

CHAPTER ONE

Kentucky Planning and Zoning Statutes (KRS 100) require that the Planning Commission of each planning unit prepare a Comprehensive Plan. This plan serves as a guide for public and private actions and decisions in order to assure the development of various land uses in the most appropriate relationships. A principle element of the Comprehensive Plan is the establishment of a statement of goals and objectives. This chapter of the plan serves as a guide for the preparation of the remaining elements of the plan. In addition, the goals and objectives provide the planning commission and its staff with the direction necessary to prepare a plan that accurately represents the wishes of the community.

The following statement of goals and objectives is intended to provide direct guidance for decisions made by the planning commission and local governmental bodies as related to future physical development of the county's planning area. These statements are presented in two levels of specificity. Goals are very broad and abstract ideals that the community desires. Objectives are more specific and concrete concepts which, when achieved, contribute to goal attainment. KRS 100.193 requires the planning commission to adopt the goals and objectives and to submit them to the legislative bodies of each governmental unit included in the planning area for their adoption. The Greater Harrodsburg-Mercer County Planning Commission, Harrodsburg City Commission, and Mercer County Fiscal Court adopted the following goals and objectives as follows:

- Planning Commission Adoption: August 4, 2003
- Harrodsburg City Commission Adoption: August 12, 2003
- Mercer County Fiscal Court Adoption: August 12, 2003



Goals & Objectives

OVERALL GOAL:

Promote a natural and man-made environment that balances environmental protection and preservation with the physical, social and economic needs of the population for the long-term benefit of both.

ENVIRONMENT

GOAL: Encourage and promote the conservation and protection of Mercer County's natural resources and areas including archaeological, geological, and/or biological sites.

OBJECTIVES:

1. Identify and protect sensitive natural resource sites and unique areas from the effects of incompatible development. Provide special consideration for the Palisade areas of the Kentucky and Dix Rivers.
2. Assemble and maintain a system of environmental information to be considered by the Planning Commission in making decisions regarding land use changes.
3. Encourage public education programs, conservation efforts by private organizations, and public policy which will promote the protection of the environment.
4. Minimize the impact of flooding in the human and natural environment of Mercer County by discouraging development in the floodplain and by enforcement of Federal Flood Insurance Program requirements.
5. Support compliance with federal and state environmental regulations.
6. Protect ground water resources by discouraging installation of new on-site sewage disposal systems and encouraging maintenance of existing systems.
7. Reduce soil erosion by requiring and ensuring compliance with erosion control measures during construction.
8. Require appropriate drainage facilities, including detention basins (as necessary), for all new developments in order to avoid flooding, erosion, and problems caused by post development runoff.
9. Prevent pollution by providing adequately sized and maintained collection and distribution facilities for the proper treatment and handling of water, sewage, and solid waste.
10. Encourage conservation through the reduction, reuse, recycling of solid waste and use of the model energy code for new construction.

ECONOMIC DEVELOPMENT

GOAL: *Provide a strong economic base which fosters employment opportunities for all Mercer County residents through commercial expansion, industrial development, and the protection of viable agricultural land.*

OBJECTIVES:

1. Adopt an economic development strategy to retain existing industry, increase economic diversity, and create better employment opportunities in order to ensure that the county remains a vital part of a strong local and regional economy.
2. Encourage the recruitment and retention of clean, non-polluting, worker-friendly and diversified industries which yield plentiful, higher paying jobs in order to retain the county’s existing workforce and increase long term, quality employment opportunities for local youth. These industries should be located in suitable locations where adequate infrastructure is available with facilities that are complementary to the physical character of Mercer County.
3. Enhance the local work environment by supporting public and private efforts to provide affordable, high-quality, licensed day care facilities for children and adults.
4. Protect and promote the County’s agricultural economy and agrarian character for the benefit of the public by encouraging high quality, diversified agricultural production and development of related “value-added” agricultural businesses and support services.
5. Promote efforts of Chamber of Commerce, Tourist Commission, Harrodsburg First Program, and Harrodsburg/Mercer County Industrial Development Authority.
6. Encourage the expansion and revitalization of commerce within the Central Business District of Harrodsburg and continue to participate in the Renaissance Kentucky Program as a gold level city. The Central Business District should be the most vibrant sector of the city.
7. Enhance and promote Harrodsburg as a tourist attraction by fostering the development of small, unique businesses that increase the level of activity in the downtown area at varying hours of the day and evening.
8. Promote Fort Harrod as a tourist attraction and encourage the state to renovate and upgrade the facilities at the state park.



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9. Support new and innovative means to boost local tourism and seek assistance of state and local governments, as necessary.

10. Increase Mercer County's share of Bluegrass tourism dollars by encouraging the development of tourist related facilities (such as lodging, restaurant and other entertainment facilities) which are complementary to the scenic and historic assets of the community.

11. Encourage cooperation and coordination among the various local interests that serve as attractions for visitors, such as hotels, motels, restaurants, museums, and bed and breakfast houses.

12. Support and encourage the preservation of historic sites, archaeological sites, and unique scenic areas that serve as "drawing cards" for the traveling public, with special consideration for the Palisade areas of the Kentucky and Dix Rivers.

13. Encourage the development of support services and technical assistance for small businesses.

14. Facilitate condensed, high quality commercial development by discouraging sprawl created by linear shopping areas.

HISTORIC PRESERVATION

GOAL: *Recognize and preserve the historic and cultural resources of the City of Harrodsburg and Mercer County.*

OBJECTIVES:

1. Encourage the identification, maintenance, and protection of all significant historic districts, buildings, structures, fences, and archeological resources through education and, where appropriate, designation of local historic districts and places.
2. Obtain information and surveys from the Kentucky Heritage Council, Harrodsburg Historical Society, and other sources in order to develop and maintain a list of all historic buildings, sites and districts in Harrodsburg and Mercer County.
3. Develop zoning regulations, such as a Historic Overlay District, to protect unique historic buildings, districts, scenic corridors (U.S. 68), and sites from destruction or harm which can result from inappropriate in-fill development, land use changes, or new construction which is not compatible with adjacent uses or complementary to the character of the district.
4. Encourage the retention and productive use of historic buildings and sites by adopting local codes and ordinances which support private ownership and restoration efforts.
5. Encourage cooperation between local interest groups (public and private) which recognize, market, and promote the restoration of historic buildings, sites and districts within Mercer County.
6. Encourage the placement of all utility lines underground or in the rear of the buildings in the Harrodsburg Central Business District and other historic districts.



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HOUSING

GOAL: Provide a diversity of safe, sanitary, affordable, and livable housing for all citizens in Mercer County.

OBJECTIVES:

1. Provide adequate housing opportunities for citizens off all income levels including persons who are single, disabled, and elderly.
2. Encourage the development of high quality upper-scale housing to enhance industrial recruitment efforts.
3. Encourage the maintenance of the community's existing housing stock and neighborhoods by discouraging the encroachment of incompatible land uses within established residential areas, permitting appropriate in-fill development, and enforcing existing regulations related to property maintenance.
4. Rehabilitate substandard housing through redevelopment projects by utilizing all available private and public funding sources.
5. In order to provide a more livable and pedestrian-friendly community, promote residential development which preserves natural resources and provides amenities such as aesthetically pleasing street lighting, sidewalks, bike paths, greenspaces and recreational facilities such as golf courses, swimming pools, tennis courts and ball fields.
6. Encourage quality and diversity of design by encouraging residential development and construction that is compatible with existing land uses, transportation patterns, and the spatial arrangement of existing housing and neighborhoods.
7. Designate areas for higher density, compact residential development, including townhouses, patio homes, landominiums/condominiums, as well as apartment buildings, in appropriate areas with adequate infrastructure.
8. Encourage efforts to construct and maintain affordable housing for elderly, disabled, and other disadvantaged persons in areas with convenient access to recreation, commercial activity, and other services.
9. Encourage the development of retirement community housing and assisted living facilities with appropriate services for the elderly and disabled.

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10. Develop standards for the appropriate location of various classes of manufactured homes.
11. Discourage residential subdivision development that is scattered outside designated residential zones which cannot be efficiently served by urban services.
12. Encourage contiguous and planned growth; avoid leapfrogging subdivisions.
13. Encourage innovative residential proposals such as cluster or conservation subdivisions in the unincorporated areas in order to preserve Mercer County's scenic and rural character.
14. Recognize and encourage the concept of limited low density residential expansion in existing small communities while preserving the unique, rural character of these areas.
15. Provide for the fair, equal and uniform enforcement of building and zoning codes.
16. Adopt and enforce county policies and applicable regulations to address littered lots, substandard, dilapidated structures, etc. Explore the possibility of adopting a nuisance ordinance and/or property maintenance code.



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COMMUNITY FACILITIES AND SERVICES

***GOAL:** Ensure that adequate, affordable community facilities and services are available and provided in an efficient and orderly manner while conserving human and natural resources.*

OBJECTIVES:

1. Coordinate the rehabilitation, development, and expansion of community facilities with land development activities by requiring, at the time of development, infrastructure sufficient to accommodate projected growth.
2. Coordinate the land development decisions of the Harrodsburg-Mercer County Joint Planning Commission with the service-providing organizations in the County and City in order to ensure the adequate improvement and extension of services to as many areas as feasible and cost effective, while promoting development policies that require development to locate in areas already served. Any development that occurs surrounding the U.S. 127 By-Pass should be connected to city services.
3. Continually monitor the county's growth rate to determine if existing and proposed development will be provided the necessary, desirable, and advantageous community services and facilities in an orderly and efficient manner.
4. Require the dedication of easements and rights-of-way to meet future infrastructure needs when development or redevelopment occurs.
5. Plan for the development (or redevelopment) of existing rural settlements through the provision of approved sanitary sewers and water supply.
6. Encourage the improvement and upgrading of sewer treatment facilities and extension of sewer trunk "lines" in a logical and cost effective manner.
7. Encourage the improvement of the water storage capacity and pressure characteristics of the public water systems.
8. Encourage the City and County to continue to use legislative influence to seek and protect an adequate, high quality future water supply.
9. Develop easily accessible outdoor recreational areas serving the passive and active recreational needs of each community.

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10. Encourage the development of indoor recreational facilities to serve residents throughout the year.

11. Provide adequate amounts of permanent open space for recreational purposes in all future residential developments.

12. Develop proactive environmental, health care, police and fire protection services to meet the needs of each community by cooperating with local boards which regulate or make decisions about the expansion and location of these services.

13. Coordinate the addressing of all new development with the 911 numbering system during subdivision review.

14. Encourage greater quality, efficiency and cost effectiveness of the public education system by expanding, replacing and upgrading facilities as necessary.

15. Encourage the provision of continuing adult education classes and additional vocational training for Mercer County residents.

16. Continue to take advantage of federally funded Summer Youth and In-School youth programs.

17. Provide adequate health services to citizens of all ages at easily accessible locations.

18. Encourage and support the development of affordable health facilities, nursing homes, and day care establishments.

19. Encourage communication and coordination between units of local government in order to facilitate informed decision-making on growth and development by periodically conducting outreach and educational programs on the planning and zoning issues facing Mercer County.

20. Expand use of citizen ad hoc committees to advise on public issues.

21. Require that all proposed cellular telecommunications facilities including towers, antennas, and other wireless facilities be developed in a manner which retains the integrity of neighborhoods and the overall character, property values, and aesthetic quality of life of the community at large. Future development policies for the locations of wireless facilities within the county shall:

A. Ensure that wireless facilities are constructed in practical locations and require



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facilities to minimize impacts to residential neighborhoods.

B. Minimize the number of wireless facilities by requiring the use of existing structures and co-location when feasible.

C. Ensure that there is a minimal impact upon the visual environment by requiring adequate screening and/or aesthetically pleasing design.

D. Protect the public health, safety, and welfare by requiring that the wireless facilities are adequately secured as well as encouraging the timely maintenance of the structures. In addition, require provisions for the removal of abandoned facilities.

E. Establish an administrative process for the approval/disapproval of wireless facilities in accordance with KRS 100.985 - 100.987.

TRANSPORTATION

GOAL: Develop and maintain an accessible, safe, and efficient multi-modal transportation system that effectively addresses regional and local development patterns.

OBJECTIVES:

1. Promote better coordination between city, county, and state government in the planning and implementation of transportation improvements.

2. Maintain the level of service of arterial, collector, and local streets by separating through traffic from local business traffic in the business districts and along major-access highways, and upgrading existing rights-of-way and roads as development occurs.

3. Actively seek funding from the state, federal government or other entities for bridges, underpasses, signals and other road work to eliminate or mitigate the impacts of the Southern Railway Crossings in Harrodsburg.

4. Ensure the street system properly relates to residential, commercial, industrial and public uses of the land.

5. Improve traffic circulation patterns to provide efficient and effective access to each sector of the City. All future land use and planning decisions shall be directed toward maintaining the level of service of existing roadways and creating a street system which is designed to serve its intended function.

6. Limit the number of direct access points (curb cuts) along arterial and collector

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streets by encouraging the use of shared parking lots, frontage roads and other access management techniques. The use of access management techniques for any development proposed along the US 127 By-Pass shall be required, where feasible, in order to maintain the level of service of this roadway.

7. Provide a balanced multi-modal transportation system by increasing opportunities for public transportation and encouraging citizens to walk or bicycle whenever possible by providing safe sidewalks, street crossings, bike paths, walking trails, and other alternatives to vehicular transportation.

8. Strengthen the network of pedestrian transportation (i.e. bikeways, sidewalks, walking paths) by developing a recreational plan that requires these type of improvements be made to existing areas and as new development occurs.

9. Actively pursue funding for the development of pedestrian paths and bikeways especially those that connect residential areas with the Anderson/Dean Recreational Park.

10. Study and implement ways to improve traffic flow in the Harrodsburg Central Business District and old U.S. 127.

11. Promote the development of well lit, landscaped off-street parking areas within adequate walking distance of downtown activity centers.

12. Promote circulation systems which will encourage pedestrian movement in the downtown area while minimizing pass-through vehicular traffic.

13. Require all developers to provide adequate off-street parking, rights-of-way, sidewalks, and paved travel surfaces that meet city and county specifications.

14. Highway commercial uses shall be located in close proximity to major thoroughfares for maximum convenience and economy to the travelling public, while minimizing the impact to the community in terms of traffic congestion, local commuting patterns, and adjacent land uses.

15. The interior street system of new residential developments shall ensure continuity with adjacent, built, or planned neighboring areas. Residential developments shall be encouraged to provide interconnections between sections of their developments and with adjacent developments to promote safe and easy transportation access and a sense of neighborhood interaction. Street extensions and the widening of existing roadways shall be developed where needed and feasible. The interior street system shall also coordinate with and continue the evolving multi-modal transportation system (pedestrian walkways, trails, bicycle facilities, etc.).



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LAND USE

GOAL: *Achieve the best possible relationship between the various types of land uses and the major street system to provide for an increasingly safe, healthy and convenient environment in which to live and work for the residents of Harrodsburg and Mercer County.*

OBJECTIVES:

1. Promote an innovative development pattern that establishes guidelines for planned growth, respects urban service areas, promotes the integration of compatible land uses, and frames development with open space.
2. Balance developmental needs with the preservation and protection of the community's existing character and resources.
3. Properly manage future development by planning for an adequate supply of developable land to accommodate anticipated growth and community needs within areas which are currently served by urban services.
4. Encourage future land development in centralized compact patterns near existing development in order to minimize decentralized sprawled patterns.
5. Reduce the cost and impact of development by encouraging growth in directions which most efficiently use the existing and planned utility systems. Emphasis should be placed upon restoration and redevelopment of existing commercial areas. New commercial, multi-family housing and other high density land uses should be near similar uses and adequately served by urban services.
6. Identify, establish and maintain open spaces and greenway corridors to enhance the natural environment, increase linkages between various recreational opportunities and protect scenic and/or environmentally sensitive areas.
7. Prohibit development in physically restrictive areas and require adequate preventive measures to minimize environmental degradation during construction in all areas.
8. Strive to protect recreation, tourism, unique natural areas, and cultural attractions by controlling any development that might harm the surrounding environment of such attractions.
9. Encourage the preservation of "prime farmlands" and/or agricultural land with high productivity capabilities from encroachment of residential, commercial, industrial and other types of uses in order to protect the county's agricultural economic base and productivity potential. Support the PACE program and individual designation of Agricultural Districts by identifying these areas during the comprehensive planning process and offering incentives for participation.

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10. Preserve and increase the stability of existing rural settlements through proactive planning and land use regulations that promote compatible development or re-development in these areas.

11. Develop new guidelines for residential development that stresses flexibility and creativity in neighborhood design, focuses on the development or preservation of neighborhood character, landscaped streets, open spaces, recreational amenities, the human scale and walkability.

12. Require effective site placement, and compatible architectural and landscape design for commercial and industrial uses in order to ensure aesthetically pleasing development which is compatible to the character of Harrodsburg and Mercer County. The use of access management techniques, appropriate signage and landscaping shall be emphasized while nuisances such as smoke, dust, noise, light and odor shall be kept to a minimum.

13. Encourage “in-fill” development and the efficient provision of urban services by promoting restoration and redevelopment of property previously developed.

14. Consider occupancy rates in existing commercial developments when determining the amount of land available for future commercial development.

15. Establish regulations for “big box” retail establishments which ensures that this type of development contributes to Harrodsburg and Mercer County as a unique place by reflecting its physical character and adding to it in appropriate ways. Regulations should include provisions for the architectural character of the building, color and materials of the primary structure, relationship to the surrounding community (including civic amenities), pedestrian flows, vehicular traffic, and parking.

16. Require provisions for the elimination or reuse of abandoned buildings as part of the development review process for industries and big box retailers.

17. Develop land use policies and zoning regulations which promote governmental, commercial, trade, residential, educational, cultural, recreational/entertainment, and professional office development within the Harrodsburg Central Business District in order to encourage use of downtown during both day and evening hours.

18. Support efforts to provide the downtown with a clean uncluttered appearance.

19. Discourage, through zoning, the development of poorly located and shallow commercial strips, particularly with direct access to major streets unless specifically designated in the Land Use Plan.



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20. Restrict outlying commercial facilities to uses specifically oriented to the automobile or uses requiring extremely large amounts of parking. Proper access/utility roads must accompany the development.

21. Limit the adverse impacts of commercial and industrial development on residential areas by requiring adequate setbacks, landscaped buffers and overall site design which minimizes noise, light or other nuisances especially surrounding the U.S. 127 By-Pass. Specific requirements for the installation of buffers and landscaping for all new developments should be adopted and applied in all areas in the county and city, especially along the U.S. 127 By-Pass corridor.

22. Locate future industrial development where it will be most compatible with surrounding land uses, with the proper environmental controls, in areas served by utilities, police and fire protection, with access to existing and proposed highway and rail transportation. Expansion of existing industries should not be encouraged along the U.S. 127 By-Pass Corridor.

23. Achieve planned and orderly commercial, residential, industrial and agricultural development of property adjacent to US 127 By-Pass.

24. Encourage the City of Harrodsburg to annex properties to the outer by-pass right-of-way and permit only limited residential development on the inside of the by-pass where city services can be efficiently extended.

25. Promote and protect the “green space” concept for land adjacent to the US 127 By-Pass by adopting a Greenway Overlay District in the zoning ordinance which requires the use of street trees for developments which intersect the by-pass.

26. Develop a sign ordinance for the county. This ordinance should be specific in terms of sign material and size and require centralized signage along the U.S. 127 By-pass. In addition, the ordinance shall provide for and encourage the development of aesthetically pleasing signage that promotes travel and tourism into areas of downtown Harrodsburg which may be negatively impacted by development along the U.S. 127 By-pass.

27. Achieve high quality development and land use through the fair, equal, and uniform enforcement of zoning and subdivision regulations.

28. Encourage coordination and cooperation between the planning commission and various government entities in order to ensure that land use policies are integrated into local decision making processes and policies.

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- 29. Promote the concept of planning at the neighborhood level within Harrodsburg and in the small rural settlements in Mercer County by creating a more inclusive, ongoing process for community involvement.
- 30. Develop gateways into Harrodsburg which serve as aesthetically pleasing entrances or focal points in order to create a sense of “arrival” to the city and indicate that it is unique and distinctive from another.
- 31. Conduct a study to evaluate the advantages and disadvantages of establishing an Urban Services Boundary.
- 32. Hire an enforcement officer with inspection and citation issuance capabilities.

