

SCOTT FISCAL COURT
ORDINANCE NO. 92-002

AN ORDINANCE RELATED TO THE CREATION OF THE
SOUTHERN GREENBELT DEVELOPMENT AREA

WHEREAS, the Georgetown-Scott County Joint Planning and Zoning Commission having considered the recommendation of the Georgetown-Scott County Citizens Committee for the Comprehensive Plan and having held public hearings on the recommendations of the Citizen Committee related to the southern greenbelt development area, the need for an amendment to the Comprehensive Plan and the Land Use Map as they relate to the southern greenbelt development area and the ordinance provisions necessary for the creation of a southern greenbelt development area consistent with the Comprehensive Plan, the public hearings having concluded on December 12, 1991, with the Georgetown-Scott County Joint Planning and Zoning Commission recorded the adoption of this Ordinance by the Scott Fiscal Court and the City Council for Georgetown, Kentucky. This recommendation was approved by unanimous vote of the Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT FOR THE COUNTY OF SCOTT COUNTY, KENTUCKY, AS FOLLOWS:

Section 1 Objectives:

The objectives of this Ordinance are:

To implement Comprehensive Plan policies concerning expansion of the Georgetown Urban Services area beyond the By-pass right-of-way;

To reinforce the long-term integrity of the USB by establishing a greenbelt as the boundary between urban and rural land uses;

To promote the efficient use of the southern bypass as an urban collector by providing for urban uses on both sides of the highway;

To enable those owners of properties on which the bypass and related road improvements have a direct impact to participate in its potential economic benefit;

To provide a reasonable transition from urban to rural land uses south of Georgetown;

To protect the prime agricultural properties south of the bypass from detrimental effects of abutting urban uses; and

To substantially eliminate the impacts of such urban development that would encourage further extension of the USB and loss of prime farmlands to the south.

Section 2: SOUTHERN GREENBELT DEVELOPMENT AREA

The Urban Service Area for the City of Georgetown is expanded to the south to include that area designated in the Scott County Comprehensive Plan as the Southern Greenbelt Development Area and shown on the Southern Greenbelt Land Use Map, which includes that area between the bypass right-of-way at the Southern Railroad and the intersection of the northern floodplain of Cane Run Creek and the southern bypass right-of-way, all of which lies south of the southern edge of the bypass right-of-way. Included therein, as drawn on said map, is the Greenbelt Reserve Area, which shall contain no urban land uses.

Section 3: URBAN SERVICES INFRASTRUCTURE

Urban services, with the exception of water service, shall be available in the Southern Greenbelt Development Area only in those areas designated for urban use. Such services shall not be extended into the Greenbelt Reserve Area, nor shall infrastructure for such services be designed for future extension into the Greenbelt Reserve Area.

Section 4: GREENBELT RESERVE AREA

Planned land uses in the Greenbelt Reserve Area are those uses now permitted, or which become permitted, in the A-1 zone, except that in those areas designated on the Southern Greenbelt Land Use Map as Tree Preservation Areas, no living trees shall be removed, disturbed or damaged without prior approval of the Commission where removal is reasonably required for efficient development. Landscaping shall be provided between urban uses and the Greenbelt Reserve Area, sufficient to provide substantial year-round screening. Urban uses shall be separated from the Greenbelt Reserve Area by fencing. Should clustered residential developments become a permitted use in the A-1 zone as provided in the 1991 Comprehensive Plan, any residential cluster in the Greenbelt Reserve Area shall be located adjacent or in close proximity to the area designated for urban uses in the Southern Greenbelt Development Area.

Section 5: ANNEXATION

No development in the Southern Greenbelt Development Area shall be approved prior to annexation to the City of Georgetown.

Section 6: U.S. 25 LANDSCAPE BUFFER

New commercial development fronting on U.S. 25, south of relocated Ector Lane, shall provide a landscaped open space setback averaging 25' from the right-of-way. Landscaping requirements shall be those given in the Landscape and Buffers Ordinance. The

25' landscape strip may be used for storm drainage and retention, if all landscape requirements can be met.

The foregoing Ordinance was read for the first time on January 31, 1992, for the second time February 7th, 1992, at which time it was adopted by unanimous roll call vote and approved.

APPROVED BY:

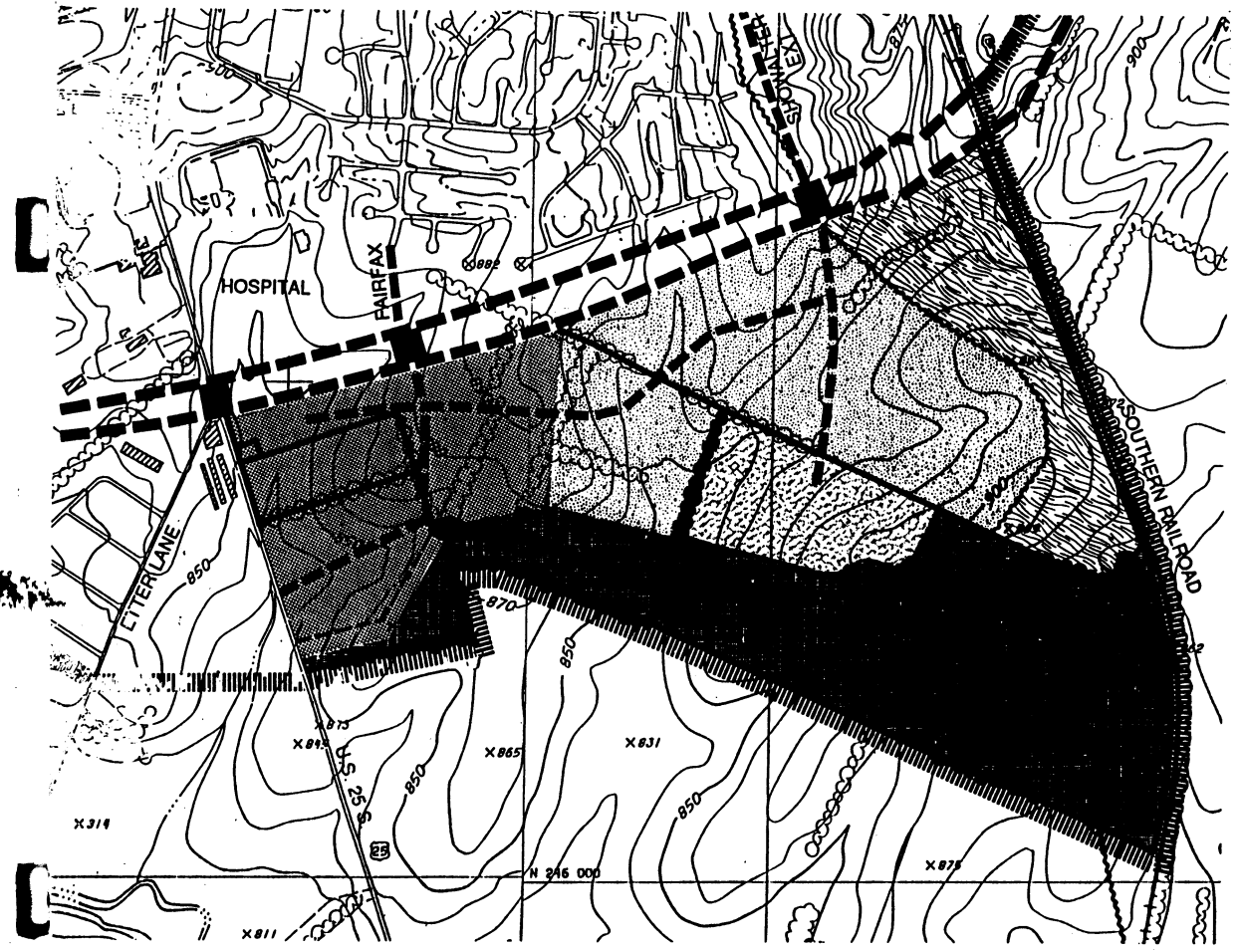
George Lusby
 GEORGE LUSBY, COUNTY JUDGE-EXECUTIVE

ATTEST:













Martha Neclario
 MARTHA NECLARIO, CLERK OF COURT

GROWTH AND LAND USE ⇒ MAP 6
 SOUTHERN GREENBELT LAND USE MAP

GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN MARCH 1991



LAND USES

- | | | | |
|---|--|---|--------------------------------|
|  | Greenbelt Reserve |  | Urban Service Boundary |
|  | Tree Protection Areas |  | Bypass Right-of-Way |
|  | Aquifer Recharge Protection Area |  | Approved Bypass Intersection |
|  | Cluster A-1 Subdivision/Light Industrial |  | Future Collector Streets |
|  | Residential/Light Industrial |  | Aquifer Recharge Area Boundary |
|  | Community/Highway Commercial |  | Property Lines |