezer Church Road, it was organized between 1785 and 1790 on land donated by Ephriam January. A stone structure replaced the original log building in 1805, where services were held until 1876. The building was restored in 1953. Also on the NRHP, the Ephriam January House was the home of the donor of the land for the Ebenezer Presbyterian Church. The structure is a two-story stone house constructed in several phases between 1786 and 1820, distinctive in that all additions are also of stone rather than log, brick or frame, as was more common. For the protection of the site, its specific location has been withheld from all public records.

Exhibit 9.1  
**2017 Jessamine County  
Joint Comprehensive Plan  
Historic/ Tourism Sites**

Jessamine County



**Legend**

- NHRP HISTORIC SITES
- RURAL COMMUNITIES
- STREAM
- RAILROAD
- ROADS
- CITY LIMITS

1 0.5 0 1 2  
Miles

**NRHP Historic Districts** The NRHP defines a historic district as “a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development”. Nine NRHP historic districts currently exist throughout Jessamine County, four in Wilmore, one in Nicholasville and four more throughout the County.

**NRHP Vacant Historic Sites** The NRHP also lists three historic sites in Jessamine County as vacant or not in use.

- **Keene Springs Inn** The eleven-acre Keene Springs Hotel site is located near the historic community of Keene in northwestern Jessamine County. The community developed around a 1794 stone mill and spring and was incorporated in 1844 under its current name. The Inn is a two-story frame building erected when white sulphur water was discovered at the spring circa 1848. The waters’ perceived medicinal qualities made the Inn and its adjoining tavern a popular summer resort in the 1840s and 1850s.
- **George O’Neal House** This log cabin was moved to a new site in Jessamine County and was in use as part of a bed and breakfast until early in 2009. The structure is currently not in use and remains under private ownership.
- **Stone House on Brooklyn Hill (aka Houpp Farm)** This 1-1/2 story house is an architecturally significant example of dry stone construction in the Federal style. It is currently vacant and under private ownership.

**Historic Markers** The Kentucky Historical Society, in cooperation with the Kentucky Transportation Cabinet, administers a Highway Marker Program to commemorate historic people, events and sites. Nineteen markers have been placed in Jessamine County, commemorating everything from historic horse farms to the birthplace of General William Butler, officer in the War of 1812 and the Mexican War. Five of the markers are associated with various aspects of Camp Nelson. The text included on each of the markers can be found at the Kentucky Historical Society website at <http://migration.kentucky.gov/kyhs/hmdb/MarkerSearch.aspx?mode=All..>

- Almahurst Farm
- Bethel Academy
- Butler’s Birthplace
- Camp Nelson (3)
- Camp Nelson National Cemetery
- Camp Nelson Refugee Camp
- Chaumiere des Praries
- Dr. Lena Phillips Birthplace
- Ebenezer Church
- High Bridge
- Jessamine County
- Jessamine County Hemp
- John Curd Home
- Keene Springs Hotel
- Sawyer’s Inspiration
- First Independence Day Celebration

**Historic Rural Communities** Numerous historic rural communities are still in existence throughout Jessamine County. This Plan proposes further study focusing on an analysis of their potential for ongoing viability and the possibility of further controlled development specifically designed to benefit area residents and serve as an anchor for the community. Development might include very limited commercial uses such as general stores and public facilities such as parks or other recreational facilities. Factors such as location, existing levels and types of development and infrastructure capabilities should be considered as part of this proposed study.

Historic and/or rural communities identified for potential study include Dixon Town, Mt. Lebanon, Union Mill, Hall, Poortown, High Bridge, Keene, Little Hickman, Logana, Pollard, Spears, Bates Creek Estates, Sulphur Well and the Camp Nelson Neighborhood.

## **TOURISM SITES AND EVENTS**

**Jim Beam Nature Preserve** Located just west of US 27 along the Garrard County line, the 115 acre Preserve includes limestone cliffs along the Kentucky River. The Preserve is open to visitors every day from sunrise to sunset for low-impact activities such as hiking and photography. To protect its large concentration of rare and endangered plant and animal species, visitors are asked to remain on the trails at all times.

**Camp Nelson Heritage Park** This site served as a Union Army supply depot, recruitment camp and hospital facility for two years, beginning in 1863. Camp Nelson served as the Union's largest recruitment center for African-American troops and also served as a refugee camp for the troops' families. Thanks to a 2015 acquisition of an additional 101 acres, it preserves roughly 626 acres of the original 4,000, including a refugee cemetery, a recently added replica 1864 military barracks, and the Oliver Perry Mansion, also known as the White House, which served as Officers' Quarters for the Camp. Tours are offered of the White House and fortifications, and a visitor's interpretive center and Civil War museum are available for further discovery. A walking trail provides an interpretive tour of the depot facility, and a Living History Weekend known as "Civil War Days," is held annually.

**High Bridge** This seven acre park is located at the site of an historic cantilever railroad bridge in southwest Jessamine County. Built in 1877, the bridge was the highest railroad trestle in the world and a significant engineering feat. Passenger trains brought tourists to the High Bridge community for sightseeing, dancing and recreation. Current facilities at the park include a reconstructed Victorian pavilion, picnic shelters, a playground and a river overlook with views of the Kentucky River palisades.

**Valley View Ferry** This historic ferry service has been operating on the Kentucky River since 1785, when it was established by Revolutionary War veteran John Craig on lands granted him by the Virginia state legislature. The Ferry, which connects northeast Jessamine County to Madison County to the east, is Kentucky's oldest continuous ferry. It operates year round, and free passage is supported by funding from the Kentucky Transportation Cabinet

**The Kentucky River** The Kentucky River forms over half of Jessamine County's southeast and southwest border, with limestone cliffs up to 800' high. While the River offers opportunities for fishing, kayaking, hiking and other low-impact outdoor activities, the fragility of the area's ecosystem and its soil and geologic characteristics severely limit its potential as a tourist destination.

## **REGULATORY AND POLICY IMPLICATIONS**

This Plan includes multiple references to the preservation and protection of the historic and natural resources of Jessamine County (Goals I.B.3, V.A.7, VI.A.1-9). Strong tourism potential exists in Wilmore and its approach along US 68. Protection of agricultural areas along this route can help achieve economic development, tourism and historic preservation goals.

A CP Conservation-Preservation zone has been established by the City of Wilmore, but although the preservation of historic sites is included in the purpose statement, the ordinance concentrates on permitted uses for scattered sites in agricultural areas rather than historic districts in urbanized

settings. In 2012 the City of Nicholasville amended its Zoning Ordinance, establishing an H-1 Zoning Overlay classification. This Zoning Overlay supplements any existing underlying classifications, and a set of Design Guidelines are in place to encourage historic preservation and regulate building activities within an H-1 designated area. Jessamine County's H (Historic) District ordinance allows for the establishment of historic zones and provides for a Board of Architectural Review. This Plan recommends that all existing ordinances and regulations which include a reference to historic preservation should be reviewed and amended as necessary to bring them to standards of model ordinances.

The Camp Nelson area is a nationally significant historic site and is worthy of protection for its historic, tourism and educational potential. This Plan recommends a study to establish a scenic viewshed similar to those recommended for US 68 and the proposed US 27 connector route. The intent is to establish regulation of not only the highway route to the site but of the exteriors of structures within sight of the Camp Nelson area to ensure that they are compatible with the historic period of the Camp. This concept was previously included in the Landscape and Buffering Plan for the 1999 *US 27 North Corridor Access Management Plan*, which recommended a 200' viewshed along the highway and undefined additional viewshed protection in the area of the site itself.

Identifying the specific places and elements that are to be protected is key to taking full advantage of Jessamine County's historic tourism potential. This Plan recommends that each jurisdiction within the County conduct a study to create an inventory of all current and potential historic sites worthy of protection. The study should discuss, where appropriate, improvements or adaptive reuse possibilities and explore potential funding sources and partnerships. In addition, the public sector should do all it can to encourage all preservation, renovation and re-use efforts the owners of historic properties and sites in Jessamine County.

## Chapter 10 **LAND USE**





## LAND USE

From a planning perspective, land uses in Jessamine County can be classified within one of several broad categories: residential, non-residential and agricultural. Further sub-categories define more specific characteristics of various types of development.

### LAND USE PRINCIPLES

This Plan's Statement of Goals and Objectives establishes numerous land use principles for both residential and non-residential land uses. These principles were used to guide decision-making with regards to the most appropriate amount and placement of various land uses. Some, such as the issue of compatibility, are restated several times, while others are specific to a particular land use category.

#### Residential

- Provide adequate land and a full and balanced range of housing alternatives for residents of diverse needs and income levels
- Encourage flexible development options including cluster, mixed density and mixed use neighborhoods
- Encourage infill and adaptive re-use in developed areas
- Ensure compatibility with neighboring uses and differing levels of density through the use of landscape buffering and other design techniques
- Preserve and maintain existing housing stock while enforcing housing codes and eliminating substandard structures
- Limit the scale and nature of commercial development to those serving the everyday needs of neighborhood residents
- Provide for multi-modal accessibility

#### Agricultural

- Designate the majority of undeveloped land outside the current city limits of Wilmington and Nicholasville for continued agricultural use
- Keep permitted residential densities in these areas low

#### Commercial, Industrial and Other Non-Residential

- Designate the most appropriate sites for commercial, industrial, professional office and public use development
- Ensure that adequate land is available for expansion and new development
- Promote new development within the County's existing urban areas
- Discourage all non-residential development along US 68 and US 27 south of Nicholasville
- Consider environmental and compatibility impacts of all new development
- Assess the impacts of new development on public facilities and services as well as on existing commercial districts such as DBDs

## Land Use Principles

*Create urban cores that are desirable, attractive places in which to work, live and visit*

*Protect and preserve agricultural areas*

*Control commercial development along major road corridors*

*Ensure compatibility between new and existing land uses and development types*

*Coordinate new development with infrastructure capacities and capabilities*

*Set aside adequate land for recreational and other public uses*

*Encourage environmentally responsible development of all kinds*

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### **Downtown Business District (DBD)**

- Ensure adequate on and off street parking
- Establish design standards to ensure compatibility of new development with existing structures and create a visually attractive environment
- Develop a plan for multi-modal accessibility that includes vehicles, bicycles and pedestrians
- Create and encourage opportunities for infill and adaptive re-use

## **LAND USE DEFINITIONS**

Although land use regulations and ordinances within Jessamine County's multiple jurisdictions do not currently accommodate all of the land use categories shown in this Plan, a need was identified while working on the 2010 Plan, for a wider diversity of development alternatives, especially in the case of residential uses. A new land use configuration was established in 2010, as shown on the current Land Use Map, with the intentions to define a common structure for use by all jurisdictions within Jessamine County. A clear, consistent countywide system provides clarity for developers and encourage collaboration and cooperation among County governments regarding planning issues.

The land use categories included in this Plan are based on the following definitions and standards:

### Residential

**Very Low Density Residential** Land use category generally permitting single family detached units on lots of one (1) acre or more. Regulations may allow single family attached and/or duplex housing units in some instances; consult the appropriate jurisdictional zoning ordinance for specific conditions. Regulations may allow lot sizes less than one (1) acre while maintaining a density of one (1) single family dwelling per acre if the development is served by municipal sewer.

**Low Density Residential** Land use category generally permitting single family detached housing units on lots of 22,000 SF (approximately 1/2 acre) or more.

**Medium Density Residential** Land use category generally permitting single family detached housing units on lots of 15,000 SF (approximately 1/3 acre) or more.

**High Density Residential** Land use category generally permitting single family detached housing units on lots of 6,500 SF or more. Regulations may allow duplex housing units in some instances; consult the appropriate jurisdictional zoning ordinance for specific conditions.

**High Density Duplex Residential** Land use category generally permitting duplex housing units on lots of 8,000 SF or more. Permissible only within Nicholasville City limits; consult the zoning ordinance for specific conditions.

**Very High Density Residential** Land use category general permitting multi-family detached and attached housing units on lots smaller than 6,500 SF.

### Non-Residential

**Commercial** Land use category permitting general commercial uses, most commonly facilities for retail sales and entertainment purposes. Heavier more intense commercial uses shall be along major streets and highways with less intense commercial use along other routes.

**Industrial** Land use category permitting manufacturing, manufacturing processing, warehousing, wholesale and/ or research/testing facilities which operate primarily within enclosed structures and generate little or no significant traffic or negative environmental effects in surrounding areas. Some facilities may require open storage and/or service areas and may generate traffic or environmental nuisances in surrounding areas. It is the authority of the governing jurisdictions to place developments of significant impact in appropriate areas.

**Professional Office** Land use category permitting offices for professional, executive, administrative, accounting and similar service-based uses.

**Public/Semi-Public/Institutional** Land use category which includes parks and recreational facilities, hospitals and other healthcare facilities, public safety and governmental offices, churches, schools and libraries.

**Agricultural** Land use category permitting general agricultural activities, open space preservation and single family residential development based on the availability of infrastructure and public utilities. Lot sizes may vary, however, this land use generally includes a density not to exceed one (1) single family dwelling per five acres.

## FUTURE LAND USE CATEGORIES

Exhibit 10.1 defines the residential land use categories used by this Plan, and its Map, originally created for the 2010 Plan, and shows how the current land use options of each jurisdiction fit into this Plan's broad set of alternatives.

Exhibit 10.1  
**FUTURE  
RESIDENTIAL LAND  
USE CATEGORIES  
Jessamine County**

<b>LAND USE CATEGORIES</b> 2017Comprehensive Plan
Very Low (one acre minimum)
Low (22,000 sq. ft. minimum)
Medium (15,000 sq. ft. minimum)
High Duplex (8,000 sq. ft. minimum)
High (6,500 sq. ft. minimum)
Very High (under 6,500 sq. ft.)

Analysis of current land use regulation shows that Nicholasville has numerous residential development alternatives, as would be expected within the largest urbanized area in Jessamine County, while Wilmore and County regulations offer very limited options. This Plan recommends

that existing residential zoning and/or subdivision regulations in each jurisdiction be amended as necessary to bring them into agreement with the categories and minimum lot sizes as recommended in Exhibit 10.1. Any jurisdiction may also choose to add one or more new zoning districts as it deems necessary to meet the needs of its residents and its future development goals.

Because planned unit developments (PUD) and cluster developments are in fact development types and not land uses, they were specifically omitted from inclusion in this Plan. In addition, the Jessamine County-City of Wilmore Joint Planning Commission has in recent years, moved to revoke PUDs as a development option; cluster development remains a viable alternative within agricultural land use areas.

In this 2017 Comprehensive Plan updates (Exhibit 10.2) were made to non-residential land uses formerly shown in the 2010 Plan. Highway Commercial and Commercial were combined into a single land use. Also, Light Industrial and Heavy Industrial that were shown in the 2010 Plan were combined into a single category on the land use maps and shown as Industrial. Institutional/Public/Semi-Public were not altered nor was Professional. Some minor changes were made to the Agriculture category for clarification purposes. Agriculture remains a countywide designation for areas that do not have a future land use designation. It should be noted that while the Future Land Use Map shows only Industrial and only Commercial land uses there are considerations that should be made based on the impact of the type of use requested. Consideration of the impact of light versus heavy industrial must be given when approving such land uses as should the impact of commercial in highly traveled areas versus less traveled areas. Light industry permits manufacturing, wholesale and/or research businesses which operate entirely within enclosed structures and generates little or no significant traffic or negative environmental effects in surrounding areas. Heavy industry may require extensive public utilities and infrastructure support as well as open storage with more significant environmental nuisances. It should be clearly stated that the existence of these alternatives, both residential and commercial, do not imply that each of these uses are appropriate in every part of the County. The precise land use designations defined and mapped in this Plan were set after evaluation of specific sites to determine both the best and highest use of the land and the best interests of the community as a whole, and should be upheld as the prevailing alternative when considering future land use decisions.

Exhibit 10.2  
**FUTURE NON-RESIDENTIAL  
LAND USE CATEGORIES  
Jessamine County**

<b>LAND USE CATEGORIES</b>
2017 Comprehensive Plan
Commercial
Industrial
Public / Semi-Public / Institutional
Professional Office
Agriculture

## SPECIAL DISTRICTS

In addition, this Plan's Land Use Map shows two land use categories which can be considered overlays to other land uses: a conservation district and a Downtown Business District (DBD). Overlay districts are employed in land use planning when a particular area has distinct needs or characteristics that require special attention with regards to development.

**Conservation District** Land use category intended to protect environmentally sensitive areas and significant natural features through development controls.

**Downtown Business District (DBD)** Land use category intended to encourage the continued vitality of downtown and/or historic areas by permitting a variety of commercial, residential, public and semi-public uses.

Jessamine County's Conservation District includes 14,837 acres of land, consisting mostly of floodplain areas and river banks along Hickman Creek, Jessamine Creek, Marble Creek, Sinking Creek and the Kentucky River. These areas include several nature preserves established to protect natural features, ecosystems and native or endangered plants and animals. Jurisdictions which include Conservation District lands should work to establish development controls specific to these areas.

DBDs have been established for both Wilmore and Nicholasville. These districts are the business and government cores of Jessamine County's two urbanized areas and exhibit many characteristics typical of American downtowns. The existing Nicholasville DBD, established as a zoning district, consists of 16.9 acres (Exhibit 10.3). Wilmore's DBD is 43.7 acres (Exhibit 10.4). As the original city centers, DBDs often embody the unique character of a community. They typically include numerous land use categories – residential, commercial, public – that exist in close proximity and are highly interdependent.

DBD designation creates the framework for specialized regulation to deal with issues including historic structures, parking, vehicle and pedestrian circulation, infill and compatibility that are unique to downtown areas. They often present multiple opportunities for infill development, in which empty lots or underused parcels are redeveloped, as well as for adaptive reuse, giving historic or obsolete structures a new function. Development in these areas may also mix one or more types of housing such as single-family homes, apartments and condominiums with small-scale commercial uses like dry cleaners, professional offices and small markets that are useful in the daily lives of residents. Because of their convenience and the low level of individual maintenance required, these mixed use and mixed density environments are often attractive to single persons, young professionals and the aging.

This Plan recommends the establishment of additional special districts along the US 68 Scenic Byway Corridor and the Camp Nelson area to protect their historic and scenic viewsheds and encourage tourism potential.

## CITY LIMITS AND URBAN SERVICE BOUNDARIES (USB)

Both the city limits of Wilmore and Nicholasville have undergone changes since the most recent Comprehensive Plan (2010). Current city limits as shown on the Land Use Map show that both cities have increased the size of their incorporated city limits since 2009: Wilmore by nearly 3% and Nicholasville by over 7% (Exhibit 10.5).

Exhibit 10.5 CITY LIMIT / USB ACREAGES	City Limits (acres)			USB (acres) Outside City Limits			Total (acres) City Limits and USB		
	2009*	2017	Change	2009*	2017	Change	2009*	2017	Change
<b>Wilmore</b>	2,558	2,628	70 (+2.7%)	770	703	-67 (-9.5%)	3,328	3,331	3 (+0.6%)
<b>Nicholasville</b>	8,305	8,935	630 (+7.1%)	11,972	11,557	-415 (-4.0%)	20,277	20,492	215 (+1.0%)

\* 2010 Wilmore/Nicholasville/Jessamine County Joint Comprehensive Plan  
Nicholasville Planning Commission  
Jessamine County - City of Wilmore Joint Planning Commission

The Land Use Map also shows Urban Service Boundaries (USB) for Jessamine County's urbanized areas. A USB is a defined area which includes both existing and planned urban development, intended to encourage urban growth in specific areas while preserving other areas for agricultural activities. All land within the USB and outside incorporated city limits continues to fall under the jurisdiction of the Jessamine County/City of Wilmore Joint Planning Commission and Jessamine County Fiscal Court until such time as it is annexed by either the City of Wilmore or the City of Nicholasville.

The potential availability of public services and infrastructure plays an important part in determining the boundaries of a USB; the financial and physical feasibility of sewer service is especially significant. However, inclusion in either city's USB should not be considered a guarantee that the desired public services and facilities for any given development plan will be available upon request. Instead, it is as an indication that these areas are most appropriate for development from the perspective of long-term planning.

The Wilmore USB is unchanged from the 2010 Comprehensive Plan. At that time it was significantly reduced, by more than 53%, with most of the reduction occurring south of city limits. With population projections for Wilmore shown as largely stable or in slight decline, it was determined that the USB area was larger than necessary to accommodate the city's population and the land was better preserved for agricultural use. The USB established in 2010 coincides largely with Wilmore city limits. A portion of the 703 USB acres outside of city boundaries occur in a large parcel adjacent to Ichthus Farm, with the remainder northeast of the city where the USB expands to meet the western edge of the Nicholasville USB.

The Nicholasville USB, as defined in the prior Comprehensive Plan, is generous in size; a need for expansion is not anticipated in the near future. In areas where the USB nears US 68, its western boundary was set to run along the rear parcel lines of land fronting the roadway, with the intention of protecting a corridor along US 68 for agricultural uses.

The USB for Nicholasville also remains unchanged since the 2010 Comprehensive Plan. It is distributed outside Nicholasville city boundaries in most directions, meeting Wilmore at the West and Fayette County at the North. There are several exceptions to this, one of which occurs west of US 27 near the Fayette County line. During work on the 2010 Plan, a deliberate decision was made to place the USB along the railroad line with the specific intention of limiting future development to its west to agricultural and very low density residential uses. This placement of the USB also acknowledges the transportation limitations created by the existence of the rail line. Any new crossings across a rail line, whether at, below or above the surface, must be negotiated with the owner of the line and are generally extremely difficult to acquire. The other deviation occurs on the southernmost boundary of Nicholasville. The USB is aligned with the City

boundary at the south, with the exception of an area composed of two tracts of land on either side of US 27 which was annexed by the City in 2009.

The USB area between US 27 and the railroad line is designated for professional office development, a commercial use that is relatively low impact and low density. This will serve as an appropriate step-down in intensity of use from the commercial development at Brannon Crossing to the east and the low-density residential development to the west. It is also compatible with the presence of the rail line, which limits the attractiveness of adjoining land for residential development, and with likely patterns of development on adjacent parcels in Fayette County. It will also ensure that wastewater treatment requirements for new development will not exceed the two million gallon per day limit permitted by the West Hickman Wastewater Treatment Plant interlocal agreement with LFUCG. The medium and higher density residential uses designated for areas east of US 27 are more compatible with existing commercial, public facility and high-density residential development in the Brannon Crossing area. It is also compatible with existing adjacent residential development in Fayette County.

## WILMORE LAND USES

Exhibit 10.6 shows the acreage of lands within incorporated city limits falling into each of the land use categories utilized in this Plan, along with the percentage of the total that each represents. No additional acreage was provided for Very Low, Low, High Duplex or Very High Density residential categories, while Medium and High Density acreages were increased by a total of 205.9 acres. As a result, the majority of residential land use in Wilmore, existing and future, remains in the new High Density and Very Low Density categories. Very Low Density use drops by roughly 6% of the residential total, while High Density grows by less than 2%. Commercial, Industrial and Professional Office land uses are slated for the majority of non-residential growth in Wilmore, specifically chosen as most appropriate land uses for the city. Even with growth in land use acreage of nearly 7%, all non-residential uses still accounts for under one-third of land use in Wilmore. The unusually high percentage of land dedicated to Public/Semi-Public/Institutional uses is largely due to the presence of Asbury University and Asbury Theological Seminary

Exhibit 10.6

<b>EXISTING AND FUTURE LAND USES Wilmore City Limits</b>	<b>Existing Acreage</b>		<b>Future Acreage</b>		<b>Total Acreage</b>	
<b>Residential</b>						
Very Low (one acre minimum)	659.0	48.1%	---	---	659.0	41.8%
Low (22,000 sq. ft. minimum)	---	---	---	---	---	---
Medium (15,000 sq. ft. minimum)	---	---	73.6	35.8%	73.6	4.7%
High (6,500 sq. ft. minimum)	677.2	49.4%	132.3	64.2%	809.4	51.3%
High Duplex (8,000 sq. ft. minimum)	---	---	---	---	---	---
Very High (under 6,500 sq. ft.)	35.2	2.6%	---	---	35.2	2.2%
<b>Total Residential</b>	<b>1371.3</b>	<b>100.0%</b>	<b>205.9</b>	<b>100.0%</b>	<b>1577.2</b>	<b>100.0%</b>
<b>Non-Residential</b>						
Commercial	18.0	1.9%	16.2	23.1%	34.1	3.4%
Industrial	5.6	0.6%	17.6	25.2%	23.2	2.3%
Professional Office	46.8	5.0%	36.2	51.7%	83.0	8.3%
Public/Semi-Public/Institutional	528.3	56.7%	---	---	528.3	52.8%
Agricultural	332.9	35.7%	---	---	332.9	33.2%
<b>Total Non-Residential</b>	<b>931.5</b>	<b>100.0%</b>	<b>69.9</b>	<b>100.0%</b>	<b>1001.4</b>	<b>100.0%</b>
<b>TOTAL</b>	<b>2302.9</b>		<b>275.8</b>		<b>2578.7</b>	

## NICHOLASVILLE LAND USES

Residential land uses account for nearly 60% of the total acreage within Nicholasville city limits (Exhibit 10.7). This Plan designates 413 additional acres within Nicholasville for future Low, Medium and High Density residential uses. High Density development remains the largest single residential use category, even with the minimal future use acreage designated by this Plan.

Non-residential land uses account for the remaining 40% of designated acreage in Nicholasville. This Plan calls for additional future growth in Commercial, Industrial and Professional Office uses, with the majority of that acreage dedicated to general commercial uses. The category accounting for the second largest non-residential use, Industrial, was not increased and is now a smaller percentage of the total.

Exhibit 10.7 EXISTING AND FUTURE LAND USES Nicholasville City Limits		Existing Acreage		Future Acreage		Total Acreage	
<b>Residential</b>							
Very Low (one acre minimum)	211.3	4.4%	---	---	211.3	4.1%	
Low (22,000 sq. ft. minimum)	5.8	0.1%	76.3	18.4%	82.1	1.6%	
Medium (15,000 sq. ft. minimum)	101.5	2.1%	197.8	47.8%	299.3	5.8%	
High (6,500 sq. ft. minimum)	2845.9	59.9%	139.4	33.7%	2985.3	57.8%	
High Duplex (8,000 sq. ft. minimum)	1083.1	22.8%	---	---	1083.1	21.0%	
Very High (under 6,500 sq. ft.)	502.6	10.6%	---	---	502.6	9.7%	
<b>Total Residential</b>	<b>4750.2</b>	<b>100.0%</b>	<b>413.4</b>	<b>100.0%</b>	<b>5163.7</b>	<b>100.0%</b>	
<b>Non-Residential</b>							
Commercial	1326.4	38.6%	139.1	55.6%	1465.4	39.75%	
Industrial	1210.6	35.2%	78.3	31.3%	1288.9	34.96%	
Professional Office	178.2	5.2%	32.6	13.0%	210.8	5.72%	
Public/Semi-Public/Institutional	703.1	20.5%	---	---	703.1	19.07%	
Agricultural	18.3	0.5%	---	---	18.3	0.50%	
<b>Total Non-Residential</b>	<b>3436.6</b>	<b>100.0%</b>	<b>250.0</b>	<b>100.0%</b>	<b>3686.5</b>	<b>100.00%</b>	
<b>TOTAL</b>	<b>8186.8</b>		<b>663.4</b>		<b>8850.2</b>		

## UNINCORPORATED COUNTY LAND USE

The unincorporated areas of Jessamine County are almost entirely dedicated to non-residential uses, specifically to agriculture, which accounts for 75% of total land usage (Exhibit 10.8). Of the nearly 20,000 acres that do have a residential land use, 45% of that is in the Very Low category. Residential uses in total add up to just over 13% of the total land in the unincorporated county in this Plan.

Exhibit 10.8 EXISTING AND FUTURE LAND USES Unincorporated County		Existing Acreage		Future Acreage		Total Acreage	
<b>Residential</b>							
Very Low (one acre minimum)	1583.8	1.8%	6589.3	53.5%	8173.1	8.2%	



Low (22,000 sq. ft. minimum)	35.2	0.04%	1923.9	15.6%	1959.1	2.0%
Medium (15,000 sq. ft. minimum)	0.6	0.00%	2338.8	19.0%	2339.4	2.3%
High (6,500 sq. ft. minimum)	20.8	0.02%	738.8	6.0%	759.6	0.8%
High Duplex (8,000 sq. ft. minimum)	4.3	0.00%			4.3	0.00%
Very High (under 6,500 sq. ft.)	13.0	0.01%			13.0	0.01%
<b>Total Residential</b>	<b>1657.7</b>		<b>11590.7</b>		<b>13248.4</b>	
<b>Non-Residential</b>						
Commercial	190.5	0.2%	333.1	2.7%	523.7	0.5%
Industrial	494.8	0.6%			494.8	0.5%
Professional Office	11.6	0.01%	403.9	3.3%	415.5	0.4%
Public/Semi-Public/Institutional	2028.0	2.3%			2028.0	2.0%
Agricultural	83526.5	95.0%			83526.5	83.3%
<b>Total Non-Residential</b>	<b>86251.5</b>		<b>737.1</b>		<b>86988.6</b>	
<b>TOTAL</b>	<b>87909.1</b>	<b>100.0%</b>	<b>12327.8</b>	<b>100.0%</b>	<b>100237.0</b>	<b>100.0%</b>

## JESSAMINE COUNTY LAND USE

Jessamine County land use remains largely agricultural and low density as a result of this Plan. Residential uses account for almost 18% of land countywide, with close to half of that total dedicated to very low density development (Exhibit 10.9). Even with the relatively dense residential development found in Wilmore and Nicholasville, agricultural uses account for over 75% of the land in Jessamine County. The remainder of non-residential and non-agricultural uses countywide, including commercial, industrial, public and professional office uses, account for just under 7% of total land use.

Exhibit 10.9 EXISTING AND FUTURE LAND USES Jessamine County		Existing Acreage	Future Acreage	Total Acreage		
<b>Residential</b>						
Very Low (one acre minimum)	2454.1	2.5%	6589.3	50.0%	9043.3	8.1%
Low (22,000 sq. ft. minimum)	41.0	0.0%	2000.2	15.2%	2041.2	1.8%
Medium (15,000 sq. ft. minimum)	102.1	0.1%	2610.2	19.8%	2712.3	2.4%
High (6,500 sq. ft. minimum)	3543.9	3.6%	1010.4	7.7%	4554.3	4.1%
High Duplex (8,000 sq. ft. minimum)	1087.5	1.1%	---	---	1087.5	1.0%
Very High (under 6,500 sq. ft.)	550.7	0.6%	---	---	550.7	0.5%
<b>Total Residential</b>	<b>7779.3</b>		<b>12210.1</b>		<b>19989.3</b>	
<b>Non-Residential</b>						
Commercial	1534.8	1.6%	488.4	3.7%	2023.2	1.8%
Industrial	1806.9	1.8%	---	---	1806.9	1.6%
Professional Office	236.7	0.2%	472.7	3.6%	709.4	0.6%
Public/Semi-Public/Institutional	3259.4	3.3%	---	---	3259.4	2.9%
Agricultural	83877.7	85.2%	---	---	83877.7	75.1%
<b>Total Non-Residential</b>	<b>90715.5</b>		<b>961.1</b>		<b>91676.5</b>	
<b>TOTAL</b>	<b>98494.7</b>	<b>100.0%</b>	<b>13171.1</b>	<b>100.0%</b>	<b>111665.9</b>	<b>100.0%</b>

## POLICY AND REGULATORY IMPLICATIONS

The preservation of the scenic, historic and agricultural character of US 68 is one of several major objectives set by this Plan. It is the intention of this Plan to protect a corridor along the entire length of both the original and the new routes of US 68 through Jessamine County from further commercial and high density residential development (Goals I.A.7, I.B.1, I.D.2). Residential development along the roadways is to be limited to that associated with agricultural uses and, as stated in the Goals and Objectives, commercial development is to be “avoided” (Goal 1.D.6). Creation of a Corridor Overlay District, concentrating on the areas within the viewshed of the roadway, would be an excellent means of accomplishing this goal. This planning tool has been used very successfully elsewhere within the Bluegrass region, most notably in the case of the Paris Pike Corridor from Lexington to Paris.

Remaining agricultural areas of Jessamine County, still a significant land use, are also to be protected from large scale commercial and high density residential development (Goal I.B.1). Although specific sites along the new US 27 eastern bypass and the I-75 connector routes may be suitable for this kind of development, their placement and scale must be carefully planned well in advance of roadway construction. This Plan recommends that preliminary work begin immediately on Small Area Plans for both roadway corridors to ensure that any development associated with their eventual construction serves to further the goals and objectives of this Plan and is in the best interests of not only property owners and developers but the entire Jessamine County community.

The US 27 corridor north of Nicholasville is highly developed with commercial and industrial uses. The combination of these intense uses, the roadway’s importance as a regional vehicle route and a lack of alternative north-south routes through the County has created significant traffic congestion issues. This Plan’s goals and objectives specifically encourage compliance with the 1999 *US 27 Access Management Plan*, except as amended by the *US 27 Access Management Plan (February 2013)* (Goal I.D.1). Key recommendations of the *Access Management Plan* include the creation of a US 27 Corridor Overlay District, amendment of all relevant zoning ordinances and subdivision regulations as necessary to comply with the Plan and a commitment to the public and private funding necessary to make the required roadway improvements.

The current and future availability of sewer service has been the subject of considerable discussion throughout the development of this Plan. It has appropriately identified as a major factor in decisions regarding future long-term land use. Areas identified with current sewer availability are shown on Exhibit 7.3. A current listing of long term projects by the Kentucky Infrastructure Authority, indicates that Jessamine County will be able to accommodate growth for the foreseeable future.

Conservation Districts have been defined throughout Jessamine County with supporting regulation adopted to the Jessamine County zoning ordinance in May, 2006. Areas within the Conservation Districts should be rezoned. Efforts should be made to seek out best management practices for environmentally sensitive areas and amend existing regulation as necessary to support them. This is especially important in the case of Jessamine County government, which holds jurisdiction over most of these areas.

Both Nicholasville and Wilmore have a DBD already in place. Nicholasville's DBD is defined with by a zoning district (DB Downtown Business) which identifies principal, accessory, conditional and prohibited uses as well as lot, signage and parking requirements. This Plan recommends that this ordinance be reviewed in light of Nicholasville’s Downtown Master Plan to ensure that it remains relevant and applicable to the new development associated with its execution. Wilmore established a DBD with the 2010 Comprehensive Plan. It is also recommended that Wilmore city government initiate a Small Area Plan for its DBD with the intent of establishing any necessary supporting regulation.

## Chapter 11

# IMPLEMENTATION



## IMPLEMENTATION

The development of the County's joint Comprehensive Plan required considerable commitment and effort on the part of Update Committee members, elected officials, County residents and other stakeholders. It must, however, be followed by an ongoing commitment to take the necessary action -- further planning efforts, the development of project implementation plans or the redefinition of public policy -- to realize the Plan's goals and objectives.

Numerous studies, projects and other action steps have been recommended throughout this Comprehensive Plan. The implementation table that follows is intended to provide a concise description of these action steps, potential partners and participants and a recommended timeframe for their completion.

One of the most important action steps that should be considered is the establishment of a steering committee, perhaps comprised of members of the County's two Planning Commissions, to oversee the execution of this Plan's implementation recommendations. This committee would be responsible for prioritizing the various projects, bringing together the parties involved, soliciting community participation and assisting with funding efforts.

**Regulatory Tools** Zoning ordinances and subdivision regulations are the most direct means of managing the nature of development that occurs in a community as well as ensuring that it meets or exceeds certain minimum quality standards. In a more practical way, housing, building, plumbing and electrical codes speak to the most basic function of local government -- to ensure the public health, safety and welfare. All ordinances, regulations and codes should be periodically reviewed in light of growth and changes within the community, and the adoption of a Comprehensive Plan update is an ideal time to carry out this process. Any changes to ordinances and regulations must be guided by the goals and objectives set forth in the Comprehensive Plan, and codes must be written so as to reinforce them in everyday practice.

**Capital Improvement Plans** Both short and long range Capital Improvement Plans (CIP) can be developed to define a public project agenda as well as develop more specific strategies for implementing it. The extent of a CIP can be a wide-ranging plan for community facilities and services as a whole, or be limited to a specific issue or community need such as improved health care facilities or an extension of public sewer service. A CIP would include detailed information on planning, land acquisition, project design, expected costs and potential funding sources. One of the most important aspects of a CIP is its ability to clearly define public priorities and focus the efforts of the entire community on the achievement of goals to benefit the public good.

**Studies and Plans** Studies are most useful in helping to precisely define issues and opportunities, enabling a community to examine a topic in depth. A well-focused and inclusive study can then be the basis for detailed plans that address very specific needs in a way that is customized to circumstances and conditions within that community.

If a Comprehensive Plan is to be genuinely successful, it must include a plan for implementation of its goals and objectives. The projects listed within the following table may be considered a road map for future action by elected officials, city leadership, the business community and residents regarding all types of residential, commercial, industrial and public development. Each recommended project is referenced to the goals and objectives it is intended to accomplish and lists potential public and private partnerships that might be helpful in achieving it. Each is also assigned a time period in which it could be expected to be accomplished: short term, up to three years; medium term, three to five years; or long term, five years or more.

While the recommended projects are vital to bring the vision established in the 2010 Comprehensive Plan to life, the plan must also remain flexible in the face of a future that continues to change and evolve over time. Periodic review of the Comprehensive Plan as a whole and the individual recommendations it contains will ensure that the Plan continues as a fundamental element of Jessamine County public policy.

<b>Item No.</b>	<b>Goal/ Objective</b>	<b>Project Title</b>	<b>Description</b>	<b>Potential Partners</b>	<b>Time Frame</b>
1		Comprehensive Plan and Implementation Update	An annual update of the progress on implementation steps as outlined in this Plan	City and County Planning Commissions BGADD	Ongoing
2	I.C. 1-5	Wilmore Downtown Master Plan	A study to develop a master plan for the Downtown Business District	City of Wilmore Elected Officials, Joint Planning Commission, Resident Businesses, Economic Development Authority	Medium
3	I.C. 1-5	Nicholasville Downtown Master Plan	Review of the completed Downtown Master Plan to include the Business District	City of Nicholasville Elected Officials, City Planning Commission, Resident Businesses, Economic Development Authority	Medium
4	I.A. 1-8	Economic Cluster Study	Identify economic development and employment opportunities specific to Jessamine County	Elected Officials, Planning Commissions, Resident Businesses, Economic Development Authority, BGADD	Medium
5	I.A. & II.A.	Zoning Ordinance Review	Review all Zoning Ordinances for compliance with the Plan and for needed updates	Elected Officials, Planning Commissions, Citizen At-Large Appointees	Short
6	I.A. & II.A.	Subdivision Regulations Review	Review all Subdivision Regulations for compliance with the Plan and for needed updates	Elected Officials, Planning Commissions, Citizen At-Large Appointees	Short

7	II.A., VI.A.1.2.6.7.8	Residential and Commercial Design Review	Establish standards for exterior design elements particularly in Downtown Business Districts, Historic Districts and Commercial Building Facades	Elected Officials, Planning Commissions, Resident Businesses, Economic Development Authority, Historic Preservation Officials	Medium
8	I.A.5, II.A.2.3.9 & VI.A.6.8	Alternate Housing Development	Reuse, renovation and preservation of existing structures with environmental safeguards	Planning Commissions, Historic Preservation Officials & BGADD	Medium
9	III.A.1 & VI.A.9	US 68 Scenic Corridor	A study to protect the US 68 view sheds and maintain the road's scenic nature	City and County Elected Officials & Planning Commissions	Medium
10	I.A1.D, II.B.1 & III.A.1.B.3	US 27 Eastern Bypass Corridor Development Plan	Access management plan and development plan for the Eastern Bypass	City & County Elected Officials, Planning Commissions & Economic Development Authority	Short
11	I.C.3, E.3 & III.B.2.3.9	Community Capital Improvement Plan	A CIP to ensure funding for road networks, utilities, fire, police and emergency services, school systems, early warning systems and other public and private infrastructure	Elected Officials, Planning Commissions, Lexington MPO, Jessamine County Transportation Task Force & BGADD	Medium
12	I.C.3, II.B.4, IIIB.1.2.6 & IV.C.3	Bike and Pedestrian Requirements	Develop a plan that sets standards for bike and pedestrian accommodations	Planning Commissions, Lexington MPO, BGADD & Trails Associations	Medium
13	III.B.1 & IV.C	Parks and Recreation Master Plan and Capital Improvement Plan	Review plans to encourage development of new Parks and Recreation facilities and the improvements of existing facilities	Elected Officials, Planning Commissions, Parks and Recreation Officials, Kentucky River Taskforce & BGADD	Medium
14	V.A.1	Noise and Light Pollution Standards	Establish best practices and incorporate into regulations	Elected Officials, Planning Commissions & BGADD	Medium
15	V.A	Environmental Building Standards	A study to determine and adopt best practices regarding environmental building requirements	Planning Commissions & BGADD	Medium

16	V.A	Environmental Floodplain Watershed Regulations Review	Establish and codify appropriate environmental regulations regarding water and air, flood control, ecosystems and conservation areas	Elected Officials, Planning Commissions & BGADD	Medium
17	VI.A	Historic District Development Standards	Review existing standards related to preservation of historic areas and structures	Elected Officials, Planning Commissions, BGADD & Historic Preservation Officials	Medium
18	V.A.1.5.6.7	Camp Nelson Preservation View shed	A study to establish standards for the Camp Nelson historic site to protect the view shed from inappropriate development styles	Joint Planning Commission, Historic Preservation Officials, BGADD & Camp Nelson Education Foundation	Medium



# APPENDIX



## APPENDIX I.

### GLOSSARY OF TERMS

**Access** The ability of the general public to gain entry to a parcel of land for a specific use, generally through one of three techniques: 1) holding title to a parcel of land; 2) purchasing the right of public access; or 3) negotiating the right of public access by way of easements or other options.

**Active Recreation** Recreational activities requiring the use of organized play areas such as playing fields, swimming pools and basketball courts.

**Adaptive Reuse** A use of an existing building or parcel other than that for which it was originally intended.

**Adjacent** Those properties bordering the boundaries of another parcel, property or area.

**Adverse Impact** Changes, usually resulting from new development, that affect the character and/or characteristics of existing sites, structures, streets or districts in an unfavorable or undesirable manner.

**Affordable Housing** Housing that may be rented or purchased by a household with very low, low or moderate income for under 30 percent of that household's gross monthly income.

**Agricultural Use** Use of a tract of land of at least five contiguous acres for the production of agricultural or horticultural crops (see KRS 100.111 as amended).

**Base Study** As defined by KRS 100.191, an analysis of the general demographic characteristics of the population, economy, land use, transportation, community facilities and other significant elements of a planning unit.

**Berm** An earthen mound or embankment commonly used for screening a structure or land use from adjacent property.

**Bicycle Facilities** A general term denoting improvements and provisions made by public agencies to accommodate or encourage bicycling, including parking facilities, maps, bikeways and shared roadways not specifically designed for bicycle use.

**Bike Lane** A portion of a roadway that has been designated by striping, signing and/or pavement markings for the preferential or exclusive use of bicyclists.

**Bike Path** A bikeway physically separated from motorized vehicular traffic by an open space or barrier, either within the highway right-of-way or within an independent right-of-way.

**Bike Route** A segment of a system of bikeways designated by a jurisdictional authority with appropriate directional and informational markers, with or without a specific bicycle route number.

**Bluegrass Regional Planning Council (BRPC)** A regional planning organization established as per Kentucky Revised Statute to coordinate regional policy planning for the 17-county Bluegrass Area Development District.

**Buffer** A portion of a lot set aside for the purpose of minimizing visual and/or audio impacts of development on adjacent land uses, which may include vegetation, fences or berms.

**Building** See the applicable Zoning Ordinance and/or Subdivision Regulation for the jurisdiction.

**Central Business District (CBD)** See **Downtown Business District (DBD)**.

**Certified Local Government** A local government officially certified to carry out some of the purposes of the National Historic Preservation Act as amended (NRHP Bulletin 16A).

**Cluster Development** A development design technique that concentrates buildings within specific areas on a site to preserve the remaining area, often as open space, agricultural functions, recreational land and/or to protect environmentally sensitive features.

**Cohesiveness** Unity of composition among design elements.

**Community** A body of people sharing common interests and living in a particular area which may be comprised of many neighborhoods and is united, in part, by shared public facilities and services.

**Community Facility** Any use of land, whether publicly or privately owned, for transportation, utilities or communications or for the benefit of the general public, including but not limited to libraries, streets, schools, fire and police stations, municipal buildings, recreational centers including parks and cemeteries.

**Compatibility** Harmony in the appearance of two or more external design features in the same vicinity.

**Comprehensive Plan** A plan, or portion thereof, adopted by the planning commission and/or legislative body of a planning unit in accordance with KRS 100.183 through 197, showing the general location and extent of present and proposed physical facilities including housing, commercial and Industrial uses, major streets, parks, schools and other community facilities; this plan also establishes the goals, objectives, and policies of the community.

**Conservation** Protection and care to prevent destruction or deterioration of historical or otherwise significant structures, buildings or natural resources.

**Context** The setting in which an historic element, site, structure, street or district exists.

**Context-Sensitive Design** Development/ redevelopment design which is appropriate for the physical setting and surrounding architecture and preserves scenic, aesthetic, historic and environmental resources.

**Corridor** (1) Any major transportation or utility route, including freeways, expressways, arterials, or transit lines; (2) streams and their associated riparian vegetation.

**Cultural/Historic Context** An organizing system for interpreting history that groups information about historic or cultural properties which share a common theme, geographical location and time period (NRHP Bulletin 16A).

**Cultural/Historic Resource** A building, site, structure, object or district evaluated as having significance in prehistory or history (NRHP Bulletin 16A).

**Cultural/Historic Significance** The importance of a historic property as defined by NRHP criteria in one or more areas of significance (NRHP Bulletin 16A).

**Community Facilities** Public and semi-public facilities including parks, schools, libraries, museums, health and medical facilities and police, fire, emergency medical and social services which are publicly owned, developed and/or maintained and render service to the public.

**Density** The average number of families, persons or housing units per acre of land.

**Density Bonus** Zoning which permits additional density of development in return for desired design characteristics such as inclusion of residential units, urban design amenities or greenspace, commonly used in downtowns and urban infill areas.

**Design Standards** Site development standards, for purposes of review, relating to considerations such as site organization, landscaping, architecture and site details.

**Determination of Eligibility** An action through which a property has been judged eligible for NRHP listing but is not yet listed (NRHP Bulletin 16A).

**Develop** To bring about growth, to construct or alter a structure, to make a physical change in the use or appearance of land or to divide land into parcels.

**Developer** Any individual, firm, association, corporation, governmental agency or any other legal entity commencing proceedings to carry out the development of land.

**Development** Any construction, reconstruction, modification, extension or expansion of buildings or structures, parking areas, placement of fill, dumping, storage of building materials, land excavation, land clearing or any combination thereof.

**Development Plan** Written and graphic materials required for the approval of a development, including any or all of the following: location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, signs, drainage of surface water, access points, screening or buffering, utilities, existing manmade and natural conditions and all other conditions agreed to by the applicant (KRS 100.111).

**Downtown Business District (DBD)** The principal cultural and economic center of a city, accommodating a wide range of retail, financial, governmental, service and/or residential activities serving the entire urban area.

**Easement** Authorization by a property owner for the use by others of any designated part of the owner's property for a specified purpose and time, as described in the conveyance of land by such easement.

**Eligibility** The ability of a property to meet NRHP inclusion criteria (NRHP Bulletin 16A).

**Eligible for Inclusion** A category that includes both properties formally determined as such in accordance with regulations of the Secretary of the Interior as well as all other properties that meet NRHP criteria (36 CFR §200.16).

**Environmentally Sensitive Area** Any area which, due to its natural or physical setting, may present environmental obstacles with regard to development, including, but not limited to, steep slopes, floodplains, sinkholes, poor soil quality, improper fills, wetlands, significant trees or tree stands, aquifer recharge areas or similar areas.

**Exaction** A method of allocating, in a roughly proportional manner, the cost of capital or public facilities needed to accommodate new growth and development.

**Final Development Plan** A development plan from which a building permit will be sought, intended to deal with site design issues at a detailed level and to dictate the approved locations of buildings, parking areas, open spaces, access points and other site design features.

**Final Record Plat** See **Final Subdivision Plan**.

**Final Subdivision Plan** A subdivision plan that, upon approval, allows the sale or transfer of lots and the issuance of building permits obtained in accordance with the approved final subdivision plan; may also be referred to as the final record plan, final plan or subdivision plat.

**Flood** A temporary rise in stream flow or stage that results in water overtopping its bank and inundating areas adjacent to the channel.

**Floodplain** The land adjacent to a stream, river or lake that is subject to flooding.

**Frontage Road** A local street contiguous to and generally paralleling a more heavily used roadway that provides property access in lieu of direct access to the more heavily traveled roadway, sometimes called a service road.

**Geographic Information System (GIS)** A method of digitally storing geographic information obtained from a variety of sources, used to create maps, perform various levels of analysis and inventory and maintain land use data.

**Geologic Hazard Area** An area in which environmental problems are so numerous that even severely limited development/use could pose a serious problem to the immediate or surrounding areas. Examples include excessive floodplain areas, clustering of sinkholes, cliff areas, areas that have potential collapse problems due to underground caves near the surface, and similar areas.

**Grade** The inclination, usually of a roadway or of unimproved land, generally expressed by stating the vertical rise or fall as a percentage of the horizontal distance.

**Greenspace** Any publicly dedicated or privately owned area of land or water that is permanently protected from development; such an area may be predominantly in a natural condition, or may be improved or modified for recreation, education, aesthetic, cultural, natural resource management or public health and safety purposes.

**Greenway** A linear open space established along a natural corridor such as a river, stream, ridgeline, rail-trail, utility corridor, scenic road, or other route for conservation, recreation, health, economic, or alternative transportation purposes.

**Groundwater** Underground water that supplies wells and springs.

**Historic District** A significant concentration, linkage or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development; a multi-property district comprised of individual elements separated geographically but linked by association or history (NRHP Bulletin 16A).

**Impact Fee** See **Exaction**.

**Infill Development** Development that occurs on vacant, bypassed or underutilized land within an existing developed area.

**Infrastructure** The permanent physical structures necessary to community life such as sewage and water systems, utilities, roadways and bridges.

**Intensity** The degree to which land is used, generally measured by a combination of the type of land use and the amount of land or floor area devoted to that use.

**Karst** A limestone region that contains sinkholes, underground streams and caverns.

**Land Use** A general description of how land is used, occupied or utilized.

**LEED (Leadership in Energy and Environmental Design)** A rating system that sets voluntary standards and a certified program for high performance, environmentally responsible buildings; includes all building types and is based on site planning, water management and efficiency, energy management and materials used.

**Linkage** Open space connections between two geographic points, including greenways, parkways, landscaped boulevards, linear parks, median green strips, trailways or drainage courses available for hiking, bicycling, or horseback riding; linkages historically include park, recreation, or ornamental facilities along their length, and may be used to conserve drainage courses and natural areas.

**Legislative Body** The chief body of a city or a county with legislative power, whether it is the city council, the general council, the board of commissioners or the county fiscal court.

**Lot** A portion of land in a subdivision or plat of land, separated from other lots or portions of land by description as on a subdivision or record of survey map or by metes and bounds, for the purpose of sale, lease or separate use.

**Manufactured Housing** A housing unit in which construction of some or all components is completed in a factory environment and transported on a permanent chassis in one or more sections to a housing site for final assembly. Manufactured homes must be constructed to meet Manufactured Home Construction and Safety Standards as established by the US Department of Housing and Urban Development (HUD). *See Mobile Home, Manufactured Housing.*

**Massing** The height, width, volume and proportions of a building and its parts.

**Metropolitan Planning Organization (MPO)** A transportation policy-making organization, including representatives from local government and transportation authorities, required by the Federal Surface Transportation Assistance Act of 1973 in any urbanized area with a population greater than 50,000; responsible for ensuring that existing and future expenditures for transportation projects and programs are based on a comprehensive, cooperative and continuing (3-C) planning process. Federal funding for transportation projects and programs are channeled through MPOs.

**Mixed Density Development** Residential development in which housing of varying density, such as multi-family, condominium and single-family, are combined on a single site or in close proximity to one another.

**Mixed Use Development** Development in which various uses, such as office, commercial, public and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design (see also Urban Activity Center).

**Mobile Home** Manufactured housing produced prior to the establishment of the Manufactured Home Construction and Safety Standards as established by the US Department of Housing and Urban Development (HUD) in 1976. *See Mobile Home, Manufactured Housing.*

**Modular Home** Housing unit in which some or all components are factory built and where final construction complies with the same state, local or regional building codes as site-built homes, rather than to HUD construction and safety standards, as required for manufactured housing. *See Mobile Home, Manufactured Housing.*

**Multi-Modal** Capable of accommodating multiple modes of transportation, including but not limited to automobiles, bicycles, pedestrians, public transit and railways.

**National Register of Historic Places (NRHP)** The official list of the nation's significant districts, sites, buildings, structures and object determined by the US Secretary of the Interior to be worthy of preservation.

**Natural Area** Any area of land or water, or both land and water, in public or private ownership, which either retains or has reestablished its natural character, though it need not be completely natural and undisturbed; or which has natural flora, fauna, biological, ecological, scenic or archaeological features of scientific, aesthetic, cultural or educational interest (KRS 146.415).

**Natural Preserve** A natural area and the land necessary for its protection; any estate which has been formally dedicated under the provision of KRS 146.410 to 146.53 to be maintained as nearly as possible in its natural condition and used in a manner and under limitations consistent with its continued preservation without impairment, disturbance or artificial development, as well as for future scientific research, education, aesthetic enjoyment and habitat for plant and animal species and other natural objects (KRS 146.415).

**Negative Impact** See **Adverse Impact**.

**Neighborhood** A generally walkable, primarily residential district or area with an interconnected street network and distinctive characteristics.

**Open Space** See **Greenspace**.

**Owner** Any individual, firm, association, corporation, governmental agency or any other legal entity whose name last appears on the tax roles as owner of the land proposed to be subdivided.

**Paratransit** Form of transit serving persons with disabilities in which vehicles are dispatched on an as-needed basis instead of following a fixed route and schedule.

**Parcel** See **LOT**.

**Pedestrian** An individual who travels on foot.

**Planned Unit Development (PUD)** An area of land in which a variety of housing types and/or related commercial and industrial facilities are accommodated in a pre-planned environment under more flexible standards, such as lot sizes and setbacks, than would normally apply under these regulations.

**Planning Unit** As defined by KRS 100, any city, county or consolidated local government, or any combination thereof, engaged in planning operations.

**Plat** Map of a subdivision. (KRS 100.111)

**Preservation, Historic** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property (Federal Regulation 36CFR68.2).

**Public Facilities** See **Community Facilities**.

**Purchase of Development Rights (PDR)** Purchase of the right to develop land from owners of specific parcels, leaving the owner all other rights of ownership; the purchase price is the diminution in the market value of the land as a result of the removal of the development rights; the remaining value of the land is the farm use value.

**Recreational Bikeway** Environmentally and aesthetically pleasing bicycle routes totally independent of motorized transportation facilities but usually shared with joggers and walkers, often sited within utility rights-of-way and corridors along greenways, rivers and streams.

**Redevelopment** (1) The revision or replacement of an existing building through acquisition, clearance or rebuilding of a previously developed area in accordance with the Comprehensive Plan with the intent to achieve positive, long-range land use and social goals; (2) the physical upgrading of materials and support systems within an existing building while retaining its original use.



**Regulatory Flood** A flood of a magnitude having a one percent chance of occurring in any given year and which can be expected to be equaled or exceeded, on the average, once every 100 years.

**Rehabilitation, Historic** The process of restoring a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient use while preserving those portions and features of the building and its site and environment which are significant to historic, architectural and cultural values (Federal Regulation 36CFR67.2).

**Restoration, Historic** The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period (Federal Regulation 36CFR67.2).

**Right-of-Way** (1) Land reserved for use as roadways, sidewalks, alleys, easements or for other public uses. (2) The distance between lot property lines which generally contains not only the street pavement but also sidewalks, grass area, and underground and above ground utilities.

**Riparian** Relating to, living in or located on the bank of a natural watercourse.

**Rural Activity Center** A site within a rural area where intensive non-residential uses have historically existed; further development is limited to public facilities that serve residents of the rural area.

**Rural Settlement** A relatively small clustered settlement, often located at a crossroads and pre-twentieth century in origin, which has a small, compact development pattern and small or narrow lots, usually centered around a community store, church or tavern.

**Scale** The relationship of a particular project or development in terms of size, height, bulk, intensity and aesthetics to its surroundings.

**Scenic Byway** Designated roadways with significant archaeological, cultural, historic, natural, recreational and/or scenic qualities worthy of preservation, restoration, protection or enhancement; may be designated at the national, state and/or county level.

**Scenic Corridor** A thoroughfare that includes outstanding scenic vistas which may be along the right-of-way or part of a sweeping panorama.

**Screening** See **Buffer**.

**Shared Roadway** Any roadway which may be legally used for bicycle travel, regardless of whether a bicycle facility is specifically designated for preferential or exclusive use by bicycles.

**Sidewalk** A way or portion of a way intended primarily for pedestrian traffic.

**Single-family detached** A structure sharing no walls with any other structure, intended for use by one household.

**Sinkhole** Any closed depression formed by removal, typically underground, of water, superficial soil, rock or other material, usually indicated by closed depression contour lines on the topographic maps.

**Site** The parcel of land on which development is located or is to be located.

**Slope** Any inclined exposed surface of a fill, excavation, or natural terrain.

**Soluble Limestone** Limestone with high calcium carbonate content, easily dissolved by organic materials such as the weak solution of carbonic acid commonly found in underground water.

**Sprawl** A development pattern characterized by low density uses often lacking in connectivity and accessible only by vehicular traffic.

**Stream** A watercourse having a source, terminus, banks, and channels, through which water flows at least periodically.

**Street Trees** Trees planted in medians or along streets within the public right-of-way intended to enhance the visual quality of a street, provide shade, absorb pollutants and noise and provide habitat for wildlife.

**Street** A general term used to describe right-of-way that provides a channel for vehicular and pedestrian movement between certain points in the community, which may provide for vehicular and pedestrian access to properties adjacent to it, and which may also provide space for the location of under or aboveground utilities, but excluding private driveways serving only one parcel of land.

**Strip Commercial Development** A development pattern characterized by a linear pattern of commercial structures along roadways.

**Structure** See the applicable Zoning Ordinance and/or Subdivision Regulation for the jurisdiction.

**Subdivision** (1) The division or re-division of a parcel of land into two or more lots or parcels for the purpose, whether immediate or future, of sale, lease, or building development or, if a new street is involved, any division of a parcel of land; (2) the process of subdivision; or (3) the land subdivided.

**Subdivision Regulation** Locally adopted regulation that establishes the procedures by which land is subdivided as well as acceptable design and surveying standards and required improvements.

**Surrounding** Those properties near but not necessarily bordering the boundaries of another parcel, property or area.

**Sustainability** The level at which a development or community meets the needs of the present without compromising the ability of future generations to also meet its needs.

**Undeveloped Land** Land in its natural state before development.

**Urban Activity Center** A planned concentration of mixed land uses in specifically designated locations on arterial roadways, designed to provide necessary services to a multi-neighborhood area, and to complement the transportation system, effectively serve adjacent areas and reduce the impact of commercial sprawl. Urban activity centers have a retail core along with a concentration of higher density residential uses, and may include office, public facility and recreational uses (see also Mixed-Use Development).

**Urban Design** The architecture and planning of open spaces and public areas, including streetscape design, site planning and corridor design, with an emphasis on the aesthetic relationships among and between structures and neighborhoods.

**Urban Service Boundary (USB)** A defined area for existing and planned urban growth, intended to accommodate growth to occur in specific areas while preserving other areas for agricultural activities.

**Urban Sprawl** See **Sprawl**.

**Viewshed** A visual field; the area of land and structures visible from a particular location or a linear corridor such as a road.

**Watershed** The total area above a given point on a stream, channel or lake that contributes runoff water to a stream, channel, or lake at that point.

**Wetlands** Transitional areas between terrestrial and aquatic environments where the water table is at or near the ground surface or where the land is covered by shallow water.

**Wildlife Corridor** A relatively narrow area consisting of land, water or both, used by wildlife to travel or migrate from one larger habitat area to another; also called wildlife linkage or wildlife movement corridor.

**Zoning** Locally adopted regulation that specifies permissible use of land and allowable placement, spacing and size of buildings.

## APPENDIX II.

### Colleges and Universities within 60 miles of Jessamine County

Miles	Institution	Location	Enrollment (Fall 2015)
4	Asbury Theological Seminary	Wilmore	1,915
4	Asbury University	Wilmore	1,540
13	Indiana Wesleyan University - Lexington Education Center	Lexington	N/A
13	Lexington Theological Seminary	Lexington	81
13	Sullivan University, Lexington Campus	Lexington	N/A
13	Transylvania University	Lexington	1,053
13	University of Kentucky	Lexington	29,727
13	American National University - Lexington, KY Campus	Lexington	780
13	Bluegrass Community & Technical College, Cooper Campus	Lexington	10,388
13	Bluegrass Community & Technical College, Leestown Campus	Lexington	N/A
13	Bluegrass Community & Technical College, Regency Campus	Lexington	N/A
13	Spencerian College, Lexington Campus	Lexington	74
18	Eastern Kentucky University	Richmond	16,844
18	American National University - Richmond, KY Campus	Richmond	N/A
19	Centre College	Danville	1,367
19	Eastern Kentucky University, Danville Campus	Danville	N/A
19	American National University - Danville, KY Campus	Danville	N/A
19	Bluegrass Community & Technical College, Danville Campus	Danville	N/A
20	Midway University	Midway	1,055
20	Bluegrass Community & Technical College, Lawrenceburg Campus	Lawrenceburg	N/A
23	Georgetown College	Georgetown	1,364
23	Bluegrass Community & Technical College, Winchester - Clark Co.	Winchester	N/A

	Campus		
26	Berea College	Berea	1,643
27	Kentucky State University	Frankfort	1,586
37	Morehead State University at Mt. Sterling	Mt. Sterling	N/A
38	Elizabethtown Community & Tech. College, Springfield Campus	Springfield	N/A
38	Maysville Community & Tech College, Licking Valley Campus	Cynthiana	N/A
43	Jefferson Community & Technical College, Shelby Co. Campus	Shelbyville	N/A
43	Somerset Community College, Casey Center	Liberty	N/A
55	Somerset Community College, Somerset North Campus	Somerset	6,386
56	Campbellsville University	Campbellsville	3,128
59	Somerset Community College, Laurel North Campus	London	N/A
		<b>Total Enrollments</b>	<b>78,931</b>
		Source: <a href="http://www.thinkkentucky.com">www.thinkkentucky.com</a>	
	Miles are calculated as straight-line distance, not highway miles.		

### Technical Schools within 60 miles of Nicholasville

Miles	Institution	Location	Enrollment (2014-2015)		
			Secondary	Post-Secondary	Total
-	Jessamine Career and Tech Center	Nicholasville	1755	N/A	2,000
13	Eastside Technical Center	Lexington	645	N/A	645
13	Southside Technical Center		478	N/A	478
17	Hughes Jones Harrodsburg ATC	Harrodsburg	238	N/A	238
18	Garrard County ATC	Lancaster	250	N/A	250
18	Madison County ATC	Richmond	726	N/A	726

23	Elkhorn Crossing School	Georgetown	930	N/A	930
23	Clark County ATC	Winchester	680	N/A	680
24	Lincoln County ATC	Stanford	254	N/A	254
27	Franklin County Career and Technical Center	Frankfort	763	N/A	763
37	Montgomery County ATC	Mt. Sterling	497	N/A	497
38	Harrison County ATC	Cynthiana	456	N/A	456
38	Rockcastle County ATC	Mt. Vernon	424	N/A	424
43	Marion County ATC	Lebanon	594	N/A	594
43	Casey County ATC	Liberty	390	N/A	390
43	Shelby County ATC	Shelbyville	658	N/A	658
45	Jackson County ATC	McKee	354	N/A	354
49	Nelson County ATC	Bardstown	364	N/A	364
52	Lee County ATC	Beattyville	264	N/A	264
55	Pulaski ATC	Somerset	365	N/A	365
59	Oldham County CTC	Bucknar	337	N/A	337
<b>Total Enrollments</b>			<b>11,422</b>	<b>N/A</b>	<b>11,422</b>

Source: www.thinkkentucky.com

Miles are calculated as straight-line distance; not highway miles.  
Kentucky Tech secondary schools, called Area Technology Centers (ATC), are operated by the Cabinet for Workforce Development. Other secondary schools are operated locally by public school districts.

## APPENDIX III.

### 2008 KENTUCKY DIRECTORY OF MANUFACTURERS

March 1, 2017

Geographic Guide

Manufacturers Listed by City Location

[www.thinkkentucky.com/edis](http://www.thinkkentucky.com/edis)

\* Denotes executive officers at time of printing.

#### NICHOLASVILLE JESSAMINE COUNTY

##### AEP Inc

101 Etter Dr  
Nicholasville, KY 40356-1078  
Telephone: 859-885-9107  
Fax: 859-885-3490  
WEB: [www.atlantisplastics.com](http://www.atlantisplastics.com)  
Established: 1984  
Employment (2016): 72  
Flexible packaging stretch film  
NAICS: 326113, 326199  
Direct Owners:  
*Atlantis Plastics Inc*  
1870 The Exchange SE # 200  
Atlanta, GA 30339-2021

##### Albaad fem

500 Memorial Drive  
Nicholasville, KY 40356-1089  
Telephone: 859-887-2454  
Fax: 859-887-2892  
WEB: [www.albaad.com](http://www.albaad.com)  
Established: 1979  
Employment (2016): 130  
Manufacture and distribution of  
disposable hygienic products.  
NAICS 322291

##### Alltech Inc

3031 Catnip Hill Pike  
Nicholasville, KY 40356-8700  
Telephone: 859-885-9613  
Fax: 859-885-6736  
WEB: [www.alltech.com](http://www.alltech.com)  
Established: 1980  
\*Pearse Lyons, President  
Employment (2016): 450  
Natural animal feed additives and  
brewing & distilling products -  
Corporate headquarters  
NAICS: 311119, 541710, 551114  
Dan Haney, Director of Ops  
Jeff Peak, Purch Agent  
Direct Owners:  
*Alltech Inc*  
3031 Catnip Hill Pike  
Nicholasville, KY 40356-8700

##### Amcor Rigid Plastics

801 Memorial Dr  
Nicholasville, KY 40356-2716  
Telephone: 859-881-4800  
Fax: 859-881-4801  
WEB: [www.amcorpet.com](http://www.amcorpet.com)  
Established: 1982  
Employment (2016): 235  
Plastic custom bottles, food and  
customer care products  
NAICS: 326160  
**Plastic Bottle Div**  
Direct Owners:

*Amcor PET Packaging*  
10521 South Hwy M 52  
Manchester, MI 48158-9431

##### American Building Components

6975 Danville Rd  
Nicholasville, KY 40356-9594  
Telephone: 859-887-4406  
Fax: 859-885-2337  
WEB:  
[www.abcmetalroofing.com/abcroofing](http://www.abcmetalroofing.com/abcroofing)  
Established: 1991  
Employment (2016): 26  
Metal building products  
NAICS: 331221, 423510  
Todd Creekmore, Plant Mgr  
Mike Murphy, Sales  
Direct Owners:  
*NCI Building Systems*

##### Artistic Wood of Kentucky Inc

450 John Watts Dr  
Nicholasville, KY 40356-2162  
PO Box 356  
Nicholasville, KY 40340-0356  
Telephone: 859-887-4138  
Fax: 859-887-4137  
WEB: [www.artisticwoodofky.com](http://www.artisticwoodofky.com)  
Established: 1984  
Employment (2008): 9  
Kitchen cabinets; bathroom vanities;  
entertainment centers, book cases,  
mantels, bars counter tops.  
NAICS: 337110  
\*J David Dickenson, President  
Mike Puckett, Vice Pres

##### Aulick Chemical Solutions

111 Patton Court  
Nicholasville, KY 40356  
Telephone: 859-881-5422  
Fax: 859-881-8194  
Established: 2000  
Employment: (2015) 23  
Produces chemical solutions for  
water, wastewater and industrial  
compounds  
NAICS 325998

##### Automated Cutting Technologies Inc

1300 John C. Watts Dr  
Nicholasville, KY 40356  
Telephone: 859-881-1228  
Fax: 859-881-0671  
WEB: [www.actky.com](http://www.actky.com)  
Established: 2006  
Employment (2016): 22  
Specialized store fixtures for display,  
kitchen cabinets, woodworking, contract  
machining and laser cutting  
NAICS: 332812, 332999, 337215,  
339950

\*Rodney Worley, Owner  
Steve Hampton, Plant Mgr

##### Central Kentucky Truss LLC

2125 Catnip Hill Road  
Nicholasville, KY 40356  
Telephone: 859-887-2053  
Fax: 859-887-9409  
Established: 2003  
Employment (2016): 12  
Wood truss products  
NAICS: 321214  
\*Stewart McIntosh, CEO  
Frank Reeves, Opers Mgr

##### Central Ready Mix Concrete Co

3017 Catnip Hill Rd  
Nicholasville, KY 40356-8700  
Telephone: 859-885-2332  
Fax: 859-885-7469  
WEB: [www.centralreadymix.com](http://www.centralreadymix.com)  
Established: 1997  
Employment (2016): 8  
Ready-mixed concrete  
NAICS: 327320  
\*Jeff Riestler, President  
Kimberly Young, Office Mgr

##### Clark Machine Tool & Die Inc

1314 Shun Pike  
Nicholasville, KY 40356-9401  
Telephone: 859-885-9488  
Fax: 859-885-9480  
Established: 1967  
Employment (2016): 19  
Customer specific production  
machinery, special fixtures, special  
tooling, including electronics and  
computer programming on the  
machinery  
NAICS: 333319, 333318, 333514, 811219  
\*Ray Clark, President  
Danny Clark, Engineer

##### Classic Rattan Inc

900 John Watts Dr  
Nicholasville, KY 40356-2172  
Telephone: 859-885-3384  
Fax: 859-887-2195  
WEB: [www.classicrattan.com](http://www.classicrattan.com)  
Established: 1978  
Employment (2016): 28  
Rattan & wicker furniture  
NAICS: 337125  
\*David Gaunce, President  
Judy Gaunce, Secy/Treas  
Rick McQuerry, Product Mgr

##### Contemporary Wood Design Inc

140 Imperial Way  
Nicholasville, KY 40356-2502  
Telephone: 859-887-1977  
Fax: 859-887-9990  
WEB: [www.cwdi.com](http://www.cwdi.com)  
Established: 1987

Employment (2016): 6  
Store fixtures, wooden counter tops & ready to assemble furniture, commercial cabinets & counter tops, office cabinetry  
NAICS: 337110, 337122, 337211, 337215  
\*Dean Schwartzberg, President  
Lisa Schwartzberg, Vice Pres

**Cowart & Co Inc**  
3004 Park Central Ave  
Nicholasville, KY 40356-9102  
PO Box 24040  
Lexington, KY 40524-4040  
Telephone: 859-885-2370  
Fax: 859-885-2369  
Established: 1979  
Employment (2016): 6  
Custom millwork, cabinets, bookcases, door jams & window casings; custom architectural woodworking  
NAICS: 321911, 332510, 337110  
\*Andy Cowart, President

**Creative Draperies Inc**  
400 Delta Dr  
Nicholasville, KY 40356-2149  
Telephone: 859-885-6073  
Fax: 859-887-5687  
Established: 1969  
Employment (2016): 16  
\*Josephine Ches, Owner  
Cheryl Long, Plant Mgr  
Draperies & bedspreads  
NAICS: 314121, 314129

**Crown Marketing Plan Inc**  
1320 Danville Road, Loop 1  
Nicholasville, KY 40356-9456  
P O Box 1142  
Nicholasville, KY 40340-1140  
Telephone: 859-887-1864  
Fax: 859-885-5140  
WEB: www.spraypower.com  
Established: 1981  
Employment (2016): 3  
Multi-purpose cleaners  
NAICS: 325611, 325612  
\*Richard K. Woolums, President  
Connie A. Williams, Treasurer  
Greg Woolums, Vice President

**Cumberland Manufacturing Inc**  
152 Commerce Dr # B  
Nicholasville, KY 40356-9101  
Telephone: 859-885-4281  
Fax: 859-885-4281  
Established: 1991  
Employment (2008): 8  
Commercial; Millwork; custom wooden & laminated cabinets  
NAICS: 321918, 337110  
\*Alan Sweet, President

**Custom Creations**  
1410 John C. Watts Drive  
Nicholasville, KY 40356-9166  
Telephone: 859-885-2358  
Fax: 859-885-6976  
Established: 1987  
Employment (2016): 6  
Custom cabinets, counter tops, store fixtures, desks, bookcases & entertainment centers  
NAICS: 337110, 321999, 337215  
\*Bill Horine, Owner

**CW Assemblies LLC**  
400 Enterprise Dr  
Nicholasville, KY 40356-2295  
Telephone: 859-885-9658  
Fax: 859-885-3986  
Established: 1978  
Employment (2016): 37  
Wiring harnesses & electrical sub assemblies  
NAICS: 334419, 335999

**Donaldson Co Inc**  
200 Etter Dr  
Nicholasville, KY 40356-1098  
Telephone: 859-887-2426  
Fax: 859-885-7870  
WEB: www.donaldson.com  
Established: 1979  
\*Rich Lewis, Plant Mgr  
Michael Coleman, HR Manager  
Employment (2016): 170  
Industrial air pollution control devices  
NAICS: 333412  
Direct Owners:  
Donaldson Company (DCE Group)  
Minneapolis, MN 55440-1299

**Faulkner-Fain Co Inc**  
601 E Maple St  
Nicholasville, KY 40356-1644  
PO Box 509  
Nicholasville, KY 40340-0509  
Telephone: 859-885-6016  
Fax: 859-885-7138  
Established: 1957  
Employment (2016): 17  
Custom woodworking  
NAICS: 321918  
\*Howard R. Figg, President  
Beverly Stocker, Off Mgr  
Tony James, Plant Spvr

**H2 Promotions**  
105 Bradley Dr  
Nicholasville, KY 40356-9121  
Telephone: 859-885-9176  
Fax: 859-887-1526  
WEB: www.h2promos.com  
Established: 1988  
Employment (2016): 4  
Embroidering service; screen printing and promotional services  
NAICS: 314999  
\*Jeremy Hellard, President  
Justin Hellard, President

**Irving Materials Inc**  
2180 Catnip Hill Rd  
Nicholasville, KY 40356-8755  
Telephone: 859-885-6001  
Fax: 859-887-4450  
WEB: www.irvmat.com  
Established: 1965  
Employment (2016): 13  
\*Mike Harmon, President  
Beth Lizer, Plant Manager  
Eddie Webster, Purch Agent  
Jason Jones, HR Manager  
Direct Owners:  
Irving Materials Inc  
8032 North State Road 9  
Greenfield, IN 46140-9097  
NAICS: 327320

**Ideal Tool & Manufacturing Co Inc**  
126 Capital Court  
Nicholasville, KY 40356

Telephone: 859-881-8665  
Fax: 859-881-8880  
WEB: www.idealtool.net  
Established 2010  
Employment: (2016) 10  
Machine shop; parts, components, tools & dies; CNC, general & EDM machining, drilling, boring, cutting, surface grinding, mill & lathe work  
NAICS 332710

**Integrated Security Solutions**  
291 Etter Drive  
Nicholasville, KY 40356  
Telephone: 859-881-0477  
Fax: 859-885-2880  
WEB www.iss-ky.com  
Established: 1998  
Employment: (2016) 19  
Digital and electronic security equipment.  
NAICS 541712, 5616212

**Jessamine Journal The**  
507 N. Main Street  
Nicholasville, KY 40356-1156  
Telephone: 859-885-5381  
Fax: 859-887-2966  
WEB: www.jessamineonline.com  
Established: 1872  
Employment (2016): 7  
Weekly newspaper publishing  
NAICS 511110

**Jourdan Graphics Services**  
200 Memorial Dr  
Nicholasville, KY 40356-2715  
Telephone: 859-885-3840  
Established: 1979  
Employment (2016): 5  
Dies & die cutting, folding cartons, embossing & foil stamping  
NAICS: 322212, 322230  
\*Walter Jourdan, President

**Lexington Paint & Supply Co**  
103 Park Central Ct  
Nicholasville, KY 40356-9106  
Telephone: 859-885-7276  
Fax: 859-887-1799  
WEB: www.lexpaint.com  
Established: 1984  
Employment (2016): 10  
Industrial, latex, oil base, stains, varnish, water base & enamel paints  
NAICS: 325510  
\*Hank Whitman, President  
Bo Whitman, Plant Mgr

**Lockmaster Inc**  
2101 John C. Watts Drive  
Nicholasville, KY 40356  
Telephone: 859-885-6041  
Fax: 859-885-7093  
WEB: www.lockmasters.com  
Established 1981  
Employment: (2016) 45  
Designs and markets educational products, locks, part, and tools for the security industry/wholesale distribution.



### McKechnie Vehicle Components

801 John C. Watts Dr  
Nicholasville, KY 40356-2161  
Telephone: 859-887-2446  
Fax: 859-887-6320  
WEB: www.mvcusa.com  
Established: 1979  
Employment (2016): 391  
Plastic injection molding - automotive components, wheel trim, center caps, claddings  
NAICS: 326199, 332813  
Mike Torakis, CEO  
Linda Torakis, President  
Deborah Roberts, Human Res Mgr  
Lisha Turner, Purch Agent  
Linda and Mike Torakis, Principal Owners

### McLane

1040 Baker Lane  
Nicholasville KY 40356  
Telephone: 800-457-2561  
Fax: 859-887-8273  
Employment (2016): 588  
Cumberland, Grocery Division  
Mary Pierkarski, Division President

### Meade Concrete Products Inc

2004 Catnip Hill Rd  
Nicholasville, KY 40356-9775  
Telephone: 859-885-1700  
Fax: 859-885-7503  
WEB: www.meadeconcreteproducts.com  
Established: 1991  
Employment (2016): 22  
Manufacture and retail concrete blocks and other building materials  
NAICS: 327331, 327390  
\*William A. Meade, President  
David B. Meade, Vice Pres  
Ryan Meade, Director

### Medivet Biologics LLC

200 Moore Drive  
Nicholasville, KY 40356  
Telephone: 859-885-7111  
Fax: 516-706-2558  
Established 2002  
Employment (2016) 20  
Animal stem cell processing  
NAICS: 541940

### Multi-Link Inc

225 Industry Pkwy  
Nicholasville, KY 40356-9110  
Telephone: 859-885-6363  
Fax: 859-885-6619  
WEB: www.multi-link.net  
Established: 1987  
Employment (2016): 4  
Telecommunications equipment  
NAICS: 334210  
\*Ron Sladon, President  
Scott Sheldon, Marketing Dir  
Walter E. Stacy, Prdtn Mgr  
Direct Owners:  
Tennessee Valley Ventures  
201 4th Ave North, Suite 1250  
Nashville, TN 37219

### North American Equipment Sales Co Inc

350 Memorial Dr  
Nicholasville, KY 40356  
Telephone: 859-885-3353  
Fax: 859-887-2363  
WEB: www.noamequip.com

Established: 1923  
Employment (2008): 10  
Railroad & track equipment  
NAICS: 336510  
Div ERS Inc  
\*Robert Rude, CEO  
Anthony Hargreaves, VP/Gen Mgr  
Sue Mulchay, Office Mgr  
Direct Owners:  
ERS Inc  
Buffalo, NY 14224-0225

### Pneu-Draulics

111 Brookside Drive  
Nicholasville, KY 40356  
Telephone: 859-887-4155  
Fax: 859-887-4165  
WEB: www.pneu-draulics.com  
Established 1982  
Employment (2016) 11  
Distribution and design consultation of sealing devices; O-rings, hydraulic/pneumatic packing, custom machined seals, custom kitting, engineered solutions, gaskets.  
NAICS: 423840

### Premier Sheetmetal Inc

1400 John C. Watts Drive  
Nicholasville, KY 40356-9101  
PO Box 897  
Nicholasville, KY 40340-0897  
Telephone: 859 885 5668  
Fax: 859-885-6685  
WEB: www.premierfab.com  
Established: 1989  
Employment (2007): 20  
Sheet metal fabricating  
NAICS: 332322  
\*David Lear, Owner  
Lynn McKamy, Vice Pres  
Michael Lear, Vice Pres  
Tony Feltner, Opers Mgr

### RJ Corman Railroad Group LLC

101 RJ Corman Drive  
Nicholasville, KY 40356  
Telephone: 859-881-7521  
Fax: 859-885-7804  
WEB: www.rjcorman.com  
Established 1973  
Employment: (2016) 281  
Headquarters for rail services; helicopter repair.  
NAICS 551114

### Sargent & Greenleaf Inc

1 Security Dr  
Nicholasville, KY 40356-2159  
PO Box 930  
Nicholasville, KY 40340-0930  
Telephone: 859-885-9411  
Fax: 859-885-3063  
WEB: www.sargentandgreenleaf.com  
Established: 1974  
Employment (2016): 130  
High security locks  
NAICS: 332510  
Div of Stanley Security Solutions  
\*William Dempsey, President  
Cathy Jackson, HR Coordinator  
David Cole, Mfg Mgr  
John Thompson, Purch Agent  
Ned Urschel, VP Mfg  
Direct Owners:  
Stanley Security Solutions

1000 Stanley Drive  
New Britain, CT 06053

### Sector Technology Inc

2000 Elizabeth St  
Nicholasville, KY 40356-9110  
Telephone: 859-881-8113  
Fax: 859-881-8114  
WEB: www.sectortech.com  
Established: 1979  
Employment (2016): 18  
Industrial cutting machinery  
NAICS: 333512, 333517  
\*Brendon Day, President  
Simon Day, Mgr Operations  
Direct Owners:  
Sector Technology Inc  
4865 Wyndhurst Rd  
Lexington, KY 40515-1250

### SMC LLC

400 Enterprise Dr  
Nicholasville, KY 40356-2295  
Telephone: 859-885-9658  
Fax: 859-885-3986  
Established: 2011  
Employment (2016): 50  
Electronic manufacturing services  
NAICS: 334412, 334418

### Sky Unlimited Inc

American Cabin Supply  
390 Enterprise Dr  
Nicholasville, KY 40356-2299  
Telephone: 859-887-1492  
Fax: 859-885-7891  
WEB: www.americancabin.com  
Established: 1985  
Employment (2007): 65  
Screen printed napkins, plastic & Styrofoam cups  
NAICS: 323113, 323119  
\*Jim Claggett, President  
Shawn Claggett, President

### Tammcor Industries

100 Venture Court  
Nicholasville, KY 40356  
Telephone: 859-887-4697  
Fax: 859-885-4762  
WEB: www.tammcor.com  
Established: 2000  
Employment (2016): 15  
Machine shop: general, CNC, prototype & development machining; tooling, prototypes, tool & die; extrusion & progressive dies  
NAICS: 332710, 332999, 333514  
\*Keith Tamminga, President  
Jay Bradley, Accounting Mgr

### TOA Electric USA Inc

100 Capital Court  
Nicholasville, KY 40356  
Telephone: 859-881-3330  
Fax: 859-881-3336  
WEB: www.toa-electric.com  
Established: 2007  
Employment (2016) 18  
Integrate robotics and factory automation machine/equipment, electrical engineering. Logistic Management & Facility Relocation  
NAICS: 238290, 541614, 541330  
\*Marc Wada, CEO  
Kevin Ohyama, COO

**Turner Labels & Shipping Supplies**

112 Commerce Dr  
Nicholasville, KY 40356-9101  
PO Box 23700  
Lexington, KY 40523-3700  
Telephone: 859-887-4000  
Fax: 859-887-2135  
WEB: www.turnerlabels.com  
Established: 1979  
Employment (2016): 22  
Labels, tags & shipping supplies  
NAICS: 323112  
\*Norman Durham, President  
Dave Tursany, General Mgr

**Warner's Printing Service LLC**

125 Commerce Dr  
Nicholasville, KY 40356-9189  
Telephone: 859-881-0636  
Fax: 859-881-5633  
WEB: www.wpsllc.com  
Established: 1965  
Employment (2016): 12  
Offset printing, computer typesetting,  
die cutting & saddle stitch binding  
NAICS: 322231, 323110, 323121  
\*Mike Warner, Owner  
Greg Kerwin, Owner

**WestRock**

200 Stephens Dr  
Nicholasville, KY 40356-1071  
Telephone: 859-885-6021

Fax: 859-887-6543  
WEB: www.rocktenn.com  
Established: 1970  
Employment (2016): 220  
Paperboard folding boxes  
NAICS: 322212  
**Folding Carton Division**  
Jay Ahrens, GM  
Jeff Clark, Human Res Mgr  
Jeff Puckett, Controller  
Kim Keller, Asst Gen Mgr  
Direct Owners:  
RockTenn

**WILMORE  
JESSAMINE COUNTY**

**High Bridge Spring Water Inc**

3830 High Bridge Rd  
Wilmore, KY 40390-9773  
Wilmore, KY 40390-9773  
Telephone: 859-858-4407  
Fax: 859-858-3205  
WEB: www.highbridgesprings.com  
Established: 1982  
Employment (2016): 23  
Bottled distilled water & reverse  
osmosis drinking water  
NAICS: 312112, 493110  
\*Linda Griffin-Slagel, President  
D Husovitz, Opers Mgr  
Direct Owners:  
High Bridge Spring Water Inc

3830 High Bridge Rd  
Wilmore, KY 40390-9773

**Sterling Tool & Die Inc**

100 Tococo Court  
Wilmore, KY 40390-9595  
Telephone: 859-858-9327  
Fax: 859-858-3898  
Established: 1995  
Employment (2016): 9  
Fabrication and Installation of  
machines and machine parts  
NAICS: 332322, 332999, 333514  
\*Louis Daniels, Owner  
Owsley Daniels, Owner  
machines and machine parts