WILMORE
NICHOLASVILLE
JESSAMINE COUNTY

JOINT COMPREHENSIVE PLAN
2010

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Jessamine County Vision Statement

Jessamine County is a community with a strong sense of place and a strong sense of who we are.

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

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

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

Our background and traditions are important to us. We respect the people and places that are the foundation of our cities, towns and neighborhoods and embrace the best today can offer.

Our open spaces, green fields and river valleys are among our most treasured resources. We value 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.

Jessamine County Comprehensive Plan Update Committee
April 22, 2008
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 joint comprehensive plan for the first time in the County’s history. Elected officials of Jessamine County, the City of Wilmore and the City of Nicholasville appointed eighteen County residents, businesspersons and other stakeholders to a committee tasked with producing a single Comprehensive Plan Update document that addressed land use planning throughout the County.

The Comprehensive Plan Update Committee met for the first time in January, 2008. 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 the BGADD 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 now offers continuous three-year data estimates for areas with populations of 20,000 and more. Both Jessamine County and Nicholasville meet this minimum standard, making 2007 data available for use in this Plan. The most current information available for Wilmore, however, is from the 2000 decennial census. Unless specifically stated otherwise, it should be assumed that all Census Bureau data for Wilmore is from 2000, while all data for Nicholasville and Jessamine County is from 2007 ACS estimates.

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 plan 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 in April, 2008. A final draft of the Statement was presented for comment from the general public at two public hearings held in early July, 2008. After a final review, the Committee submitted its Statement of Goals and Objectives on August 12, 2008 to a joint public meeting of the County’s two 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 elements of the Comprehensive Plan – 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 a Land Use element was also created, which included development of a countywide Land Use map. The Map document was presented to the public for comment and input at four additional public meetings held in May and July of 2009. The meetings 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 letters submitted to the BGADD facilitators. Two topics, transportation issues and agricultural preservation, generated most of the public comment.

The final component 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 map and other exhibits was presented for adoption to a joint meeting of the Nicholasville and the Jessamine County-Wilmore Planning Commissions on January 12, 2010, when it was adopted by the Jessamine County-Wilmore Planning Commission. It was adopted by the Nicholasville Planning Commission on March 22, 2010. The final Comprehensive Plan document was delivered per KRS 100.197.
Chapter 2

Statement of Goals & 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 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 and 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. Limit major commercial development outside the DBD to specific sites, preferably at major street intersections.

5. Encourage utility placement at rear of buildings and/or underground.

6. 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


2. Discourage industrial and non-agricultural residential development along both old and new US68 and along US27 south of the Bypass.

3. Restrict access along the US27 Bypass to street intersections at Shun Road, Edgewood Drive, Wichita, Etter Drive, KY29, KY169, and the existing north and south access points of US27.

4. Restrict access to US27 north of the northern bypass intersection.

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.

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.


6. Develop a countywide circulation plan for pedestrians and cyclists in coordination with recreation, school system and roadway plans.

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. Establish a means of regulating the number and type of cellular towers within Jessamine County so as to provide the necessary level of service to residents while limiting their intrusion into the landscape.

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. Explore 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 recycling programs and commercial and residential garbage collection by private contractors 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. Discourage development with potential negative impacts on floodplains and flood-sensitive areas and restrict development on known landfills and dumpsites.

7. Protect 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.

8. Encourage the use of environmentally innovative structure and development design.

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 a historic site of local, regional and national significance.

8. Preserve and protect the historic character of our rural communities.

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.

POPOPULATION COMPOSITION

Jessamine is the second 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 population projections from the Kentucky State Data Center (KSDC), the 2007 population of Nicholasville was 25,854, just over 55% of the total population of Jessamine County of 45,555 (Exhibit 3.1). The population of the City of Wilmore was expected to grow slightly between 2000 and 2007 by 0.2% to 5,915.

Data from the 2000 US Census (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. Wilmore’s median age is, in fact, nearly 38% lower than that of the nation.

<table>
<thead>
<tr>
<th>TOTAL POPULATION</th>
<th>GENDER</th>
<th>RACE</th>
<th>MEDIAN AGE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Male</td>
<td>Female</td>
<td>White</td>
</tr>
<tr>
<td>Nicholasville</td>
<td>19,680</td>
<td>9,406</td>
<td>10,274</td>
</tr>
<tr>
<td>Wilmore</td>
<td>5,905</td>
<td>2,937</td>
<td>2,968</td>
</tr>
<tr>
<td>Jessamine County</td>
<td>39,041</td>
<td>19,185</td>
<td>19,856</td>
</tr>
</tbody>
</table>

Data Source: US Census 2000
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 18 years of age averages about 29%, those 25-44 years about 30%, and those 65 years and older about 10%.

The most significant difference among the three communities is in the 20-24 year old category, likely due to the presence in Wilmore of Asbury College and Asbury Theological Seminary. The percentage of Wilmore’s population in this age range is more than twice that of both Nicholasville and the county as a whole, while the 45-64 year age category is about half.

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 1990, 2000 and 2007 graphs for Nicholasville (Exhibits 3.4.a,b,c, 3.5.a,b,c and 3.6.a,b,c) makes it immediately apparent that the age composition of the city is remarkably consistent over time. 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. The percentage of the Wilmore population in the 20-24 year age category decreased significantly between 1990 and 2000, while the size of the 65+ age category grew.
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), corresponding with growth of nearly 3,800 acres in the size of the city during the same period. Trends in Wilmore show a slight but steady decline, both in real numbers and as a percentage of the total county population.

Data Source: US Census

Exhibit 3.6.a
2007 Population by age and gender
Nicholasville

Exhibit 3.6.b
2007 Population by age and gender
Wilmore

Exhibit 3.6.c
2007 Population by age and gender
Jessamine County

Data Source: US Census

Exhibit 3.7
Population Trends 1990-2030
Jessamine County

Data Source: Kentucky State Center (KSDC)
If trends continue, countywide population will grow by more than 52% between 2000 and 2030 and more than double within the city of Nicholasville. This ranks Jessamine County growth rates second among adjacent counties, with rates in Nicholasville higher by far than any adjacent city or county (Exhibit 3.8).

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 2030, outpacing natural increase overall by a margin of more than three to one. The median age within the county is also expected to increase, from 33 years to nearly 43 between 2000 and 2030.
EDUCATION

Educational attainment levels of adults 25 years and older is significantly higher throughout Jessamine County than in the state as a whole; the percentage of Nicholasville and County populations with high school diplomas is at least 150% that of state statistics. In 2000 more than half the population of Wilmore had achieved bachelors and graduate degrees (Exhibits 3.10.a,b,c).

Education levels of Jessamine County adults improved significantly in the years between 1990 and the present. Especially in the 1990s, the percentage of non-high school graduates dropped by as much as half, and the percentage of residents with at least some college also increased. Wilmore, which has historically shown higher attainment levels than both Nicholasville and the County, unexpectedly showed a 4% decline in residents with bachelors degrees (Exhibit 3.11).

![Education Levels for Nicholasville](image1.png)

![Education Levels for Wilmore](image2.png)

![Education Levels for Jessamine County](image3.png)
Total enrollment in Jessamine County School District for the 2007-2008 school year was 7,305 students; the District averages growth of 100 students per year, one of the highest growth rates in the state. Annual spending per student at $9,537 was higher than state levels of $8,902, with slightly lower student/teacher ratios. Nearly 89% of the District’s computers are five years old or newer, significantly better than the statewide average, although the number of students per computer in the District is appreciably higher. More than half of teachers in the District have earned masters degrees, with an average of nearly eleven years’ teaching experience (Kentucky District Report Card, Jessamine County, 2007-2008 School Year).

Kentucky public schools are rated biannually using the Commonwealth Accountability Testing System (CATS), consisting of the Kentucky Core Content Tests (KCCT), the national Comprehensive Test of Basic Skills (CTBS), and other measures including attendance, retention and dropout rates. KCCT scores rate student performance on a scale of 0 to 140, with a score of 100 considered proficient. District scores at the elementary school level are consistently below state levels in all content categories. Scores for middle and high school students and generally in line with state scores, except for the Arts and Humanities category, where all students district-wide score under state levels (Exhibit 3.12).

<table>
<thead>
<tr>
<th></th>
<th>Jessamine County</th>
<th>Nicholasville</th>
<th>Wilmore</th>
</tr>
</thead>
<tbody>
<tr>
<td>No High School Diploma</td>
<td>32%</td>
<td>31%</td>
<td>16%</td>
</tr>
<tr>
<td>High School Diploma</td>
<td>31%</td>
<td>32%</td>
<td>31%</td>
</tr>
<tr>
<td>Some College/Associates Degree</td>
<td>17%</td>
<td>25%</td>
<td>26%</td>
</tr>
<tr>
<td>Bachelors Degree</td>
<td>12%</td>
<td>13%</td>
<td>17%</td>
</tr>
<tr>
<td>Graduate Degree</td>
<td>8%</td>
<td>9%</td>
<td>10%</td>
</tr>
</tbody>
</table>

US Census ACS estimates, 2007

Exhibit 3.12
KENTUCKY CORE CONTENT TEST RATINGS
Jessamine County School District
2007-2008 School Year

<table>
<thead>
<tr>
<th></th>
<th>District</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reading</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>91.4</td>
<td>94.5</td>
</tr>
<tr>
<td>Middle</td>
<td>92.6</td>
<td>91.5</td>
</tr>
<tr>
<td>High</td>
<td>84.5</td>
<td>87.7</td>
</tr>
<tr>
<td>Mathematics</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>91.7</td>
<td>96.9</td>
</tr>
<tr>
<td>Middle</td>
<td>90.0</td>
<td>85.0</td>
</tr>
<tr>
<td>High</td>
<td>78.2</td>
<td>67.7</td>
</tr>
<tr>
<td>Science</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>91.8</td>
<td>97.4</td>
</tr>
<tr>
<td>Middle</td>
<td>88.7</td>
<td>87.7</td>
</tr>
<tr>
<td>High</td>
<td>73.6</td>
<td>71.0</td>
</tr>
<tr>
<td>Writing Portfolio</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>90.0</td>
<td>94.7</td>
</tr>
<tr>
<td>Middle</td>
<td>81.1</td>
<td>84.5</td>
</tr>
<tr>
<td>High</td>
<td>82.5</td>
<td>78.3</td>
</tr>
</tbody>
</table>
There are 19 Kentucky Technical Schools and 36 colleges and universities within a one hour drive of Jessamine County, including Asbury College 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.

Data regarding the cities of Nicholasville and Wilmore reveal a similar ratio of family to non-family households (Exhibits 3.13.a,b,c), where family households range between 71% and 74% of the total. The composition of non-family households is also similar, although the percentage of over 65 year old single person households is over 40% higher in Wilmore. The average household size is similar throughout the county: Nicholasville’s average is 2.63 persons, while Wilmore and Jessamine County stand at 2.69.

The presence of Asbury College and the Asbury Theological Seminary in Wilmore is also a likely explanation for the fact that nearly 70% of the city’s total population changed residences between 1995 and 2000, as compared to 52% in the county overall and 56% in the city of Nicholasville.

Just over half of households in Nicholasville, Wilmore and the county have annual incomes of $25,000 to $75,000 (Exhibits 3.14.a,b,c). There are significant differences between the three, however, in both higher and lower income levels. Both cities have a higher percentage of households in the lowest income range (under $25,000), while the county shows a higher percentage in the $75,000 to $149,999 range.
Median household income in 2000 was lowest in Wilmore -- below county, state and national levels (Exhibit 3.15). This could once again be attributed to the high number of college and seminary students residing there. Income levels in Nicholasville and in Jessamine County are higher than the state, but still slightly under national levels.

Of Jessamine and its five adjacent counties, per capita income between 1996 and 2006 has consistently ranked third behind Woodford and Fayette Counties. Overall growth rates were also high at nearly 45%, well above those of Garrard, Madison and Mercer Counties. Jessamine County income showed its only loss during the two year period of 2000 to 2002, consistent with trends throughout the area that resulted in income losses for half the area counties and lower than average growth in the remaining three (Exhibit 3.16).
Almost 16% of all persons throughout Jessamine County live below the federal poverty level in 2007, compared to 10.5% in 2000. More than 20% 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 44% 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 Nicholasville Planning Commission records, the city annexed over 1,600 acres in the 1990s and more than 2,100 acres since 2000, for a total of nearly 3,800 acres. Current population density within the city, based on 7,757 total acres and 2007 population estimates, is 3.33 persons per acre. If density levels were to remain unchanged, it would be necessary to increase the size of the city by just over 5,000 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 could be a reflection of the presence of students attending Asbury College 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 as much as ten years, to nearly 43 years, 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 & Community 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 2007 Census estimates, approximately 23,593 persons, or 69% of those aged 16 and over, are part of the Jessamine County labor force. Most of this workforce (57%) lives in Nicholasville. As discussed in the Base Study, the largest segment of the County population is in the 25-44 year age category. Median household earnings countywide were just over $40,000 in 2007, and over half the County population has achieved some level of college education.

The unemployment rate in Jessamine County has consistently been the third lowest of the six contiguous counties, behind Fayette and Woodford, and generally reflects state and national trends. Even with a considerable upward trend, beginning in 2000, it remains significantly lower than statewide rates and has only recently approached national rates (Exhibit 4.1).
COMMUTING PATTERNS

In 2000, more than half (54%) of workers living in Jessamine County worked outside the county, the overwhelming majority in Fayette (Exhibit 4.2). Overall, Jessamine County residents commute to 25 other counties for work, and workers from 46 other Kentucky counties commute into Jessamine (Appendix III.), most in very small numbers.

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).

Data Source: Kentucky State Data Center, Kentucky County-to-County 2000 Census Commuting Patterns

Data Source: US Census *ACS 2007 **2000
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 six general occupational categories, as defined by the US Census, is fairly consistent throughout Jessamine County, with anywhere from 54% to 64% of city and county residents working in management, sales, professional and office jobs (Exhibit 4.4). Wilmore has an exceptionally high percentage of employees in the management/professional and related job category, which includes attorneys, physicians and educators.

Service occupation positions are a significant share of the Jessamine County economy, employing approximately 20% of the county’s workforce. These skew strongly toward low income levels; of the several job types included in this category, only police officers and firefighters show annual incomes in excess of $17,000. The farming/fishing/forestry category employs less than one-half percent of workers in Jessamine County, and at the second lowest income level.

Expected earnings differ significantly by occupational category, and by subcategories within each (Exhibit 4.5). Service occupations, which includes restaurant workers as well as landscape and building maintenance employees, are ranked lowest in annual earnings. The management, professional and related occupations category also shows a wide variance within itself, with attorneys, doctors, engineers and architects at the high end of the earnings scale and social service providers and health technicians near the bottom (Appendix IV.).
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 (Appendix IV). Employment by industry is concentrated in two major 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. The second most prominent sector in the County is retail trade, which also ranks second in Nicholasville and third in Wilmore. This industry sector, by contrast, generates a relatively low pay rate and can also be a very unstable employment source (Exhibit 4.6). A third significant employment source is the manufacturing industry, which employs almost 12% of the working population of Jessamine County. Workers in this industry category are also in the top three occupations categories for earnings.

A complete list of Jessamine County industries from the November 2008 Kentucky Directory of Manufacturers can be found at Appendix V.

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 2007 NASS survey identified...
711 farms, comprising 80,116 acres of land, in Jessamine County. Although farm size has been relatively consistent for the past twenty years, averaging at about 114 acres, the number of farms as well as the total acreage in farmland has declined by about 20%.

When measured by the market value, total agriculture production in Jessamine County has grown by 500% since 1987 (Exhibit 4.7). Overall market value, both gross and net, has risen significantly but net gains have not kept pace with gross. In every survey year except 1997, the market value of livestock has outpaced that of crops, generally by a considerable margin. This margin increased significantly in the two most recent surveys and in 2007, livestock accounted for more than 93% of production. This is a growth rate of more than 850% since 1987. It appears 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.

ECONOMIC CLUSTERS

A recent 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 emerging as most significant within the BGADD were:
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 thus more easily shaped by individual communities and regions.

---

<table>
<thead>
<tr>
<th>Property Tax (per $100 valuation)</th>
<th>State</th>
<th>Local Tax Permitted</th>
<th>Nicholasville</th>
<th>Wilmore</th>
<th>Jessamine County</th>
<th>Jessamine County School District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real estate</td>
<td>$0.122</td>
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<td>$0.1760</td>
<td>$0.1980</td>
<td>$0.1360</td>
<td>$0.596</td>
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<tr>
<td>Manufacturing machinery</td>
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<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Pollution control equipment</td>
<td>$0.150</td>
<td>No</td>
<td>--</td>
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</tr>
<tr>
<td>Motor vehicles</td>
<td>$0.450</td>
<td>Yes</td>
<td>$0.1970</td>
<td>$0.2141</td>
<td>$0.1860</td>
<td>$0.547</td>
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<td>Other tangible personal property</td>
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<td>$0.1560</td>
<td>$0.6386</td>
<td>$0.3155</td>
<td>$0.597</td>
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<td>Inventories</td>
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</tr>
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<td>Raw materials</td>
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<td>--</td>
</tr>
<tr>
<td>Goods in process</td>
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<td>--</td>
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<td>--</td>
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<td>Finished goods</td>
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<td>County Rate +2.0%</td>
<td>1.0%</td>
<td>--</td>
<td></td>
</tr>
</tbody>
</table>

Data Source: Kentucky Cabinet for Economic Development, Community Information
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).

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 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 are 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 location within Jessamine County. Although they 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 cited previously 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 itself could provide an even more precise basis for planning and policy decisions, increasing the probability of successful 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 the 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.
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, accounting for more than 25% of all consumer spending, 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

2007 US Census Bureau housing data estimates are available for Jessamine County as a whole and for the City of Nicholasville, while the most current data for Wilmore comes from the 2000 US Census. According to 2007 data, Jessamine County contained 18,041 housing units: 10,412 in Nicholasville and 7,629 in the remainder of the County, including Wilmore. The most recent data for Wilmore shows 1,751 housing units within the city.

Approximately 72% of housing units throughout Jessamine County are single-family detached homes. The percentage in both of the County’s cities is lower: 57% in Wilmore and 68% 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 college and seminary students as well as nursing homes and housing for the elderly.

Median housing unit size stands at around five rooms throughout Jessamine County. The prevalence of manufactured homes varies widely between urban and rural areas; of 1,303 manufactured homes, nearly 70% are in the unincorporated areas of the County.

HOUSING STOCK

The 1970s saw a significant increase in the number of housing units built throughout Jessamine County, in 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 1990s (22.1%).

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 half of current County residents moving into their homes since 2000, and nearly 83% since 1990. The housing vacancy rate throughout the County currently stands at 7.7%. 

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

2010 Jessamine County Comprehensive Plan

Statement of Goals & Objectives
Over 35% of Wilmore’s housing units and about 20% of those in Nicholasville were built in the 1990s. 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 college students.

According to the US Census Bureau, 411 residential building permits were issued in Jessamine County in 2007, resulting in 427 housing units. The number of permits issued over the past ten years has ranged from a low of 354 in 1997 to a high of 747 in 2004, for a total of 5,216 permits and 5,683 housing units (Exhibit 5.1). 89% of all permits during this period were for single-family residences, including a small number of attached homes such as condominiums.

The highest average construction cost per unit in Jessamine County throughout this period was $224,328 for single family homes and $35,000 for two-family homes in 2007 (Exhibit 5.2). The construction cost of single-family homes has risen steadily, with a significant rise beginning in 2002. 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.
HOUSING VALUES

Home values in Nicholasville and the County are similar, with the $100,000-199,999 category being the largest by far in each. The differences between the two occur in the higher-end housing categories, which show the County with a notably higher percentage of homes valued at $200,000 and above, in turn leading to a higher median value. Housing in Wilmore tends to be more concentrated in lower price ranges (Exhibits 5.3.a, b, c).

- 80% of housing units in Wilmore are from $50,000 to $149,999, with a median housing value of $104,700
- 88% in Nicholasville are valued between $50,000 and $199,999, with a median of $120,000
- Countywide, 83% are valued at $50,000 to $299,999, with a median of $138,200

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.

**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 Jessamine County (Exhibits 5.4.a, b, c). About 55% of mortgage holders throughout Jessamine County have total housing expenses of $700 to $1,999 per month. The single most significant difference is in the $2,000+ per month category, which includes 8.1% of County homeowners, compared to just over 3% in Nicholasville and 1.3% in Wilmore.
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. 2007 data is available for Nicholasville and Jessamine County, while Wilmore data is from 2000. These statistics reveal median monthly expenses of $298 for Nicholasville residents, $259 for Wilmore residents and $327 for County residents living outside the incorporated cities.

5,425 (30%) of Jessamine County’s occupied housing units in 2007 were rental dwellings. Almost half of renters in the County and in Nicholasville pay gross rent of $500 to $749 per month. The most prevalent category in Wilmore was a lower price range ($300-$499), again probably due to a high ratio of student housing within the city. 36% of Nicholasville’s occupied housing and 54% of Wilmore’s were rental units (Exhibits 5.5.a, b, c). The median in Nicholasville and in the County is about $667; in Wilmore, $395.

**AFFORDABILITY**

Federal Housing Authority (FHA) standards consider housing costs exceeding 30% of gross household income to be excessive. In 2000, the numbers of Jessamine County residents exceeding this standard, especially in Nicholasville and countywide, were low and relatively equal for owners and renters. By 2007, the number of residents with housing costs beyond their income capacity had risen dramatically, to nearly 30% of homeowners and 46% of renters.

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 2000 showed a higher level of non-affordability than the remainder of the County and the state, but still below national levels. Data for 2007 is not available.

In 2000, non-affordability in Nicholasville and countywide was considerably lower than state and national levels. By 2007, non-affordability had risen to roughly match or in some cases exceed state and national numbers.

Non-affordability levels were roughly equal for renters and owners in Nicholasville, Jessamine County and Kentucky in 2000, in contrast to US data which showed a much higher level of non-affordability for renters than for owners. The affordability gap between renters and owners increased in 2007 to exceed the highest national levels.

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 renters, are spending a disproportionate portion of their household income on housing, and this affordability gap is increasing at rates considerably higher than state and national levels.
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 most likely 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 1990 and 2000, 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 1990. 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, especially since 2000, 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.
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

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 the 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 has specifically identified 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 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
- 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
Legend

- **STATE PRIMARY ROUTES**
- **STATE SECONDARY ROUTES**
- **RURAL SECONDARY ROUTES**
- **LOCAL ROADS**
- **SUPPLEMENTAL ROUTES**
- **CITY LIMITS**

Kentucky State Primary Road System (SPRS) Jessamine County

Exhibit 6.1
2009 Jessamine County Joint Comprehensive Plan

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should its scenic qualities deteriorate. Although existing billboards are permitted to remain along scenic byways, new billboards are specifically prohibited.

Construction is currently underway which widens 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. Utility relocation has been concluded and completion of the project is projected for August 2010. All parcels created by the route changes made in this project are to be considered zoned A-1 and designated for agricultural use only. Since this project does not extend to the “Y” intersection at US 68 and KY 29, safety concerns remain in this area. Improvement to the intersection must be considered a high priority for future Jessamine County roadway improvements.

This roadway improvement could be excellent justification for seeking additional federal and/or state funding to further the goals of both the Scenic Byway program and the Comprehensive Plan by:

- making use of the remaining portions of the original US 68 as part of a pedestrian/bicycle system (Plan Goals I.3.C, II.B, II.B.4, III.B, III.B.1, III.B.6, IV.C.3, IV.C.6),
- protecting the route’s Scenic Byway designation (Plan Goals I.D.6, VI.A.9), and
- restriction of further development to uses permitted under the County’s A-1 Agricultural District and allowing no commercial development of any kind (Plan Goals I.D.6, I.A.7).

Current Jessamine County/Wilmore Subdivision Regulations require a 200 feet setback from the right of way (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’ 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.

This Plan recommends readoption of the Access Management Plan as a policy element, meaning it will serve as a guide for future planning efforts within the US 27 North Corridor. In the case of conflicts, the data and recommendations contained within this Comprehensive Plan Update take precedence.
KYTC Six-Year Plan

2009 Funded Roadway Improvement Projects

Nine roadway projects within or directly affecting Jessamine County are included in the KYTC Six-Year Highway Plan as approved for funding by the General Assembly in June 2009 (Exhibits 6.2, 6.3). Three of these are ongoing federal funding for generally small-scale projects such as traffic signals, air quality improvement and rideshare programs and one is operational funding for the Valley View Ferry. Two more projects are aimed at improving the downtown streetscapes of Wilmore and Nicholasville. The remaining three are funding for new or continuing major roadway projects: Phases I and II of the East Nicholasville Bypass and a four-lane roadway to connect Jessamine County to I-75 via the new Eastern Bypass.

<table>
<thead>
<tr>
<th>PROJECT ID</th>
<th>DESCRIPTION</th>
<th>FUNDING SOURCE(S)</th>
<th>PHASE</th>
<th>BEGIN DATE</th>
<th>CURRENT FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>07-357.07</td>
<td>Operation of Valley View Ferry at Kentucky River</td>
<td>State Construction Fund</td>
<td>Construction</td>
<td>2010</td>
<td>$290,000</td>
</tr>
<tr>
<td>07-87.10</td>
<td>East Nicholasville Bypass Phase II from US 27 north of Nicholasville to KY 39</td>
<td>Federal STP Funds, State Construction Fund</td>
<td>Design, right of way, utility relocation and construction</td>
<td>2010-2014</td>
<td>$68,000,000</td>
</tr>
<tr>
<td>07-8305.00</td>
<td>East Nicholasville Bypass Phase I from KY 39 to US 27 south of Nicholasville</td>
<td>Federal STP Funds, State Construction Fund</td>
<td>Preliminary engineering, design, right of way, utility relocation and construction</td>
<td>2009-2013</td>
<td>$34,840,000</td>
</tr>
<tr>
<td>07-237.00</td>
<td>Construct pedestrian mall and streetscape improvements on Lexington, College, Walnut and Gilespie Streets in Wilmore</td>
<td>High Priority Projects</td>
<td>Construction</td>
<td>2008</td>
<td>$1,782,000</td>
</tr>
<tr>
<td>07-8404.00</td>
<td>Construct a new four-lane collector between US 27 and I-75</td>
<td>Federal STP Funds</td>
<td>Preliminary engineering, design</td>
<td>2009-2010</td>
<td>$16,500,000</td>
</tr>
<tr>
<td>07-8502.00</td>
<td>Reconstruct Main Street from Oak to Chestnut Streets in downtown Nicholasville, including drainage, sidewalks and utility relocation</td>
<td>SP Bonds</td>
<td>Construction</td>
<td>2009</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>07-227.07</td>
<td>Various continuing program projects</td>
<td>Matched Federal STP Funds</td>
<td>Construction</td>
<td>2008</td>
<td>$630,000</td>
</tr>
<tr>
<td>07-227.08</td>
<td></td>
<td></td>
<td></td>
<td>2009</td>
<td>$650,000</td>
</tr>
<tr>
<td>07-227.09</td>
<td></td>
<td></td>
<td></td>
<td>2010</td>
<td>$650,000</td>
</tr>
</tbody>
</table>

Data Source: Kentucky Transportation Cabinet (KYTC)
US 27/I-75 Connector  Upon analysis of traffic patterns and volumes, Level of Service (LOS) ratings and crash rates, KYTC identified a need to study the feasibility of a new connector route within a study area that comprised all or part of Jessamine, Fayette and Madison Counties. Most of Jessamine County east of US 68 was included in the study area.

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.

Public involvement in the study process included two public meetings and numerous additional meetings with public officials and community stakeholders. A project work group was also established which included area residents and landowners as well as representatives of KYTC, BGADD, the Lexington Metropolitan Planning Organization (MPO) and multiple federal, state and local agencies. 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 (Exhibit 6.2).

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’ lanes, 10’ paved shoulders and a 300’ 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’ 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.

It should be strongly emphasized that the route shown in Exhibit 6.3 is preliminary only. The project is just entering the earliest engineering and design process and the final route could be altered significantly based on information uncovered during this phase of work. At this stage of the project, ongoing protection of the 2000’ corridor as defined by the Corridor Study and as shown on the maps accompanying this Plan is recommended.

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 2000’ corridor, as shown on maps accompanying this Plan, from development other than that currently permitted and, as soon as possible, specifying a 400’ 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 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 two phases, the first from US 27 south of Nicholasville to KY 39 and the second from US 39 to cross US 27 north of the city and intersect with the existing US 27X bypass. Preliminary design calls for two 12’ lanes in each direction with a 40’ center median and 12’ outside shoulders. Total ROW will be 300’.

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 second phase of design work, which will result in a final alignment, was funded in the 2009 KYTC Six-Year Plan and is expected to be completed in 2012. Construction is currently slated to begin in 2014 with project completion in 2016.

Downtown Nicholasville Master Plan Improvements The construction phase of a streetscape improvement project, Phase I of Nicholasville’s 2008 Downtown Master Plan, was awarded $1.5 million in funding in the 2009 KYTC budget. Project elements include sidewalk widening, utility burial and general streetscaping such as lighting, landscaping and street furniture. Future plans include additional streetscape improvements and the construction of several community parks, all within the downtown area. The current phase of this project is in the final stages of design and engineering; construction is expected to begin in Fall 2009 and be completed in eight to ten months.

Downtown Wilmore Streetscape Improvements This major streetscape project is currently in the design phase, with construction to begin in Spring 2010. It has three major components:

- improvements to Lexington Avenue and East College Street to include the removal of on-street parking and the addition of a bike lane,
- conversion of Gillispie Street between Lexington Avenue and North Walnut Street to a pedestrian mall, to include streetscaping, and
- the conversion of North Walnut Street to a two-lane boulevard through the addition of a grassy median and other streetscape features. An off-street parking lot will also be added in this area to compensate for the lost on-street spaces on North Walnut and Gillispie.

The entire area will serve as a gateway to Asbury College and Asbury Theological Seminary. Completion of the project is scheduled for Fall 2010.
2009 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 2030 MPO Transportation Plan, previous KYTC unfunded project lists, congestion management studies, the MPO's 2007 *Bicycle and Pedestrian Master Plan* and the 2004 Jessamine County Comprehensive Plan. 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 6.4

<table>
<thead>
<tr>
<th>JESSAMINE COUNTY UNFUNDED IMPROVEMENT PROJECTS</th>
<th>Description</th>
<th>MPO Rank/Estimated Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>US 27 from Man O War Blvd to US 27X Nicholasville Bypass</td>
<td>Widen to six lanes, transit improvement, shared use path</td>
<td>5 / 2020</td>
</tr>
<tr>
<td>Brown Street to Orchard Street, Nicholasville</td>
<td>Access management, operational and multi-modal improvements</td>
<td>17 / 2025</td>
</tr>
<tr>
<td>KY 29/Wilmore Road from Southern Railroad to Harrodsburg Road</td>
<td>Widen to three to four lanes</td>
<td>32 / 2040</td>
</tr>
<tr>
<td>KY 1980/Brannon Road from US 68 to US 27</td>
<td>Reconstruct two lanes, add bike lane and sidewalks</td>
<td>37 / 2040</td>
</tr>
<tr>
<td>KY 169/Keene Road from US 68 to county line</td>
<td>Spot improvements</td>
<td>49 / 2040</td>
</tr>
<tr>
<td>KY 169</td>
<td>Reconstruct Cemetery Hill and the KY 169/KY 1267 intersection</td>
<td>56 / 2040</td>
</tr>
<tr>
<td>US 68 at KY 29 north of Wilmore</td>
<td>Reconstruct intersection</td>
<td>58 / 2040</td>
</tr>
<tr>
<td>KY 169/Keene Road from Harrodsburg Road to the Nicholasville West Bypass</td>
<td>Widen to three to four lanes, add shoulder</td>
<td>62 / 2040</td>
</tr>
<tr>
<td>KY 1268/W. Main Street in Wilmore from KY 29 to US 68</td>
<td>Reconstruct two lanes</td>
<td>67 / 2040</td>
</tr>
<tr>
<td>KY 3375/Catnip Hill Road from US 68 to Southern Railroad</td>
<td>Spot improvements</td>
<td>68 / 2040</td>
</tr>
<tr>
<td>KY 169/Keene Road from the Nicholasville West Bypass to Oak Street</td>
<td>Widen to three to four lanes with bike lane and sidewalks</td>
<td>70 / 2040</td>
</tr>
<tr>
<td>KY 1980/Ashgrove Pike from US 27 to KY 1974/Tates Creek Road</td>
<td>Reconstruct two lanes</td>
<td>76 / 2040</td>
</tr>
<tr>
<td>KY 29/Lexington Road from Wilmore city line to US 68</td>
<td>Reconstruct to correct sight distance</td>
<td>83 / 2040</td>
</tr>
<tr>
<td>KY 39/Sulphur Well Road from Pollard Road to KY 1268</td>
<td>Reconstruct slide area</td>
<td>88 / 2040</td>
</tr>
<tr>
<td>US 68/Harrodsburg Road from KY 29 at Wilmore to county line at Kentucky River</td>
<td>Spot improvements</td>
<td>90 / 2040</td>
</tr>
<tr>
<td>Groggins Ferry Road from Vince Road to US 27</td>
<td>Spot improvements</td>
<td>91 / 2040</td>
</tr>
<tr>
<td>West Lane from KY 1541 to Elm Fork Road</td>
<td>Reconstruct two lanes</td>
<td>92 / 2040</td>
</tr>
<tr>
<td>Camp Daniel Boone Road at Tates Creek Road</td>
<td>Reconstruct intersection</td>
<td>93 / 2040</td>
</tr>
<tr>
<td>Sugar Creek Road from KY 1268 to Kentucky River</td>
<td>Reconstruct two lanes</td>
<td>94 / 2040</td>
</tr>
<tr>
<td>West end of McCauley Road</td>
<td>Realign reverse curves</td>
<td>95 / 2040</td>
</tr>
</tbody>
</table>

Data Source: Lexington Area MPO
Five projects in Jessamine County were submitted to the KYTC as high-priority, three of which were funded at the 2009 state legislative session: the I-75 Collector Route and the two phases of the Nicholasville Eastern Bypass. Eighteen additional projects were identified (Exhibit 6.4).

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 Hill 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 Mill 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
Exhibit 6.4.a
2009 Jessamine County Joint Comprehensive Plan
Local Collector Roadways
Jessamine County

Legend

- PROPOSED COLLECTOR ROAD
- SIX-YEAR HIGHWAY PLAN
- RAILROAD
- ROADS
- STREAMS
- CITY LIMITS

CITY LIMITS
ROADS
SIX-YEAR HIGHWAY PLAN
RAILROAD
ROADS
STREAMS
CITY LIMITS
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 15% 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, crossing 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.

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 account for approximately 82% of rail lines statewide, were defined in 2001 by the US Department of Transportation’s Surface Transportation Board (STB) as those with annual gross revenue of $262 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 7003’ x 150’ and another 3500’ x 75’, and handles an average of 222 aircraft operations per day. Blue Grass Airport is publicly owned by the Lexington-Fayette County Airport Board.

Public Transit LexTran, the Transit Authority of Lexington, offers regular public bus routes throughout Fayette County. No service is currently offered in Jessamine County, although LexTran operates a Park N Ride facility near the northwest corner of Man O War Boulevard and Nicholasville Road. Several current LexTran routes operate at the Fayette/Jessamine County border -- along Clays Mill Road, Nicholasville Road and Tates Creek Road -- any of which could potentially be extended into Jessamine County. According to a current draft of an LFUCG Small Area Plan (SAP) for South Nicholasville Road, LexTran has expressed some interest in adding a dedicated bus lane along Nicholasville Road as well as a transfer center at the intersection of Nicholasville Road and Man O War Boulevard. Future realization of either of these projects could also positively impact the availability of public transit in Jessamine County.
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. Several new developments have occurred since that time, however, that have 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 are now funded projects which will have significant impacts on transportation, including multi-modal options, in Jessamine County. Third, recent construction has rerouted US 68 north of Wilmore. Alterations include:

- 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 collector route to I-75, and
- revision of US 68 to reflect the new roadway route.

As recommended in the 2004 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 take precedence.

POLICY AND REGULATORY IMPLICATIONS

With the funding authorized by the 2009 Kentucky General Assembly, the long-anticipated Nicholasville Eastern Bypass and I-75 Collector Route projects are moving toward becoming a reality. 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 unreasonable 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 similar 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
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**

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 2009 BGADD Rate Book, monthly rates for a typical household range from $15.00 in Nicholasville to $34.18 in the Jessamine South Elkhorn district, compared to an average BGADD rate of $16.52 (Exhibit 7.1).

**WASTEWATER TREATMENT**

Jessamine County households are served by two wastewater treatment plants, one in Wilmore and one in Nicholasville. Monthly rates as of 2009 ranged from $17.45 to $22.49 for an average household, compared to an average for the BGADD of $18.15. 36.3% of county households are not served by municipal wastewater treatment facilities (Exhibit 7.2).

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.

**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, January 2008). These projects are rated based on the type, local impact, status, funding, local need and regional impact. The report lists eight water projects at a cost of $10.3 million (Appendix VI.) and five wastewater projects at $12.7 million (Appendix VI.) in Jessamine County.

**Water** The top-ranked water project in Jessamine County will replace and upsize piping and meter services originally installed in the northwest portion of the County in 1972. Associated work will also increase flow, pressure and water quality. The project ranked second will extend the Nicholasville backbone system to provide enhanced service for the new St. Joseph Hospital and a proposed YMCA facility. Public fire flow rates will also be increased for area residential and commercial customers. Fire protection, flow and pressure in the Ashgrove Pike area, one the fastest-growing in the county, will be improved by the third-ranked project.
Exhibit 7.1
2009 Jessamine County Joint Comprehensive Plan

Water Service
Jessamine County

Legend

JESSAMINE WATER DISTRICT #1
JESSAMINE - SOUTH ELKHORN WATER DISTRICT
CITY OF NICHOLASVILLE UTILITIES
WILMORE WATER WORKS

RAILROAD
ROADS
CITY LIMITS

0 0.5 1 2
Miles

X:\MAPDOCUMENTS\PLANNING\JESSAMINE\COMP2008
Wastewater Treatment The highest ranked wastewater project in Jessamine County consists of a treatment plant, interceptor sewers, pumping stations and sewer rehabilitation in Wilmore. A gravity sewer project along Alta Vista Avenue in Nicholasville which will eliminate sewer overflow is ranked second; it is part of a Corrective Action Plan referenced in an EPA Agreed Order. Another gravity sewer project in the Brookview area of Nicholasville will help manage increased flows expected to be generated by the North End Sewer Extension Project serving the Dragstrip industrial park; this project is ranked third in the county.

The most significant wastewater treatment project currently underway, the North Jessamine Sewer Project, is designed to provide new sewer service to approximately 375 homes at Tates Creek Estates in northeastern Jessamine County. It includes 5.2 miles of gravity sewer line, a force main and pump station improvements.

SOLID WASTE MANAGEMENT
Solid Waste Rumpke Consolidated Companies has contracted with Jessamine County to provide household waste pickup, optional in Jessamine County and mandatory in Nicholasville. Residents are billed directly by Rumpke for this service. The company also provides recycling services at a small additional fee, if requested. Both household waste and recycling waste are picked up once a week.

The Wilmore Department of Sanitation provides mandatory twice 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.

RECYCLING Jessamine County operates a free drop-off recycling center for glass, plastic, paper and cardboard. Use of the facility, which operates Monday through Friday, is free to County residents. A Recycling Convenience Center also operates at the same site, accepting larger items such as construction waste, large appliances and tires. Disposal of these items is on a fee basis. 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.

The Center was recently awarded a grant which will fund the purchase of four mobile collection trailers for use throughout the County. Three of the trailers will have permanent locations around the County, and one will be mobile to be used for event-based recycling. The new sites are expected to be operational in Fall 2009.

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 services.
PUBLIC SAFETY

Exhibit 7.3

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 offers and five administrative employees, with a 23-vehicle fleet. It is headquartered in Nicholasville.
- Nicholasville police facilities include a downtown headquarters and squad room and one substation at 110 Patton Court in northern Nicholasville. Staff includes 55 sworn officers, eleven additional administrative employees and a fleet of 67 vehicles.
- Wilmore department is staffed by one administrative employee and ten officers, each with a vehicle, and is 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 then those of Wilmore and Nicholasville, all have achieved ratings above 10 (Exhibit 7.4).

<table>
<thead>
<tr>
<th>Service Area</th>
<th>ISO Rating Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jessamine County Fire District</td>
<td>6 / 9</td>
</tr>
<tr>
<td>City of Nicholasville Fire Department</td>
<td>3</td>
</tr>
<tr>
<td>City of Wilmore Fire Department</td>
<td>5</td>
</tr>
</tbody>
</table>

Data Source: BGADD Rate Book 2009

Wilmore Fire Department
20 active volunteers staff the Wilmore Fire Department under a part-time paid Chief. The Department maintains one facility, the main firehouse on West Linden Street and houses a fire truck at another station on Harrodsburg Road northwest of the city. A mutual aid agreement between the three Jessamine County departments assigns to the Wilmore department responsibility for High Bridge and other areas south of the city.

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 additional station houses. The Department also maintains a Haz-Mat response unit consisting of five trailers with decontamination, Personal Protective Equipment (PPE) and mitigation equipment.

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. Six are on duty weekdays from 8:00 am to 8:00 pm, three at Station 1 on Main Street in Nicholasville and three at Station 6 in Bellerive Plaza. Volunteer firefighters answer calls during the off hours and on weekends. The District maintains thirteen pieces of firefighting equipment including four specialized rescue trailers, two rescue apparatus, three watercraft, an all-terrain vehicle and two support vehicles, housed in seven stations throughout Jessamine County.

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 40 full and part time employees, including the Director and Deputy Director, both paramedics, and seventeen full-time EMTs. 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 7.5

The Jessamine County Public School District served more than 7,600 K-12 students in the 2008-2009 school year, including the nearly 550 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 twelve schools:

- Elementary: Brookside, Nicholasville, Rosenwald Dunbar, Warner, Wilmore
- Middle: East Jessamine, West Jessamine
- High: East Jessamine, West Jessamine
- Other: 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 2001-2008 (Exhibit 7.6). 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.

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 7.7). The District
is in the process of taking several steps to remediate the situation. A new East Jessamine Middle School is open as of the 2009 school year and is expected to accommodate the District’s needs in the near future. Following extensive renovation, the original East Middle School building will become the new home of the Jessamine Early Learning Village (JELV), and the District is scheduled to construct a new elementary school to open in 2012 or 2013.

The most current Jessamine County District Report Card offers data on student attendance, graduation and transition for the 2008-2009 school year (http://www.jessamine.k12.ky.us/pdf/report_cards0708/District.mht). The high school graduation rate in Jessamine County was 83.7%, compared to 84.5% statewide. The segment of Jessamine County graduates attending college is roughly equal to statewide data, and a comparably high number of graduates work while attending school part-time.

### 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 operating at full capacity. JELV will move to its new site in 2010 to accommodate 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 and Eastern Kentucky 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 College 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 College  Originally established as Bethel Academy in 1790, Asbury College is an independent non-denominational Christian liberal arts institution located in Wilmore. With a student body of nearly 1,300, the College offers more than 15 majors and 35 minors in 17 academic departments, including nationally-recognized media communication and education programs. *U.S. News & World Report’s* 2003 annual rankings placed Asbury College third among the best comprehensive colleges in the South.

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 7.8.a, b, c

The Jessamine County Public Library (JCPL) operates a single branch facility in Nicholasville. Patrons have free access to on-site computers with internet access as well as free use of its meeting rooms, available for public gatherings of a civic, cultural, or educational character. Computer time and the meeting space can be reserved on-line via the JCPL website. Library patrons can also access off-site services such as downloadable books, music, video and movies. In addition, JCPL offers a Library in a Box service, enabling users to order items that can be picked up and returned at several convenient locations throughout the county.

JCPL provides a space, materials, and programming specifically for teens in grades 6 through 12 as well as a Children’s Library. The Teen Place area is reserved for teens only during after school hours and on weekends. The Young Adult collection provides age and interest appropriate magazines, fiction and nonfiction books, audio books and playaways. JCPL maintains a dedicated website, an event calendar and Facebook and Twitter accounts specifically for teens. The Children’s Department includes book lists, children’s events and programs, resources for parents and educators and the Kidbits newsletter.

PARKS AND RECREATION  Exhibits 7.10.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.
Exhibit 7.8.c
2009 Jessamine County Joint Comprehensive Plan
Community Facilities
Wilmore

Legend
- CITY HALL
- COURTHOUSE
- POST OFFICE
- OTHER GOVERNMENT OFFICE
- SENIOR CENTER
- SOCIAL SERVICES
- HEALTHCARE FACILITY
- PUBLIC LIBRARY
- ROADS
- RAILROAD
- CITY LIMITS
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.

### RECOMMENDED PARK STANDARDS

<table>
<thead>
<tr>
<th>Park Type</th>
<th>Optimal Size in acres</th>
<th>Service Area/Radius</th>
<th>Recommended Acreage</th>
<th>Current Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
<td>10</td>
<td>1/4 – 1/2 mile</td>
<td>1 – 2</td>
<td>45 - 90 59 - 118 29</td>
</tr>
<tr>
<td>Community</td>
<td>30 – 50</td>
<td>1/2 – 3 miles</td>
<td>5 – 8</td>
<td>225 - 360 295 - 472 251</td>
</tr>
<tr>
<td>Regional</td>
<td>1,000+</td>
<td>1 hour drive</td>
<td>5 – 10</td>
<td>225 - 450 295 - 590 ± 407</td>
</tr>
<tr>
<td>Nature Preserve</td>
<td>--</td>
<td>--</td>
<td>10 -15</td>
<td>450 - 675 590 - 885 n/a</td>
</tr>
</tbody>
</table>

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).

### PUBLIC PARKS Jessamine County

<table>
<thead>
<tr>
<th>Acreage Type</th>
<th>Type</th>
<th>Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nicholasville Jessamine County Parks &amp; Recreation (NJCP)...</td>
<td>Neighborhood</td>
<td>Walking trail, picnic shelter w/grills, three basketball courts, one adult and two youth softba...</td>
</tr>
<tr>
<td>Ashgrove Park</td>
<td>Neighborhood</td>
<td>Greenspace, trees</td>
</tr>
<tr>
<td>Billy Lockridge Park</td>
<td>Neighborhood</td>
<td>Walking trail, picnic shelter w/grills, three basketball courts, one adult and two youth softba...</td>
</tr>
<tr>
<td>City / County Park</td>
<td>Community</td>
<td>Picnic shelter, walking trail, playground</td>
</tr>
<tr>
<td>Clint Hayden Park</td>
<td>Neighborhood</td>
<td>Baseball field, playground, swingset, picnic shelter w/grills</td>
</tr>
<tr>
<td>Hamilton-Masters Park</td>
<td>Neighborhood</td>
<td>Picnic shelter, walking trail, playground</td>
</tr>
<tr>
<td>James Mason Park</td>
<td>Neighborhood</td>
<td>Walking trail, picnic shelter w/grills, three basketball courts, one adult and two youth softba...</td>
</tr>
<tr>
<td>Keene Park</td>
<td>Neighborhood</td>
<td>Walking trail, picnic shelter w/grills, three basketball courts, one adult and two youth softba...</td>
</tr>
<tr>
<td>Lake Mingo</td>
<td>Community</td>
<td>Walking trail, small lake, playground, skate park, 9-hole disc golf course, two basketball courts, four picnic shelters (one w/kitchen), greenspace</td>
</tr>
<tr>
<td>Prentice Park</td>
<td>Neighborhood</td>
<td>Greenspace</td>
</tr>
</tbody>
</table>

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### PUBLIC PARKS

**Jessamine County**

<table>
<thead>
<tr>
<th>Acreage</th>
<th>Type</th>
<th>Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riney B Park</td>
<td>77.0 Community</td>
<td>Zero-depth entry pool, two large waterslides, separate waterplay features, concessions, locker rooms, 24-hole disc golf course, large beaver pond, wildlife, greenspace, trees</td>
</tr>
<tr>
<td>Rock Fence Park</td>
<td>2.1 Neighborhood</td>
<td>Playground, swings sets, picnic shelter, grills, greenspace</td>
</tr>
<tr>
<td>Squire Lake Park</td>
<td>1.6 Neighborhood</td>
<td>Playground, greenspace</td>
</tr>
<tr>
<td>West Place Park</td>
<td>3.4 Neighborhood</td>
<td>Walking trail, picnic shelter, greenspace</td>
</tr>
<tr>
<td>Willow Glenn Park</td>
<td>1.3 Neighborhood</td>
<td>Walking trail, playfields, greenspace, trees</td>
</tr>
<tr>
<td>Woodrow Grow Park</td>
<td>2.8 Neighborhood</td>
<td>Playground, picnic shelter, horseshoe pits, sand volleyball court, greenspace</td>
</tr>
<tr>
<td><strong>Total NJCPR Acreage</strong></td>
<td><strong>210.8</strong></td>
<td>25.9 Neighborhood / 189.9 Community</td>
</tr>
</tbody>
</table>

**Wilmore Parks & Recreation**

<table>
<thead>
<tr>
<th>Acreage</th>
<th>Type</th>
<th>Amenities</th>
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<tr>
<td>Braden Park</td>
<td>0.51 Neighborhood</td>
<td>Playground, pavilion, two soccer fields, basketball court, disc golf course, walking trail, historic log cabin</td>
</tr>
<tr>
<td>Centennial Park</td>
<td>32 Community</td>
<td>Playground, pavilion, two soccer fields, basketball court, disc golf course, walking trail, historic log cabin</td>
</tr>
<tr>
<td>Downtown Green</td>
<td>1.6 Neighborhood</td>
<td>Pavilion, greenspace</td>
</tr>
<tr>
<td>Kinlaw Park</td>
<td>2.8 Neighborhood</td>
<td>Area for soccer play, greenspace, picnic shelter</td>
</tr>
<tr>
<td>Grimes Park</td>
<td>0.18 Neighborhood</td>
<td>Playground, greenspace</td>
</tr>
<tr>
<td>Maxwe ll Park</td>
<td>0.31 Neighborhood</td>
<td>Playground, greenspace, picnic shelter</td>
</tr>
<tr>
<td>Mini Park</td>
<td>0.6 Neighborhood</td>
<td>Playground, two picnic shelters</td>
</tr>
<tr>
<td>Sim’s Ballfield</td>
<td>2.4 Neighborhood</td>
<td>Softball field, swings set, concession stand</td>
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<tr>
<td>Talbott Park</td>
<td>1.5 Neighborhood</td>
<td>Greenspace</td>
</tr>
<tr>
<td><strong>Total Wilmore Acreage</strong></td>
<td><strong>69.1</strong></td>
<td>± 8 Neighborhood / 61.3 Community</td>
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**Jessamine County Fiscal Court**

<table>
<thead>
<tr>
<th>Acreage</th>
<th>Type</th>
<th>Amenities</th>
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<tbody>
<tr>
<td>Camp Nelson Heritage Park</td>
<td>400+ Regional/Historic</td>
<td>Restored “White House” officers’ quarters, annual Living History Weekend re-enactment event, educational/recreational trail, museum and interpretive center</td>
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<tr>
<td>High Bridge Park</td>
<td>7 Regional/Historic</td>
<td>Cantilever railroad bridge ca. 1877, reconstructed Victorian pavilion, river overlook, picnic shelters, playground</td>
</tr>
<tr>
<td><strong>Total Other Acreage</strong></td>
<td><strong>407+</strong> Regional</td>
<td>Regional</td>
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### Nature Preserves

<table>
<thead>
<tr>
<th>Nature Preserves</th>
<th>Acreage</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crutcher</td>
<td>149.5</td>
<td>Jessamine and Garrard Counties</td>
</tr>
<tr>
<td>Jessamine Creek Gorge</td>
<td>267.5</td>
<td>Jessamine County</td>
</tr>
<tr>
<td>Jim Beam</td>
<td>126.2</td>
<td>Jessamine and Garrard Counties</td>
</tr>
<tr>
<td>Kentucky River Palisades</td>
<td>269.4</td>
<td>Jessamine County</td>
</tr>
<tr>
<td>Tom Dorman</td>
<td>823.1</td>
<td>Jessamine and Garrard Counties</td>
</tr>
<tr>
<td><strong>Total Preserve Acreage</strong></td>
<td><strong>1,635.7</strong></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL JESSAMINE CO ACREAGE</strong></td>
<td><strong>±2,322.6</strong></td>
<td>± 33.9 Neighborhood / 251.2 Community / 407+ Regional / 2,1,635.7 Nature Preserve</td>
</tr>
</tbody>
</table>

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

**Nicholasville/Jessamine County Parks & Recreation** NJCPR operates and maintains 16 parks throughout Jessamine County, ranging in size from less than one acre to 65 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 and adult softball and sponsors special events such as an Earth Day program, 5K runs and a summer actors’ workshop (Exhibits 7.10.a,b).

**Wilmore Parks & Recreation** Nine parks within Wilmore city limits are maintained and operated by the Wilmore Parks & Recreation Department. In conjunction with the Jessamine County School District, the Department offers a year-round after-school program for students of Wilmore Elementary and the Jessamine Early Learning Village. Events and programs include Festival of the Fourth and summer youth Recreation and Theatre Camps, the Old Fashioned Musical Christmas and the Treats on Main Halloween Festival and adult softball and basketball. Two Jessamine County Public Schools, the Jessamine Early Learning Village and Wilmore
Elementary School, open their outdoor facilities to the public after school hours. Asbury College also permits use of its tennis courts and cross-country walking trail, as well as the Asbury Theological Seminary, which maintains two lighted tennis courts and a half basketball court (Exhibits 7.10.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 7.13).

**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 College and NJCPR. These include before and after-school care, youth sports, arts classes, summer camp and aquatics.

**HEALTHCARE**
Exhibits 7.8.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 Providers and 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,
Conservation Sites
Jessamine County

Legend
- PROTECTED AREAS
- ENVIRONMENTALLY SENSITIVE AREAS
- PARK
- CITY LIMITS
- RAILROAD
- ROAD

Exhibit 7.13
2009 Jessamine County Joint Comprehensive Plan

Jessamine County

Conservation Sites
flouroscopy 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 7.8.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 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.

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 70 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.

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.

SOCIAL SERVICES

Exhibits 7.8.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 reasonably 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 is improving with the recent opening of the St. Joseph-Jessamine RJ Corman Ambulatory Care Center, 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 almost all 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.
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.

Soils Characteristics
The most recent US Department of Agriculture Soil Survey of Jessamine County (December 1983) identified 37 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 general 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 (18.7%), Maury silt loam (MIB) with two to six percent slopes (17.6%) and McAfee silt loam (MnB) with two to six percent slopes (10.9%). 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% 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, Keene and Indiana bats, while endangered peregrine falcons have been reintroduced to the area and are now thriving. Rare plant species include mountain lover, Svenson’s wild-rye, stitchwort and cleft phlox, all candidates for federal listing as endangered plants, as well as the snow trillium, found nowhere else in Kentucky and listed as endangered by the state.

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
Zoning 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 2008, an update of the existing 1987 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. The Ordinance was adopted by the Wilmore City Council and Jessamine County Fiscal Court in late 2008.

Nicholasville has established a Flood Plain District within its zoning ordinance. The District has no stated restrictions on development; any permitted and/or accessory uses, as well as yard, lot and height requirements, are determined on a case-by-case basis by the Planning Commission.

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
### GEOLOGY

#### Jessamine County

<table>
<thead>
<tr>
<th></th>
<th>Ancient River Deposits</th>
<th>Dolomite/Shale</th>
<th>Siltstone</th>
<th>Limestone</th>
<th>Limestone Irregularly Bedded</th>
<th>Limestone Evenly Bedded</th>
<th>Shale/Limestone Interbedded</th>
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<tr>
<td>Foundation/Excavation</td>
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<td></td>
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<td>Residence w/Basement</td>
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**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 8.4
2009 Jessamine County
Joint Comprehensive Plan
Soil Types
Jessamine County

Legend

- CcC
- FdC
- FdE
- MlB
- MnB
- MnC
- OTHER
- RAILROAD
- ROADS
- STREAMS
- GEOLOGICAL FAULT LINE
- CITY LIMITS

SCALE 1:24,000
### Exhibit 8.3
**SOIL CHARACTERISTICS**  
Jessamine County

<table>
<thead>
<tr>
<th></th>
<th>MnC McAfee Silt Loam 6% – 12% slope</th>
<th>MIB Maury Silt Loam 2% - 6% slope</th>
<th>MnB McAfee Silt Loam 2% - 6% slope</th>
<th>CcC Culleoka Silt Loam 6% - 12% slope</th>
<th>FdC Faywood Silt Loam 6% - 12% slope</th>
<th>FdE Faywood Silt Loam 12% - 30% slope</th>
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<tr>
<td><strong>Building Site Development</strong></td>
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<td>severe limitations</td>
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</tr>
<tr>
<td>Residential, no basement</td>
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<td>moderate limitations</td>
<td>moderate limitations</td>
<td>moderate limitations</td>
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<tr>
<td>Residential with basement</td>
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<td>Local roads and streets</td>
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<td>severe limitations</td>
</tr>
<tr>
<td>Lawns and landscaping</td>
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<td>moderate limitations</td>
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<tr>
<td><strong>Sanitary Facilities</strong></td>
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<td>Septic tank absorption fields</td>
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<td>slight limitations</td>
<td>severe limitations</td>
<td>severe limitations</td>
<td>severe limitations</td>
<td>severe limitations</td>
</tr>
<tr>
<td>Sewage lagoon areas</td>
<td>severe limitations</td>
<td>moderate limitations</td>
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<tr>
<td>Trench sanitary landfill</td>
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<td>severe limitations</td>
<td>severe limitations</td>
<td>severe limitations</td>
<td>severe limitations</td>
</tr>
<tr>
<td>Area sanitary landfill</td>
<td>moderate limitations</td>
<td>slight limitations</td>
<td>slight limitations</td>
<td>severe limitations</td>
<td>moderate limitations</td>
<td>severe limitations</td>
</tr>
<tr>
<td>Daily cover for landfill</td>
<td>poor</td>
<td>fair</td>
<td>poor</td>
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<td>poor</td>
</tr>
</tbody>
</table>

*Data Source: Soil Survey, US Department of Agriculture Soil Conservation Service, December 1983*
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
- conservation resources
- wildlife habitats
- woodlands
- present and future water supplies
- wildlife habitats along Jessamine, Sinking and Marble Creeks
- Kentucky River Palisades and its 100-year floodplain

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, repelling 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 / Wilmore 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. All parts of any principal structures, including basements and crawl spaces, must be at least 1’ above 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. Further, more 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.
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 1797 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 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.
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. 71 sites within Jessamine County are 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.

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 MRHP 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.

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/Under Utilized Historic Sites  The NRHP also lists three historic sites in Jessamine County as vacant or not in use. These sites might have development potential for public, private or commercial uses.

- Keene Springs Inn  The eleven-acre Keene Springs Inn 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 Houp 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. Eighteen 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=County&county=57.

  • Almahurst Farm
  • Bethel Academy
  • Butler’s Birthplace
  • Camp Nelson (2)
  • Camp Nelson Covered Bridge
  • 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
  • Sawyier’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 gas stations and 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, Tates Creek Estates, Sulphur Well and the Camp Nelson Neighborhood.

TOURISM SITES AND EVENTS

(Exhibit 9.1)

**Ichthus Farm**  First opened in 1999, Ichthus Farm facility occupies 111 acres located northeast of Wilmore. Amenities include a large amphitheater seating up to 25,000 and a smaller one which seats up to 1,000 and includes a fire pit. Facilities also include two shower houses, multiple electrical hookups and county water at several locations throughout the site. Each year the Farm hosts the Ichthus Festival, a Christian rock festival, and the J.D. Crowe Bluegrass Festival.

**Jim Beam Nature Preserve**  Located just west of US 27 along the Garrard County line, the 126 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. It preserves more than 400 acres of the original 4,000 acre camp, including a cemetery 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; another structure is under restoration. A walking trail provides an interpretive tour of the depot facility, and a Living History Weekend 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 business. 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 Conservation-Preservation (CP) 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. Nicholasville zoning ordinances have also established an H-1 Historical District which leaves all decisions regarding uses and site requirements completely at the discretion of the Planning Commission. Jessamine County’s Historic (H) 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.
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. Zoning designations, which are set by individual jurisdictions and not included in this Plan, provide even more specific definition and regulation of land uses.

**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 Wilmore 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 Downtown Business Districts (DBDs)
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 land use categories shown in this Plan, a need was identified for a wider diversity of development alternatives, especially in the case of residential uses. This new land use configuration, as shown on the Land Use Map, is intended to define a common structure for use by all jurisdictions within Jessamine County. A clear, consistent countywide system will provide 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 housing 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.

**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 generally 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.
Highway Commercial  Land use category permitting highway business uses catering to the motoring public and other businesses by their nature best suited to locations along major streets and highways.

Light Industrial  Land use category permitting manufacturing, wholesale and/or research businesses which operate entirely within enclosed structures and generate little or no significant traffic or negative environmental effects in surrounding areas.

Heavy Industrial  Land use category permitting major manufacturing, processing, warehousing, research and testing facilities requiring extensive public utility and infrastructure support. These facilities may also require open storage and/or service areas and may generate traffic or environmental nuisances in surrounding 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 very low density residential development based on the availability of infrastructure and public utilities.

FUTURE LAND USE CATEGORIES

Exhibit 10.1 defines the new residential land use categories used by this Plan and its Map, and shows how the current land use options of each jurisdiction fit into this Plan’s new broader set of alternatives.

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 recommended in Exhibit 10.1. Any jurisdiction may also choose to add one or more new zoning districts as 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 recently moved to revoke PUDs as a development option; cluster development remains a viable alternative within agricultural land use areas.

This Plan also makes changes in non-residential land uses from previous plans. Highway Commercial, a previously existing Jessamine County land use, was added as a category to differentiate between highway-related businesses and other commercial uses. Institutional uses were combined with Public and Semi-Public uses, and Agriculture was made a countywide designation. While several of these alternatives do not appear on this Plan’s land use map, they should be considered valid land uses and may be included in upcoming plans as needed.
The Industrial category in use countywide prior to this Plan was split into two categories, Light Industrial and Heavy Industrial, each of which has infrastructure and compatibility issues distinct from the other. Existing industrial uses are shown on the Plan’s map as a single Industrial category. Future industrial uses, however, are shown as specifically Heavy Industrial or Light Industrial.

It should be clearly stated that the existence of these alternatives, both residential and commercial, does 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.
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 14,592 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 new 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 and the Urban Service Boundaries (USB) of Wilmore and Nicholasville have undergone changes since their most recent Comprehensive Plans (Jessamine County/City of Wilmore, 2002; Nicholasville, 2004). Current city limits as shown on the Land Use Map show that both cities have increased the size of their incorporated city limits: Wilmore by more than 40% and Nicholasville by nearly 28% (Exhibit 10.5).
Exhibit 10.3
2009 Jessamine County Joint Comprehensive Plan
Downtown Business District Nicholasville

Legend
- Low Residential
- Medium Residential
- High Residential
- High Duplex Residential
- Very High Residential
- Commercial
- Industrial
- Public/Semi-Public/Institutional
- Downtown Business District
- Local Roads
- KY Highways
- U S Highways

(0.0125 0.025 0.05 Miles)
Exhibit 10.4
2009 Jessamine County Joint Comprehensive Plan
Downtown Business District
Wilmore
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 has been significantly reduced by this Plan, 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 modest 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 newly established USB coincides largely with Wilmore city limits. A portion of the 770 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 by this 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 is distributed outside Nicholasville city boundaries in all directions, meeting Wilmore at the west and Fayette County at the north. The exception occurs west of US 27 near the Fayette County line. 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 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 new land use categories established by 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 276.6 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 3% of the residential total, while High Density grows by the same amount. Commercial, Light 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 at least 10%, all non-residential uses still accounts for just 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 College and Asbury Theological Seminary.

### Exhibit 10.6
EXISTING AND FUTURE LAND USES
Wilmore City Limits

<table>
<thead>
<tr>
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<th>Existing Acreage</th>
<th>Future Acreage</th>
<th>Total Acreage</th>
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<tr>
<td><strong>Residential</strong></td>
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<td>Very Low (one acre minimum)</td>
<td>682.4</td>
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</tr>
<tr>
<td>Medium (15,000 sq. ft. minimum)</td>
<td>--</td>
<td>100.6 31.9%</td>
<td>100.6 3.9%</td>
</tr>
<tr>
<td>High (6,500 sq. ft. minimum)</td>
<td>692.1</td>
<td>30.9%</td>
<td>868.1 33.9%</td>
</tr>
<tr>
<td>High Duplex (8,000 sq. ft. minimum)</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Very High (under 6,500 sq. ft.)</td>
<td>35.7</td>
<td>1.6%</td>
<td>35.7 1.4%</td>
</tr>
<tr>
<td><strong>Total Residential</strong></td>
<td>1,410.2</td>
<td>276.6</td>
<td>1,686.8 65.9%</td>
</tr>
<tr>
<td><strong>Non-Residential</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>16.8</td>
<td>0.7%</td>
<td>28.2 1.1%</td>
</tr>
<tr>
<td>Highway Commercial</td>
<td>--</td>
<td>--</td>
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</tr>
<tr>
<td>Industrial</td>
<td>10.3</td>
<td>0.5%</td>
<td>10.3 0.4%</td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>--</td>
<td>17.1 5.4%</td>
<td>17.1 0.7%</td>
</tr>
<tr>
<td>Professional Office</td>
<td>31.4</td>
<td>1.4%</td>
<td>41.3 1.6%</td>
</tr>
<tr>
<td>Public/Semi-Public/Institutional</td>
<td>461.0</td>
<td>20.6%</td>
<td>461.0 18.0%</td>
</tr>
<tr>
<td>Agricultural</td>
<td>313.5</td>
<td>14.0%</td>
<td>313.5 12.3%</td>
</tr>
<tr>
<td><strong>Total Non-Residential</strong></td>
<td>833.0</td>
<td>38.4</td>
<td>871.4 34.1%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>2,243.2</td>
<td>100.0%</td>
<td>2,558.2 100.0%</td>
</tr>
</tbody>
</table>
NICHOLASVILLE LAND USES

Residential land uses account for nearly 60% of the total acreage within Nicholasville city limits (Exhibit 10.7). This Plan designates 287.7 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, Light Industrial and Professional Office uses, with the majority of that acreage dedicated to general commercial uses. For future land use planning purposes, Industrial use was split into two new categories: Light Industrial and Heavy Industrial. This Plan adds no new Heavy Industrial acreage and approximately 31 additional acres of Light Industrial.

UNINCORPORATED COUNTY LAND USES

The unincorporated areas of Jessamine County are almost entirely dedicated to non-residential uses, specifically to agriculture, which accounts for 81% of total land usage (Exhibit 10.8). Even with a tripling of the acreage dedicated to future very low residential usage to 8.6%, residential uses in total add up to just under 13% of the total land in the unincorporated county in this Plan.
JESSAMINE COUNTY LAND USES

Jessamine County land use remains largely agricultural and low density as a result of this Plan. Residential uses account for just over 17% of land countywide, with over 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 nearly 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 8.5% of total land use.

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.
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 North Corridor Access Management Plan (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.

Land use along US 27 from Kohl’s Road northward, and especially in the Brannon Road area, has been the subject of considerable discussion throughout the development of this Plan. The current and future availability of sewer service has been appropriately identified as a major factor in decisions regarding future long-term land use. The Nicholasville areas identified by current 20 year sewer system expansion plans are clearly shown on Exhibit 7.2 Sewer Service Availability. These areas are more than adequate to accommodate growth for the foreseeable future, and no uses other than agricultural are to be permitted outside these boundaries.

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.

This Plan establishes a Downtown Business District (DBD) for Wilmore. Nicholasville has a DBD already in place with a zoning district (DB Downtown Business) attached 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. 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.
The development of the County’s first 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 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 2009 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.

<table>
<thead>
<tr>
<th>GOAL/OBJECTIVE</th>
<th>PROJECT TITLE</th>
<th>DESCRIPTION</th>
<th>POTENTIAL PARTNERS</th>
<th>TIME FRAME</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BASE STUDY</strong></td>
<td></td>
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<tr>
<td></td>
<td>Base Study Update</td>
<td>An update of demographic data, especially concerning Wilmore, using new decennial data from the 2010 US Census</td>
<td>City and County Planning Commissions BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>Comprehensive Plan Implementation Update</td>
<td>An annual update of progress on implementation steps as outlined in this Plan</td>
<td>City and County Planning Commissions BGADD</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>ECONOMIC AND COMMERCIAL DEVELOPMENT</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>I.C.1-6</td>
<td>Wilmore Downtown Master Plan</td>
<td>A study to develop a master plan for the Downtown Business District as identified by this Plan</td>
<td>City of Wilmore elected officials Wilmore/Jessamine County Planning Commission Resident and business community representatives Jessamine Co Economic Development Authority BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>I.C.1-6</td>
<td>Nicholasville Downtown Master Plan Expansion</td>
<td>An expansion of the city’s previously completed Downtown Master Plan to include the entire Downtown Business District as identified by this Plan</td>
<td>City of Nicholasville elected officials City of Nicholasville Planning Commission Resident and business community representatives Jessamine Co Economic Development Authority BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>I.A.2</td>
<td>Economic Cluster Study</td>
<td>A study that builds on the previously published BGADD Economic Cluster Study to identify economic development and employment opportunities specific to Jessamine County</td>
<td>City and County elected officials Business community representatives Jessamine Co Economic Development Authority BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>GOAL/ OBJECTIVE</td>
<td>PROJECT TITLE</td>
<td>DESCRIPTION</td>
<td>POTENTIAL PARTNERS</td>
<td>TIME FRAME</td>
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<tr>
<td>I.A, B, C, D, E</td>
<td>Non-Residential Zoning Ordinance Review</td>
<td>Review and amend all zoning ordinances countywide to reflect the expansion of non-residential development types as identified by this Plan</td>
<td>City and County elected officials, City and County Planning Commissions, Jessamine Co Economic Development Authority, BGADD</td>
<td>Short</td>
</tr>
</tbody>
</table>

**RESIDENTIAL DEVELOPMENT**

| II.A, B | Residential Zoning Ordinance Review | Review and amend all zoning ordinances countywide to reflect the expansion of residential development types as identified by this Plan | City and County elected officials, City and County Planning Commissions, BGADD | Short |

| II.A.3, 4, VI.A.1, 2, 6 | Residential Design Review | A study to explore potential means of reviewing building exteriors at time of development plan submittal, especially in DBDs, historic districts and other potentially sensitive areas | Local architects, Historic preservation officials, City and County Planning Commissions, BGADD | Medium |

| I.A.5, I.B.2, II.A.2, 3, 4, 9, VI.A.6 | Alternative Housing Development Options | A study of development alternatives that permit and encourage re-use, renovation and preservation of valuable existing structures and protect rural and environmentally sensitive areas | Historic preservation officials, City and County Planning Commissions, BGADD | Medium |

**TRANSPORTATION**

| III.A.1, 2, VI.A.9 | KY 68 Scenic Corridor | A study to designate a scenic corridor based on area viewsheds to protect the roadway's Scenic Byway designation and maintain eligibility for federal funding opportunities | City and County Planning Commissions, Resident representatives, BGADD | Medium |

<p>| I.A.1, 3, 4, I.B.1, I.D, II.B.1, III.A.1 | I-75 Connector Corridor Development Plan | A plan that sets standards for residential and non-residential development along the planned I-75 Connector corridor | City and County elected officials, City and County Planning Commissions, Resident and business community representatives, Jessamine Co Economic Development Authority, BGADD | Medium |</p>
<table>
<thead>
<tr>
<th>GOAL/OBJECTIVE</th>
<th>PROJECT TITLE</th>
<th>DESCRIPTION</th>
<th>POTENTIAL PARTNERS</th>
<th>TIME FRAME</th>
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<tbody>
<tr>
<td>I.A.1, 3, 4 I.B.1 I.D II.B.1 III.A.1</td>
<td>US 27 Eastern Bypass Corridor Development Plan</td>
<td>A plan that sets standards for residential and non-residential development along the planned Eastern Bypass corridor</td>
<td>City and County elected officials&lt;br&gt;City and County Planning Commissions&lt;br&gt;Resident and business community representatives&lt;br&gt;Jessamine Co Economic Development Authority&lt;br&gt;BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>I.C.2 I.E.2, 3 III.B.2, 3</td>
<td>Roadway Improvement Requirements</td>
<td>A study of alternative methods for ensuring that existing roadways are improved to meet projected requirements of new development</td>
<td>City and County Planning Commissions&lt;br&gt;BGADD</td>
<td>Medium</td>
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<tr>
<td>I.C.3 II.B.4 III.B.1, 2, 6 IV.C.3</td>
<td>Bike/Ped Requirements</td>
<td>A plan that sets standards for ensuring bicycle and pedestrian accommodations in new development</td>
<td>Lexington MPO/LFUCG&lt;br&gt;Jessamine Trails Assn&lt;br&gt;Resident representatives&lt;br&gt;City and County Planning Commissions&lt;br&gt;BGADD</td>
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<tr>
<td>III.A, B IV.B.2</td>
<td>Transportation Capital Improvement Plan</td>
<td>A CIP for development and improvement of roadways and bike/ped facilities throughout the County</td>
<td>Lexington MPO&lt;br&gt;LexTran&lt;br&gt;City and County Planning Commissions&lt;br&gt;BGADD</td>
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<td>INFRASTRUCTURE AND COMMUNITY FACILITIES</td>
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<td></td>
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<td>IV.A, B</td>
<td>Fire Protection Study</td>
<td>A study to determine means of raising the ISO rating levels in the Jessamine County Fire District</td>
<td>City and County elected officials&lt;br&gt;City and County Planning Commissions&lt;br&gt;Jessamine County Fire District&lt;br&gt;BGADD</td>
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<tr>
<td>IV.B.2</td>
<td>Infrastructure Capital Improvement Plan</td>
<td>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</td>
<td>City and County elected officials&lt;br&gt;City and County Planning Commissions&lt;br&gt;Infrastructure system and supplier representatives&lt;br&gt;Resident and business community representatives&lt;br&gt;BGADD</td>
<td>Long</td>
</tr>
<tr>
<td>GOAL/OBJECTIVE</td>
<td>PROJECT TITLE</td>
<td>DESCRIPTION</td>
<td>POTENTIAL PARTNERS</td>
<td>TIME FRAME</td>
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<tr>
<td>IV.C.1</td>
<td>Parks and Recreation Master Plan</td>
<td>A countywide Master Plan for development and improvement of parks and recreational facilities throughout the County, concentrating on neighborhood parks and rural area improvements</td>
<td>NJCPR, Wilmore Parks and Recreation, Jessamine County River Task Force, Resident and business community representatives, City and County Planning Commissions, BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>I.C.3</td>
<td>Parks and Recreation Capital Improvement Plan</td>
<td>A CIP to implement the Master Plan recommendations</td>
<td>NJCPR, Wilmore Parks and Recreation, Jessamine County River Task Force, Resident and business community representatives, BGADD</td>
<td>Long</td>
</tr>
<tr>
<td>II.B.4</td>
<td>Parks and Recreation Master Plan</td>
<td>A countywide Master Plan for development and improvement of parks and recreational facilities throughout the County, concentrating on neighborhood parks and rural area improvements</td>
<td>NJCPR, Wilmore Parks and Recreation, Jessamine County River Task Force, Resident and business community representatives, City and County Planning Commissions, BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>III.B.1, 2, 6</td>
<td>Parks and Recreation Capital Improvement Plan</td>
<td>A CIP to implement the Master Plan recommendations</td>
<td>NJCPR, Wilmore Parks and Recreation, Jessamine County River Task Force, Resident and business community representatives, BGADD</td>
<td>Long</td>
</tr>
<tr>
<td>IV.C.3</td>
<td>Noise and Light Pollution Standards</td>
<td>A study to determine best practices for noise and light pollution and adoption of standards to all appropriate development ordinances and regulations</td>
<td>City and County Planning Commissions, BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>V.A.1</td>
<td>Building Standards</td>
<td>A study to determine best practices and adopt new regulation as necessary for environmentally friendly structure and development standards</td>
<td>City and County Planning Commissions, BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>VI.A.6, 7, 8</td>
<td>Environmental Regulation Review</td>
<td>A study to determine best practices and adopt new regulation as necessary for water and air quality control, flood control and other environmental issues based on federal standards and energy conservation practices</td>
<td>City and County Planning Commissions, BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>V.A.1, 6, 7, 8</td>
<td>Environmental Regulation Review</td>
<td>A study to determine best practices and adopt new regulation as necessary for water and air quality control, flood control and other environmental issues based on federal standards and energy conservation practices</td>
<td>City and County Planning Commissions, BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>I.A.7, 9</td>
<td>Floodplain/Watershed Regulation Review</td>
<td>A study to review existing regulation, identify best practices and adopt new standards as necessary to protect waterways, watersheds and their associated ecosystems throughout the County</td>
<td>City and County Planning Commissions, BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>V.A.4, 6, 7, 8</td>
<td>Floodplain/Watershed Regulation Review</td>
<td>A study to review existing regulation, identify best practices and adopt new standards as necessary to protect waterways, watersheds and their associated ecosystems throughout the County</td>
<td>City and County Planning Commissions, BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>GOAL/OBJECTIVE</td>
<td>PROJECT TITLE</td>
<td>DESCRIPTION</td>
<td>POTENTIAL PARTNERS</td>
<td>TIME FRAME</td>
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<tr>
<td>VI.A.1, 2</td>
<td>Historic District Development Standards</td>
<td>A study to determine best practices and adopt new regulation as necessary for preservation, reuse and infill development standards for historic areas</td>
<td>City and County Planning Commissions, BGADD</td>
<td>Medium</td>
</tr>
<tr>
<td>I.B.3, I.E.1, V.A.1, 6, 7</td>
<td>Camp Nelson Preservation Viewshed</td>
<td>A study to establish a viewshed for the Camp Nelson historic site that is to be protected from historically inappropriate development styles</td>
<td>Jessamine County Planning Commission, Jessamine County Fiscal Court, Jessamine County Historic Society, Kentucky Heritage Council, Camp Nelson Foundation</td>
<td>Medium</td>
</tr>
<tr>
<td>I.A.5, I.B.2, II.A.2, 3, 4, 9, VI.A.6, VI.A.4</td>
<td>Archeological / Historic / Environmental Inventory</td>
<td>Development of a complete and current inventory of all sites and structures with archeological, historic and/or environmental significance</td>
<td>Resident representatives, City and County Planning Commissions, Jessamine County Historic Society, Kentucky Heritage Council, Camp Nelson Foundation, Jessamine County River Task Force, BGADD</td>
<td>Long</td>
</tr>
</tbody>
</table>
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 nuisances.

**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 Structure.

**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, 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 board of aldermen, the general council, the common 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.

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 encourage 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

<table>
<thead>
<tr>
<th>Miles</th>
<th>Institution</th>
<th>Location</th>
<th>Enrollment (Fall 2008)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Asbury College</td>
<td>Wilmore</td>
<td>† 1,541</td>
</tr>
<tr>
<td>4</td>
<td>Asbury Theological Seminary</td>
<td>Wilmore</td>
<td>N/A</td>
</tr>
<tr>
<td>13</td>
<td>Bluegrass Community &amp; Technical College Cooper Campus</td>
<td>Lexington</td>
<td>12,146</td>
</tr>
<tr>
<td>13</td>
<td>Bluegrass Community &amp; Technical College Leestown Campus</td>
<td>Lexington</td>
<td>N/A</td>
</tr>
<tr>
<td>13</td>
<td>Bluegrass Community &amp; Technical College Regency Campus</td>
<td>Lexington</td>
<td>N/A</td>
</tr>
<tr>
<td>13</td>
<td>Indiana Wesleyan University Lexington Education Center</td>
<td>Lexington</td>
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</tr>
<tr>
<td>13</td>
<td>ITT Technical Institute Lexington Campus</td>
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</tr>
<tr>
<td>13</td>
<td>Lexington Theological Seminary</td>
<td>Lexington</td>
<td>N/A</td>
</tr>
<tr>
<td>13</td>
<td>National College Lexington Branch</td>
<td>Lexington</td>
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<tr>
<td>13</td>
<td>Spencerian College Lexington Campus</td>
<td>Lexington</td>
<td>N/A</td>
</tr>
<tr>
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<td>Strayer University Lexington Campus</td>
<td>Lexington</td>
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</tr>
<tr>
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<td>Sullivan University Lexington Campus</td>
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<td>Transylvania University</td>
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<td>1,158</td>
</tr>
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<td>13</td>
<td>University of Kentucky</td>
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<td>26,913</td>
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<td>Eastern Kentucky University</td>
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<td>Eastern Kentucky University Lancaster Higher Education Center</td>
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<td>National College Richmond Branch</td>
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</tr>
<tr>
<td>19</td>
<td>Bluegrass Community &amp; Technical College Danville Campus</td>
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<td>Georgetown College</td>
<td>Georgetown</td>
<td>1,856</td>
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<td>26</td>
<td>Berea College</td>
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<td>Kentucky State University</td>
<td>Frankfort</td>
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<tr>
<td>37</td>
<td>Morehead State University at Mt. Sterling</td>
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<td>Miles</td>
<td>Institution</td>
<td>Location</td>
<td>Enrollment (Fall 2008)</td>
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<tr>
<td>-------</td>
<td>------------------------------------------------</td>
<td>-----------</td>
<td>------------------------</td>
</tr>
<tr>
<td>38</td>
<td>Maysville Community &amp; Tech College</td>
<td>Cynthiana</td>
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<td></td>
<td>Licking Valley Campus</td>
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<td></td>
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<td></td>
<td></td>
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<tr>
<td>43</td>
<td>Somerset Community College</td>
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<td>Casey Center</td>
<td></td>
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<td>55</td>
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<td>Somerset North Campus</td>
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<td></td>
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<td>Somerset South Campus</td>
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<td>Somerset Community College</td>
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<td>Laurel North Campus</td>
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<tr>
<td>59</td>
<td>Somerset Community College</td>
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</tr>
<tr>
<td></td>
<td>Laurel South Campus</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Enrollments** 77,144

Source: Kentucky Cabinet for Economic Development

Miles are calculated as straight-line distance, not highway miles.

† Denotes enrollment for entire institution, including branch campuses; otherwise, enrollment is for specified campus.

### Technical Schools within 60 miles of Nicholasville

<table>
<thead>
<tr>
<th>Miles</th>
<th>Institution</th>
<th>Location</th>
<th>Secondary</th>
<th>Post-Secondary</th>
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<td>17</td>
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<td>Lee County ATC</td>
<td>Beattyville</td>
<td>267</td>
<td>2</td>
<td>269</td>
</tr>
<tr>
<td>55</td>
<td>Pulaski ATC</td>
<td>Somerset</td>
<td>369</td>
<td>N/A</td>
<td>369</td>
</tr>
<tr>
<td>59</td>
<td>Oldham County CTC</td>
<td>Buckner</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Total Enrollments** 7,151

Source: Kentucky Cabinet for Workforce Development; KY Dept. of Education

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.

**Jessamine County**

**Kentucky County-to-County 2000 Census Commuting Patterns**

http://ksdc.louisville.edu/sdc/commute/2000commute_to_work_120counties.xls

<table>
<thead>
<tr>
<th>County</th>
<th>Total Workers who live in the county</th>
<th>Total Workers who work in the county</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Live and work in the county</td>
<td>Work and live in the county</td>
</tr>
<tr>
<td></td>
<td>Live in the county, work elsewhere</td>
<td>Work in the county, live elsewhere</td>
</tr>
<tr>
<td></td>
<td>Total workers who live in the county</td>
<td>Total workers who work in the county</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8,721 46.2%</td>
<td>Workers who live in the county</td>
<td>Workers who work in the county</td>
</tr>
<tr>
<td>10,164 53.8%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18,885</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### BETWEEN KENTUCKY COUNTIES ONLY

<table>
<thead>
<tr>
<th>Lives in Jessamine and works in:</th>
<th>Number of Workers</th>
<th>Lives in:</th>
<th>Works in Jessamine</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>18,780</td>
<td>Total</td>
<td>14,656</td>
</tr>
<tr>
<td>Anderson KY</td>
<td>9</td>
<td>Anderson KY</td>
<td>93</td>
</tr>
<tr>
<td>Bell KY</td>
<td>6</td>
<td>Ballard KY</td>
<td>3</td>
</tr>
<tr>
<td>Boone KY</td>
<td>5</td>
<td>Bell KY</td>
<td>6</td>
</tr>
<tr>
<td>Bourbon KY</td>
<td>47</td>
<td>Bourbon KY</td>
<td>37</td>
</tr>
<tr>
<td>Boyle KY</td>
<td>163</td>
<td>Boyle KY</td>
<td>256</td>
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<tr>
<td>Clark KY</td>
<td>33</td>
<td>Breathitt KY</td>
<td>8</td>
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<tr>
<td>Fayette KY</td>
<td>8,748</td>
<td>Carter KY</td>
<td>17</td>
</tr>
<tr>
<td>Floyd KY</td>
<td>7</td>
<td>Casey KY</td>
<td>43</td>
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<tr>
<td>Franklin KY</td>
<td>171</td>
<td>Clark KY</td>
<td>149</td>
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<tr>
<td>Garrard KY</td>
<td>111</td>
<td>Cumberland KY</td>
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</tr>
<tr>
<td>Jefferson KY</td>
<td>36</td>
<td>Daviess KY</td>
<td>7</td>
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<tr>
<td>Jessamine KY</td>
<td>8,721</td>
<td>Estill KY</td>
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<tr>
<td>Johnson KY</td>
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<td>Fayette KY</td>
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<td>Laurel KY</td>
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<td>Fleming KY</td>
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<td>Harrison KY</td>
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<td>Lee KY</td>
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<td></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td>Montgomery KY</td>
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<td>Morgan KY</td>
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<td></td>
<td></td>
<td>Nicholas KY</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Owen KY</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Perry KY</td>
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<td></td>
<td></td>
<td>Powell KY</td>
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<td></td>
<td></td>
<td>Pulaski KY</td>
<td>81</td>
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<td></td>
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<td>Rockcastle KY</td>
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<td></td>
<td></td>
<td>Rowan KY</td>
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<td></td>
<td></td>
<td>Russell KY</td>
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<td></td>
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<td>Scott KY</td>
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<td>Shelby KY</td>
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<td>Taylor KY</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Washington KY</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wolfe KY</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Woodford KY</td>
<td>216</td>
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</tbody>
</table>

#### BETWEEN KENTUCKY AND OTHER STATES

<table>
<thead>
<tr>
<th>Lives in Jessamine and works in:</th>
<th>Number of Workers</th>
<th>Lives in:</th>
<th>Works in Jessamine</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>105</td>
<td>Total</td>
<td>78</td>
</tr>
<tr>
<td>DeKalb AL</td>
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<td>Gibson IN</td>
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</tr>
<tr>
<td>Whitley GA</td>
<td>10</td>
<td>St. Louis MO</td>
<td>9</td>
</tr>
<tr>
<td>Champaign IL</td>
<td>7</td>
<td>Randolph NC</td>
<td>31</td>
</tr>
<tr>
<td>Marion IN</td>
<td>6</td>
<td>Eri PA</td>
<td>8</td>
</tr>
<tr>
<td>Vanderburgh IN</td>
<td>6</td>
<td>Cumberland TN</td>
<td>4</td>
</tr>
<tr>
<td>Wabash IN</td>
<td>8</td>
<td>Mercer WV</td>
<td>19</td>
</tr>
<tr>
<td>Panola MS</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New York NY</td>
<td>18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comanche OK</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bexar TX</td>
<td>13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roanoke city VA</td>
<td>5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX IV.
B24011. OCCUPATION BY MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2007 INFLATION-ADJUSTED DOLLARS) FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER - Universe: CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER WITH EARNINGS

Data Set: 2005-2007 American Community Survey 3-Year Estimates
Survey: American Community Survey

<table>
<thead>
<tr>
<th>Jessamine County, Kentucky</th>
<th>Estimate</th>
<th>Margin of Error</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>26,512</td>
<td>+/-1,252</td>
</tr>
<tr>
<td>Management, professional, and related occupations</td>
<td>39,363</td>
<td>+/-3,585</td>
</tr>
<tr>
<td>Management, business, and financial occupations</td>
<td>44,142</td>
<td>+/-4,073</td>
</tr>
<tr>
<td>Management occupations</td>
<td>45,552</td>
<td>+/-11,834</td>
</tr>
<tr>
<td>Business and financial operations occupations</td>
<td>37,365</td>
<td>+/-8,708</td>
</tr>
<tr>
<td>Professional and related occupations</td>
<td>35,285</td>
<td>+/-5,564</td>
</tr>
<tr>
<td>Computer and mathematical occupations</td>
<td>46,944</td>
<td>+/-23,628</td>
</tr>
<tr>
<td>Architecture and engineering occupations</td>
<td>54,741</td>
<td>+/-14,494</td>
</tr>
<tr>
<td>Life, physical, and social science occupations</td>
<td>28,150</td>
<td>+/-21,784</td>
</tr>
<tr>
<td>Community and social services occupations</td>
<td>26,625</td>
<td>+/-30,040</td>
</tr>
<tr>
<td>Legal occupations</td>
<td>100,000+</td>
<td>***</td>
</tr>
<tr>
<td>Education, training, and library occupations</td>
<td>33,579</td>
<td>+/-9,412</td>
</tr>
<tr>
<td>Arts, design, entertainment, sports, and media occupations</td>
<td>30,625</td>
<td>+/-17,652</td>
</tr>
<tr>
<td>Healthcare practitioner and technical occupations</td>
<td>39,755</td>
<td>+/-6,752</td>
</tr>
<tr>
<td>Health diagnosing and treating practitioners and other technical occupations</td>
<td>48,077</td>
<td>+/-5,666</td>
</tr>
<tr>
<td>Health technologists and technicians</td>
<td>29,724</td>
<td>+/-13,113</td>
</tr>
<tr>
<td>Service occupations</td>
<td>13,643</td>
<td>+/-1,838</td>
</tr>
<tr>
<td>Healthcare support occupations</td>
<td>16,494</td>
<td>+/-4,443</td>
</tr>
<tr>
<td>Protective service occupations</td>
<td>34,429</td>
<td>+/-7,048</td>
</tr>
<tr>
<td>Fire fighting and prevention, and other protective service workers including supervisors</td>
<td>34,085</td>
<td>+/-18,052</td>
</tr>
<tr>
<td>Law enforcement workers including supervisor</td>
<td>34,648</td>
<td>+/-6,934</td>
</tr>
<tr>
<td>Food preparation and serving related occupations</td>
<td>9,215</td>
<td>+/-5,402</td>
</tr>
<tr>
<td>Building and grounds cleaning and maintenance occupations</td>
<td>14,531</td>
<td>+/-4,289</td>
</tr>
<tr>
<td>Personal care and service occupations</td>
<td>10,179</td>
<td>+/-8,905</td>
</tr>
<tr>
<td>Sales and office occupations</td>
<td>22,596</td>
<td>+/-3,015</td>
</tr>
<tr>
<td>Sales and related occupations</td>
<td>21,165</td>
<td>+/-6,482</td>
</tr>
<tr>
<td>Office and administrative support occupations</td>
<td>23,498</td>
<td>+/-3,191</td>
</tr>
<tr>
<td>Farming, fishing, and forestry occupations</td>
<td>19,583</td>
<td>+/-10,070</td>
</tr>
<tr>
<td>Construction, extraction, maintenance, and repair occupations</td>
<td>26,844</td>
<td>+/-7,918</td>
</tr>
<tr>
<td>Construction and extraction occupations</td>
<td>22,266</td>
<td>+/-8,199</td>
</tr>
<tr>
<td>Installation, maintenance, and repair occupations</td>
<td>33,466</td>
<td>+/-8,374</td>
</tr>
<tr>
<td>Production, transportation, and material moving occupations</td>
<td>25,508</td>
<td>+/-2,687</td>
</tr>
<tr>
<td>Production occupations</td>
<td>30,914</td>
<td>+/-11,038</td>
</tr>
<tr>
<td>Transportation and material moving occupations</td>
<td>24,224</td>
<td>+/-4,407</td>
</tr>
<tr>
<td>Supervisors, transportation and material moving workers, and other transportation workers except motor vehicle operators</td>
<td>26,042</td>
<td>+/-73,191</td>
</tr>
<tr>
<td>Motor vehicle operators</td>
<td>26,768</td>
<td>+/-7,987</td>
</tr>
<tr>
<td>Material moving workers</td>
<td>16,897</td>
<td>+/-8,975</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2005-2007 American Community Survey
Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2000.

While the 2007 American Community Survey (ACS) data generally reflect the December 2006 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities. The 2007 Puerto Rico Community Survey (PRCS) data generally reflect the December 2005 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in PRCS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An ‘***’ entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

2. An ‘-‘ entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

3. An ‘-‘ following a median estimate means the median falls in the lowest interval of an open-ended distribution.

4. An ‘+‘ following a median estimate means the median falls in the upper interval of an open-ended distribution.

5. An ‘****’ entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

6. An ‘******’ entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
NICHOLASVILLE
JESSAMINE COUNTY

Adcom Wire Co
220 Stephens Dr
Nicholasville, KY 40356-1071
PO Box 250
Nicholasville, KY 40340-0250
Telephone: 859-885-6011
Fax: 859-887-2174
Established: 1968
Employment (2008): 100
High carbon spring wire, bright plating
NAICS: 331222, 332618
*Steve Riley, Plant Mgr
Becky Arvin, Human Res Mgr
Darrell Warren, Purch Agent
Frank Ford, Plant Supt
Direct Owners:
Leggett & Platt Inc
*1 Leggett Road
Carthage, MO 64836-0757
AEP Inc
101 Etter Dr
Nicholasville, KY 40356-1078
Telephone: 859-885-9107
Fax: 859-885-3490
WEB: www.thinkkentucky.com/edis
Established: 1984
Employment (2008): 78
Flexible packaging stretch film
NAICS: 326113, 326199
*John Edwards, Plant Manager
Kelly Carper, Human Res Mgr
Shelia Jarrell, Controller
Direct Owners:
Atlantis Plastics Inc
1870 The Exchange SE # 200
Atlanta, GA 30339-2021
Amcor PET Packaging
801 Memorial Dr
Nicholasville, KY 40356-2716
Telephone: 859-885-6087
Fax: 859-885-7484
WEB: www.amcor.com
Established: 1998
Employment (2008): 139
Plastic custom bottles, food and customer care products
NAICS: 326160
*Donald Spencer, Opers Mgr
Donnie Malosh, Purch Agent
Matt Sterrett, Dir Human Res
Michael Warkentien, Plant Manager
Direct Owners:
Amcor PET Packaging
10521 South Hwy M 52
Manchester, MI 48158-9431
established: 1998
Employment (2008): 6
Specialized store fixtures for display
NAICS: 332812, 332999, 337215, 339950
*Rodney Worley, Owner
Steve Hampton, Plant Mgr
Bluegrass Treated Wood
3015 Catnip Hill Rd
Nicholasville, KY 40356-8700
Telephone: 859-887-2473
Fax: 859-887-2474
WEB: www.bluegrassattribedwood.com
Established: 1978
Employment (2008): 8
Pressure treated fence posts, fencing planks, poles & rough timbers
NAICS: 321114
*Ben Carpenter, President
Lea Smart, General Mgr
Central Kentucky Truss LLC
2125 Catnip Hill Road
Nicholasville, KY 40356
PO Box 884
Lexington, KY 40508
Telephone: 859-887-2053
Fax: 859-887-9409
Established: 2003
Employment (2008): 22
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
Established: 1997
Employment (2008): 26
Ready-mixed concrete
NAICS: 327320
*Jeff Riester, 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
Artistic Wood of Kentucky Inc
450 John Watts Dr
Nicholasville, KY 40356-2162
PO Box 356
Nicholasville, KY 40340-0356
Telephone: 859-887-4406
Fax: 859-885-2337
WEB: www.abcmetalroofing.com/abcroofing
Established: 1991
Employment (2007): 42
Metal building products
NAICS: 331221, 423510
Todd Creekmore, Plant Mgr
Mike Murphy, Sales
Direct Owners:
NCI Building Systems
Automated Cutting Technologies Inc
1300 John C. Watts Dr
Nicholasville, KY 40356
Telephone: 8598811228
Fax: 8598810671
WEB: www.actky.com
Established: 1998
Employment (2008): 6
Specialized store fixtures for display
NAICS: 332812, 332999, 337215, 339950
*Rodney Worley, Owner
Steve Hampton, Plant Mgr
Bluegrass Treated Wood
3015 Catnip Hill Rd
Nicholasville, KY 40356-8700
Telephone: 859-887-2473
Fax: 859-887-2474
WEB: www.bluegrassattribedwood.com
Established: 1978
Employment (2008): 8
Pressure treated fence posts, fencing planks, poles & rough timbers
NAICS: 321114
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Lea Smart, General Mgr
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Lexington, KY 40508
Telephone: 859-887-2053
Fax: 859-887-9409
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Frank Reeves, Opers Mgr
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Nicholasville, KY 40356-8700
Telephone: 859-885-2332
Fax: 859-885-7469
WEB: www.centralreadymix.com
Established: 1997
Employment (2008): 26
Ready-mixed concrete
NAICS: 327320
*Jeff Riester, President
Kimberly Young, Office Mgr
Clark Machine Tool & Die Inc
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Nicholasville, KY 40356-9401
Telephone: 859-885-9488
Fax: 859-885-9480
Established: 1967
Artistic Wood of Kentucky Inc
450 John Watts Dr
Nicholasville, KY 40356-2162
PO Box 356
Nicholasville, KY 40340-0356
Telephone: 859-887-4406
Fax: 859-885-2337
WEB: www.abcmetalroofing.com/abcroofing
Established: 1991
Employment (2007): 42
Metal building products
NAICS: 331221, 423510
Todd Creekmore, Plant Mgr
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Telephone: 859-885-2332
Fax: 859-885-7469
WEB: www.centralreadymix.com
Established: 1997
Employment (2008): 26
Ready-mixed concrete
NAICS: 327320
*Jeff Riester, 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
Comprehensive Plan 2010

Nicholasville, KY 40356-2295

156
Jourdan Graphics Services
200 Memorial Dr
Nicholasville, KY 40356-2715
Telephone: 859-885-3840
Established: 1979
Employment (2008): 4
Dies & die cutting, folding cartons, embossing & foil stamping
NAICS: 323510
*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 (2007): 9
Industrial, latex, oil base, stains, varnish, water base & enamel paints
NAICS: 325510
*Ryan Meade, Director
David B. Meade, Vice Pres
William A. Meade, President
NAICS: 327331, 327390
blocks and other building materials
Manufacture and retail concrete
Employment (2008): 36

North American Equipment
Sales Co Inc
350 Memorial Dr
Nicholasville, KY 40356
Telephone: 859-885-3353
Fax: 859-887-2963
WEB: www.naamequip.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

Premier Sheetmetal Inc
1400 John C. Watts Drive
Nicholasville, KY 40356-9101
PO Box 897
Nicholasville, KY 40340-0897
Telephone: 859 885 5658
Fax: 859-885-6669
WEB: www.premierfab.com
Established: 1989
Sheet metal fabricating
NAICS: 332322
*David Lear, Owner
Lynn McMurry, Vice Pres
Michael Lear, Vice Pres
Tony Fellner, Operas Mgr

RockTenn
200 Stephens Dr
Nicholasville, KY 40356-1071
Telephone: 859-885-6021
Fax: 859-887-6543
WEB: www.rocktenn.com
Established: 1970
Employment (2008): 230
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

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 (2008): 150
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: 1978
Employment (2007): 30
Industrial cutting machinery
NAICS: 333512
*Brendon Day, President
Simon Day, Mgr Operations
Direct Owners:
Sector Technology Inc
4865 Wyndhurst Rd
Lexington, KY 40515-1250

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
111 Capital Court
Nicholasville, KY 40356
Telephone: 859-885-4697
Fax: 859-885-4762
WEB: www.tammcor.com
Established: 2000
Machine shop: general, CNC, prototype & development machining; tooling, prototypes, tool & die; extrusion & progressive dies
NAICS: 332710, 332999, 333514
*Keith Tammenga, 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
Control panel manufacturing, integrate robotics, machinery, control panels
NAICS: 335314, 541330
*Marc Wada, CEO
Kevin Oyama, COO

Mariko Office Systems
1 Security Dr
Nicholasville, KY 40356-2159
PO Box 930
Nicholasville, KY 40340-0930
Telephone: 859-885-9411
Fax: 859-885-3063
WEB: www.marikooffice.com
Established: 1974
Employment (2008): 150
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: 1978
Employment (2007): 30
Industrial cutting machinery
NAICS: 333512
*Brendon Day, President
Simon Day, Mgr Operations
Direct Owners:
Sector Technology Inc
4865 Wyndhurst Rd
Lexington, KY 40515-1250

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
111 Capital Court
Nicholasville, KY 40356
Telephone: 859-885-4697
Fax: 859-885-4762
WEB: www.tammcor.com
Established: 2000
Machine shop: general, CNC, prototype & development machining; tooling, prototypes, tool & die; extrusion & progressive dies
NAICS: 332710, 332999, 333514
*Keith Tammenga, 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
Control panel manufacturing, integrate robotics, machinery, control panels
NAICS: 335314, 541330
*Marc Wada, CEO
Kevin Oyama, COO

157
Trim Masters Inc
401 Enterprise Dr
Nicholasville, KY 40356-2294
Telephone: 859-887-6000
Fax: 859-887-6425
WEB: www.trimmasters.com
Established: 1993
Employment (2008): 379
Manufacturing car seats and frame assemblies for Toyota and Johnson Controls
NAICS: 336399
Michael D. Summers, Exec Vice Pres
*Ben Saffari, Plant Mgr
Brent Webster, Asst Gen Mgr
Mike French, Human Res Mgr
Direct Owners:
Johnson Controls/ Automotive Systems Group
49200 Halyard Dr
Plymouth, MI 48170-2465
Toyota Boshoku Corp
25, Kami-Fujike
Yoshiwara-cho
Toyota-Shi, Aichi 473-0916
Toyota Tsusho America Inc
700 Triport Rd
Georgetown, KY 40324-8974

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 (2008): 28
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
Offset printing, computer typesetting, die cutting & saddle stitch binding
NAICS: 322231, 323110, 323121
*Mike Warner, Owner
Greg Kerwin, Owner

WILMORE
JESSAMINE COUNTY

High Bridge Spring Water Inc
3830 High Bridge Rd
Wilmore, KY 40390-9773
PO Box 100
Wilmore, KY 40390-0100
Telephone: 859-858-4407
Fax: 859-858-3205
WEB: www.highbridgesprings.com
Established: 1982
Employment (2008): 27
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 40390-0595
Telephone: 859-858-0827
Fax: 859-858-3898
Established: 1995
Employment (2008): 6
Fabrication and Installation of machineries and machine parts
NAICS: 332322, 332999, 333514
*Louis Daniels, Owner
Owsley Daniels, Owner
APPENDIX VI.

JESSAMINE COUNTY WATER PROJECTS

**Project Name** Jessamine S. Elkhorn Northwest Watermain Replacement and Hydraulic Looping  
**Applicant** Jessamine South Elkhorn Water District  
**Project Number** WX21113029  
**Cost Estimate** $1,900,000  
**Total Committed** $0  
**Funds Needed** $1,900,000  
**County Rank** 1  
**Regional Rank** 38  
This project proposes to replace and upsize that portion of the District which was originally piped in 1972 and is currently experiencing numerous line breaks and water outages. Replaced lines will be upsized where required. In addition, some of the existing stub mains will be extended to create appropriate looping configurations, thus increasing flow, residual peak flow pressure and water quality. Original meter services will be replaced with new service employing integral backflow preventor.

**Project Name** Nicholasville 20” Backbone Water Main Extension  
**Applicant** City of Nicholasville  
**Project Number** WX21113028  
**Cost Estimate** $636,000  
**Total Committed** $0  
**Funds Needed** $636,000  
**County Rank** 2  
**Regional Rank** 11  
Approximately 5,900-feet of 20-inch ductile iron pipe is necessary to extend the City’s existing backbone system to serve the new St. Joseph Hospital and serve as a feed for a future elevated storage tank that will be needed as the area around the hospital continues to develop. The backbone main extension is needed to provide the required sprinkler flows for the new hospital as well as the proposed YMCA facility on the adjoining property. In addition, the existing distribution system in the area that serves dozens of commercial and hundreds of residential customers will be tied into the new backbone main at several points, thereby increasing public fire flow rates.

**Project Name** Jessamine Co. WD #1 - Ashgrove Pike Water System Improvements  
**Applicant** Jessamine County Water District #1  
**Project Number** WX21113021  
**Cost Estimate** $625,000  
**Total Committed** $0  
**Funds Needed** $625,000  
**County Rank** 3  
**Regional Rank** 59  
Project will improve flow, pressure and fire protection capabilities by replacing an old 3-inch water line with a new 8-inch water line. This is one of the fastest growing areas in Jessamine County, and Ashgrove Pike is one of the fastest growing roads in the Lexington/Nicholasville corridor.
**Project Name** Jessamine Co. WD#1 – Baker Lane/Catnip Hill/Windome Lane Loop  
**Applicant** Jessamine County Water District #1  
**Project Number** WX21113023  
**Cost Estimate** $615,000  
**Total Committed** $0  
**Funds Needed** $615,000  
**County Rank** 4  
**Regional Rank** 75  
Project will improve flow, pressure and fire protection capabilities by looping water lines. The Foxtail Drive area is currently experiencing very low pressures during heavy use periods, due to industrial growth. The proposed 8-inch loop will alleviate this issue.

**Project Name** Nicholasville Elevated Water Storage Project  
**Applicant** City of Nicholasville  
**Project Number** WX21113027  
**Cost Estimate** $2,900,000  
**Total Committed** $0  
**Funds Needed** $2,900,000  
**County Rank** 5  
**Regional Rank** 69  
Approximately 18,350-feet of 10-inch ductile iron pipe and 13,350 of 8-inch ductile iron pipe, along with a 200,000 gallon elevated storage tank is necessary to improve the City’s existing distribution system in eastern Jessamine County. Rapid growth over the last several years has rendered certain portions of the system incapable of providing the demanded flows during maximum day conditions. This project will improve the static head and quantity of flow for approximately 1,100 existing customers in the area and provide capacity for an additional 1,500 customers in the years to come.

**Project Name** Jessamine Co. WD #1 - Water System Improvements  
**Applicant** Jessamine County Water District #1  
**Project Number** WX21113010  
**Cost Estimate** $1,250,000  
**Total Committed** $0  
**Funds Needed** $1,250,000  
**County Rank** 6  
**Regional Rank** 38  
Project will provide interconnection to Kentucky American Water Company to supplement water supply in north end of the system and improve service to existing customers. Project will also provide water service and fire protection to proposed large scale commercial and residential developments. Project includes 20,000-feet 12-inch line and 6,000-feet 6-inch line into unserved area.
**Project Name** Catnip Hill Pike 1.0 MG Elevated Storage Tank  
**Applicant** Jessamine-South Elkhorn Water District  
**Project Number** WX21113016  
**Cost Estimate** $2,100,000  
**Total Committed** $0  
**Funds Needed** $2,100,000  
**County Rank** 7  
**Regional Rank** 22  
Jessamine South Elkhorn Water District proposes to construct a 1.0 million gallons per day elevated storage tank on property which they own on Catnip Hill Pike. The proposed site is in close proximity to the District’s existing elevated storage for the northwest service area and will be constructed at the existing hydraulic gradient. Therefore, additional booster pumping will not be required.

**Project Name** Jessamine County Water District No.1-SCADA System  
**Applicant** Jessamine County Water District #1  
**Project Number** WX21113022  
**Cost Estimate** $235,000  
**Total Committed** $0  
**Funds Needed** $235,000  
**County Rank** 8  
**Regional Rank** 52  
Project will provide better monitoring, control and management of the system. The District staff can monitor pump operation, tank levels and possible line breaks from a central location.

**JESSAMINE COUNTY WASTEWATER PROJECTS**

**Project Name** Wilmore Wastewater System Improvements  
**Applicant** City of Wilmore  
**Project Number** SX21113003  
**Cost Estimate** $10,000,000  
**Total Committed** $0  
**Funds Needed** $10,000,000  
**County Rank** 1  
**Regional Rank** 25  
Project includes wastewater treatment plant, interceptor sewers, wastewater pumping stations, and sanitary sewer rehabilitation.

**Project Name** Alta Avenue Parallel Sanitary Sewer Project, Nicholasville  
**Applicant** City of Nicholasville  
**Project Number** SX21113013  
**Cost Estimate** $717,000  
**Total Committed** $0  
**Funds Needed** $717,000  
**County Rank** 2  
**Regional** 9  
This gravity sanitary sewer project involves the construction of a parallel 18-inch diameter sanitary sewer in an older residential area of Nicholasville for the purpose of eliminating a sanitary
sewer overflow. This project is mentioned in the City’s most recent state-approved 201 Facilities Plan Update and is part of the Corrective Action Plan referenced in the EPA Agreed Order.

**Project Name** Brookview Sanitary Sewer Replacement Project, Nicholasville  
**Applicant** City of Nicholasville  
**Project Number** SX21113014  
**Cost Estimate** $430,000  
**Total Committed** $0  
**Funds Needed** $430,000  
**County Rank** 3  
**Regional Rank** 18  
This gravity sewer project involves the replacement of 8-inch and 10-inch sanitary sewer in the heart of Nicholasville with 2,500-feet of 18-inch gravity sewer. This is necessary due to the new flows that will soon be tributary to this reach of line from the North End Sewer Extension (Dragstrip) Project - SX21113005. The new collection system will be connected to the 12-inch McLane collector sewer to the north and the 18-foot interceptor on West Oak, to the south.

**Project Name** Keene Wastewater Pump Station and Collection System  
**Applicant** Jessamine-South Elkhorn Water District  
**Project Number** SX21113001  
**Cost Estimate** $1,006,750  
**Total Committed** $0  
**Funds Needed** $1,006,750  
**County Rank** 4  
**Regional Rank** 81  
Construction of a new wastewater pump station and collection system to serve the community of Keene. Keene is currently served by septic systems exclusively.

**Project Name** Nicholasville-Richmond Avenue Lift Station Replacement Project  
**Applicant** City of Nicholasville  
**Project Number** SX21113015  
**Cost Estimate** $558,812  
**Total Committed** $439,337  
**Funds Needed** $119,475  
**County Rank** 5  
**Regional Rank** 59  
This sanitary sewer project involves the construction of a new 344 gallons per minute lift station, approximately 3,700- feet of 8-inch gravity sewer and 4,080- feet of 6-inch force main. The replacement lift station will create capacity for a new middle and elementary school, eliminate a sanitary sewer overflow, and eliminate the existing Union Mill lift station. A portion of this project is included in the City’s most recent state-approved 201 Facilities Plan Update and is part of the Corrective Action Plan referenced in the EPA Agreed Order Case No. 04081.
APPENDIX VII.
Comprehensive Plan Update Development Committee
UPDATE PROCESS TIMELINE

<table>
<thead>
<tr>
<th>DATE</th>
<th>COMMITTEE MEETING SUMMARY</th>
<th>ACCOMPLISHMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 2008</td>
<td>Initial meeting of Update Development Committee. Discussion of proposed project timeline. Introduction to project webpage. Begin development of Vision Statement.</td>
<td></td>
</tr>
<tr>
<td>June 2008</td>
<td>Final draft of Statement of Goals &amp; Objectives. First draft of Base Study element.</td>
<td>Final draft of Statement of Goals &amp; Objectives approved in committee for public comment.</td>
</tr>
<tr>
<td>July 2008</td>
<td>Presentation of Statement of Goals &amp; Objectives at public meetings in Wilmore and Nicholasville. Discussion of public comment and development of final draft of Goals &amp; Objectives.</td>
<td>Final Statement of Goals &amp; Objectives approved in committee and recommended to county Planning Commissions for approval.</td>
</tr>
<tr>
<td>August 2008</td>
<td>Begin discussion of Land Use element, including zoning, land use categories and urban service boundaries (USB). Presentation of Land Use Citizen Input survey to committee.</td>
<td>Statement of Goals &amp; Objectives approved by county Planning Commissions with recommendation for adoption by elected officials. Citizen Input Survey approved in committee for publication. Survey added to project webpage.</td>
</tr>
<tr>
<td>November 2008</td>
<td>Meeting postponed pending required adoption of Statement of Goals &amp; Objectives.</td>
<td>Statement of Goals &amp; Objectives adopted by Jessamine County Fiscal Court, Wilmore City Council and Nicholasville City Commission.</td>
</tr>
<tr>
<td>January 2009</td>
<td>1/6/09: Discussion of residential land use density categories. 1/20/09: Further discussion of residential land use density categories. Discussion of Nicholasville USB.</td>
<td>Residential lot size minimums approved in committee.</td>
</tr>
<tr>
<td>February 2009</td>
<td>February meeting rescheduled to 3/3/09.</td>
<td></td>
</tr>
<tr>
<td>DATE</td>
<td>COMMITTEE MEETING SUMMARY</td>
<td>ACCOMPLISHMENTS</td>
</tr>
<tr>
<td>-----------</td>
<td>---------------------------</td>
<td>------------------------------------------------------</td>
</tr>
<tr>
<td>April 2009</td>
<td>Discussion of future land uses and rural/historic communities. Presentation of first draft of Land Use Map at public meeting in Nicholasville.</td>
<td>List of rural/historic communities approved in committee.</td>
</tr>
<tr>
<td>May 2009</td>
<td>Presentation of first draft of Land Use Map at public meeting in Wilmore. Discussion of future land uses along Fayette/Jessamine county line. Presentation and discussion of Economic and Commercial Development element.</td>
<td></td>
</tr>
<tr>
<td>June 2009</td>
<td>Presentation and discussion of Land Use Map reflecting input from committee members and public meetings. Further discussion of Economic and Commercial Development element and Wilmore USB.</td>
<td>Economic and Commercial Development element tentatively approved in committee.</td>
</tr>
<tr>
<td>September 2009</td>
<td>Presentation and discussion of Transportation element and first draft of collector roads map.</td>
<td>Transportation element tentatively approved in committee.</td>
</tr>
<tr>
<td>November 2009</td>
<td>Discussion of final revisions to completed Comprehensive Plan.</td>
<td>Completed Plan approved in committee with amendments.</td>
</tr>
<tr>
<td>December</td>
<td>Distribution of final Comprehensive Plan to Jessamine County Planning Commissioners, elected officials and adjacent county Planning Commissions for review.</td>
<td></td>
</tr>
<tr>
<td>January 2010</td>
<td>Presentation of completed Comprehensive Plan to joint Planning Commission meeting for adoption.</td>
<td>Adoption of the Comprehensive Plan by the Jessamine County-Wilmore Planning Commission</td>
</tr>
<tr>
<td>February 2010</td>
<td>Consideration of the Comprehensive Plan by the Nicholasville Planning Commission with amendments</td>
<td>Adoption of the Comprehensive Plan by the Nicholasville Planning Commission with amendments</td>
</tr>
<tr>
<td>DATE</td>
<td>COMMITTEE MEETING SUMMARY</td>
<td>ACCOMPLISHMENTS</td>
</tr>
<tr>
<td>------------</td>
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<td>----------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>March 2010</td>
<td>Reconsideration of the Comprehensive Plan by the Nicholasville Planning Commission with further amendments</td>
<td>Readoption of the Comprehensive Plan as presented in January 2010 by the Nicholasville Planning Commission</td>
</tr>
</tbody>
</table>