

**Meade County
Comprehensive Plan
2013**

Meade County Comprehensive Plan 2013

Prepared for the Meade County Planning Commission
Comprehensive Plan Adopted By:
Meade County Planning Commission

Adopted _July 11, 2013_____

Comprehensive Plan Goals and Objectives Adopted by:
Meade County Fiscal Court
Adopted August 13, 2013_____

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Preface

Forward

In the past 5 years since this comprehensive plan was put into place, Meade County's economy has been severely affected by the Great Recession of 2008. Recovery is extremely slow. This economic situation has presented many challenges, but, in general, the vision and plan set in place 5 years ago has not diminished.

This comprehensive plan attempts to account for the changes occurring in Meade County today as well as the changes expected to occur over the next twenty years.

Kentucky statutes establish the minimum requirements for a comprehensive plan. According to KRS-100.187, a comprehensive plan must contain at least:

- A statement of goals and objects for future physical, economic, and social development;
- A land use plan element showing how the community should use its public and private land in the future;
- A transportation plan element showing transportation facilities for the circulation of persons and goods in the future;
- A community facilities plan element showing public and semi-public buildings, land, and facilities in the future;
- Provisions for accommodation of military facilities abutting the planning unit's boundaries.

This plan addresses the above requirements; each plan element chapter (Chapters 5, 6 and 7) includes policy statements in the form of goals and objectives as well as corresponding maps depicting the locations of elements. Action plans for each goal and objective are included in Chapter 8.

Framework

The framework of this comprehensive plan is formed by four key questions that the plan both asks and attempts to answer. These questions are:

- Where are we now?
- Where are we going?
- Where do we want to go?
- How do we get there?

The question of "**Where are we now?**" is addressed in Chapters 1 and 2 which includes the history and setting of the county, local dynamics, a demographic and economic profile, physical analysis, and key issues. The responses to this question are descriptive and based on published data and observed characteristics.

"**Where are we going?**" is the question we must answer to determine the current path we are taking. This path is the likely outcome for the future of the county if no changes are made to current policy or programming. The size of the future population, the amount of new development that will be required to serve that population, and the location and quality of new development based on current trends are some indicators that determine the response to this question.

We ask, "**Where do we want to go?**" to identify the desired community characteristics for the future. Responses to this question are a result of input from the public, the plan's Steering Committee, focus groups, and key stakeholders. The response takes the form of land use scenarios, a vision statement, goals, objectives, and planning principles which verbally and graphically depict the desired future for Meade County.

Finally, responses to "**How do we get there?**" provide the county with tools to implement the comprehensive plan and shape the community in a way that is consistent with the desired vision of the future. They include action steps, time frames, potential funding sources, responsible parties, and other details that will assist the community with achieving its vision.

How To Use This Document

Community Characteristics - Describes the existing conditions of the community, both in terms of demographic and economic analysis through observation and input from the Steering Committee, general public and County staff (Chapter 2). This part answers the questions "**Where are we now?**" and "**Where are we going?**"

Public Participation - Summarizes the public participation responses that were received from the public, key person interviews, focus group meetings, and the Steering Committee throughout the planning process (Chapter 4).

Vision and Plan Elements: Land Use, Transportation, Community Facilities - Establishes the vision for the community (Chapter 3), and lays out goals for land use (Chapter 5), transportation (Chapter 6), and community facilities (Chapter 7). It poses and answers the question, "**Where do we want to go?**"

Plan Implementation - Provides a blueprint for implementing the plan including action steps, suggested revisions to ordinances, new and modified programs, potential funding sources, etc (Chapter 8). This part answers the question, "**How do we get there?**"

Definitions

There are some key terms used in this document that are important to understand in order to effectively use the plan.

Action plans: Specific steps to be taken to implement objectives and goals if the vision is to be achieved.

Goal: A broad statement that supports the vision while adding a specific area of focus. Goals are lofty, but attainable within the planning horizon.

Key person/Stakeholder: An individual who is in some way responsible for implementing the plan or has a vested interest in the outcome of the plan, whose input should be considered early in the planning process.

Objective: A statement that adds a level of specificity to the goal, without identifying the individual actions that must be taken for implementation. Objectives are generally measurable so that the community can monitor implementation progress.

Planning Horizon: The period of time considered by the plan; a comprehensive plan generally considers a twenty-year period. According to KRS-100.197, "at least once every five (5) years, the commission shall amend or readopt the plan elements."

Policy: A definite course or method of action to guide present and future decisions. Policies may be legislative or administrative in nature.

Steering Committee: The group of people, assigned by the Plan Commission, to represent the community and guide the comprehensive planning process. The Steering Committee members serve as a liaison between the community and the consultant during the planning process.

Vision: A broad statement describing the desired future of the county, as shared by members of the community.

Acknowledgements

County Judge – Gerry Lynn

Meade County Fiscal Court

- Magistrate Gary Chapman
- Magistrate Chris Cottrell
- Magistrate Randall Hardesty
- Magistrate Mark Hubbard
- Magistrate Mitch Schortt
- Magistrate Steve Wardrip

Meade County Planning Commission

- Mark Garverich, Chairperson
- Paul Cibolski
- Allen Flaherty
- David Masterson
- Sonja Redmon
- Lawrence Sechrist
- Julia Schmidt
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Meade County Planning and Zoning Staff

- Tom Bridge, Planning and Zoning Interim Administrator
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Comprehensive Plan Steering Committee

- | | |
|-------------------------------|----------------------|
| • Happy Chandler | • Gerry Lynn |
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| • Bobby Hamilton | • Lawrence Sechrist |
| • Magistrate Randall Hardesty | • Wesley Wright |

1 - Introduction

History

Meade County was formed as the 76th county in Kentucky in 1824; the county was carved from Hardin and Breckinridge counties. Meade County was named in honor of Captain James M. Meade, known for fighting in the Battle of Tippecanoe and the Battle of the River Raisin in 1813. Brandenburg is the county seat and is situated along the river about 40 miles from Louisville.



Meade County is in the Lincoln Trail region of Kentucky bounded by the Ohio River on the north and west, Hardin County on the east, and Hardin and Breckinridge Counties on the south.

The county is known for its natural setting and breath-taking views. The bluffs, rolling hills, and river bottoms provide a scenic backdrop for residents and visitors year round. Meade County is also home to more river frontage than any other Kentucky county.

Meade County is also home to the Fort Knox Military Installation, home of the U.S. Army Armor Center and U.S. Army Recruiting Command. Fort Knox, best known as home to the nations gold depository, was established in 1918 and occupies about 15,000 acres in the eastern portion of the county. The army base also crosses into Hardin and Bullitt Counties.

General John Hunt Morgan and "The Brandenburg Crossing" played an important role in Meade County's history. According to History of Morgan's Cavalry by Basil Duke, Morgan's brother-in-law, General Morgan and about 2,000 men used Brandenburg as a crossing point to Indiana during the Civil War. On July 7, 1863, Morgan and his men camped in Brandenburg and prepared for their crossing into Indiana. After Morgan and the Confederate troops captured two boats on the Ohio, the John T Combs mail-boat and the Alice Dean passenger boat, they attempt to cross the river. Union forces attacked the boats and the crossing took nearly 17 hours to complete.

The tornados of 1974 also left an indelible mark on Meade County today. On April 3, 1974, two dozen tornados struck the region; 31 people lost their lives, 150 people were injured and over half of the houses in Brandenburg were destroyed or significantly damaged. Historic Main Street and Meade County were permanently affected.

Local Dynamics

Meade County has three incorporated cities, Brandenburg, Ekron and Muldraugh, and 11 unincorporated communities, Battletown, Big Spring, Concordia, Doe Valley, Flaherty, Garrett, Guston, Midway, Payneville, Rhodelia, and Wolf Creek. Each community brings character to Meade County.

Many of the communities tell a story of Meade County's past. For example, Battletown was so named because two men engaged in a fist fight over the location of the post office in the late 1800s. Also, Flaherty, originally known as St. Martins, was renamed after Michael Flaherty. Michael was an original settler of the area. While the town applied for a post office under the name St. Martins, the post office ironically gave the area the name Flaherty. Some communities, such as Big Spring, Concordia, Ekron, Guston, played important roles in railroad and river shipping and traveling in the earlier years of the county.

Other communities play an important role in telling Meade County's local folklore. Muldraugh is believed to get its name from a hunter named Muldrew; he used mules to "draw" wagons and supplies up the steep hill. Finally, Rhodelia was named after Elias Rhodes; he was a prominent Catholic settler who legend says was "noble bearing, of rare good sense and of conceded piety and worth." '

Planning and zoning in Meade County started on March 1, 1998 with the adoption of the county's zoning ordinance. Throughout this short history, the county been moving forward with planning. The adoption of this comprehensive plan update is one of many steps in planning for Meade County's future.

2 - Community Characteristics

The physical data and public input are the basis of forming this plan and decision-making in the planning process. The information in this chapter attempts to answer the question "Where are we now?" and to a more limited extent, "Where are we going?"

General Economic and Demographic Characteristics

Population Analysis

Historically, Meade County has been one of the fastest growing counties in the LTADD. From 1960 to 2010, Meade County experienced about a 34 percent increase in population. Figure 2-1 shows Meade County's historical growth compared to the region and state.

Population by year	1960	1970	1980	1990	2001	2010	% Change	% Change 2000-2010
Breckinridge	14734	14789	16861	16312	18871	20130	26%	6.25%
Grayson	15834	16445	20854	21050	24203	25837	38%	6.32%
Hardin	67789	78421	88917	89240	95070	106666	36%	10.87%
Larue	10346	10672	11922	11679	13395	14241	27%	5.94%
Marion	16887	16714	17910	16499	18401	19874	15%	7.41%
MEADE	18938	18796	22854	24170	27008	28949	34%	6.70%
Nelson	22168	23477	27584	29710	38592	43662	49%	11.61%
Washington	11168	10728	10764	10441	11032	11777	5%	6.33%
Kentucky	3038156	3218706	3660777	3685296	4068816	4343207	30%	6.32%

Figure 2-1:

Since 1960, Meade County has been outpaced in growth by the counties of Grayson, Hardin and Nelson in the Lincoln Trail Area Development District. However, between 2000 and 2010, the counties of Hardin, Marion and Nelson were the counties that grew at a faster rate than Meade County. A graphical representation of these changes can be visualized in Figure 2-2

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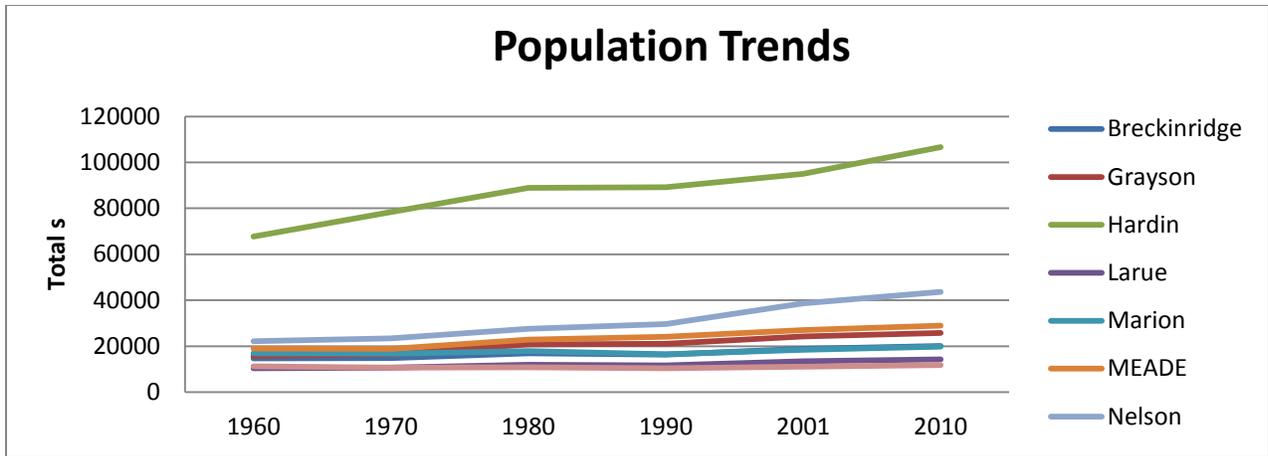


Figure 2-2

Since 1970, Meade County has grown at a higher percentage rate than the Commonwealth of Kentucky has grown. Percentages of change are listed on Figure 2-3 and graphically represented on Figure 2-4.

Percentage change by year for population	1960	1970	1980	1990	2001	2010
Percentage Change for KY		5.61%	12.08%	0.67%	9.43%	6.32%
Percentage Change for Meade		-0.76%	17.76%	5.44%	10.51%	6.70%

Figure 2-3

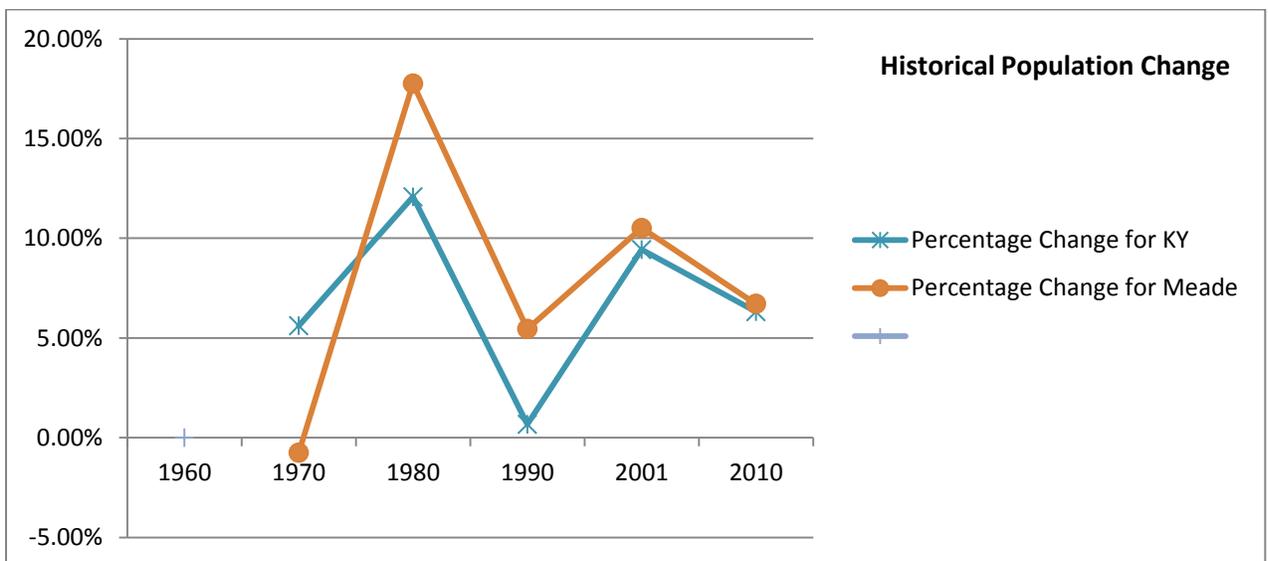
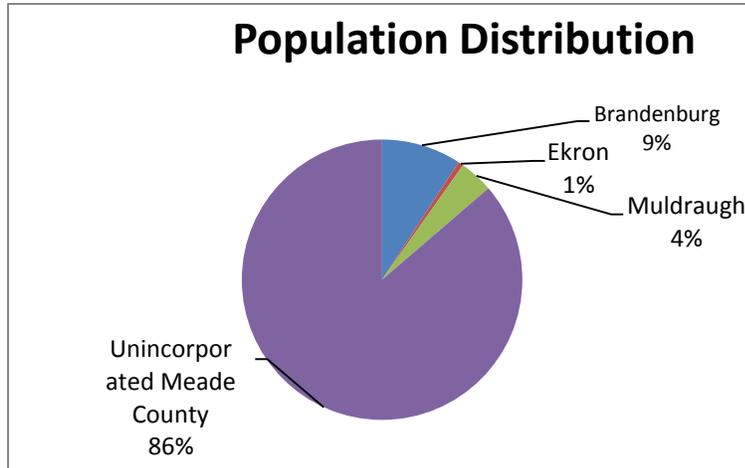


Figure 2-4

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In addition to the county increasing in population, the population trends are shifting slightly towards development in the incorporated areas of the county. In 2000, about 87 percent of residents were living in the unincorporated county. In 2010, 86% of the residents were living in unincorporated areas of the County. Figure 2-5 shows the distribution of population in the county

Figure 2-5

Figure 2-6 lists the population data for both incorporated and unincorporated areas.

Population Data by Cities	US Census	Population per City Data	Average
Brandenburg	2643	2643	2643
Ekron	135	210	173
Muldraugh	947	1300	1124
Unincorporated Meade County	24877	24796	24837

Figure 2-6

From 2000 to 2010, the population of Ekron increased by less than 1%; The population of Muldraugh decreased by 10% and the population of Brandenburg increased by 22%.

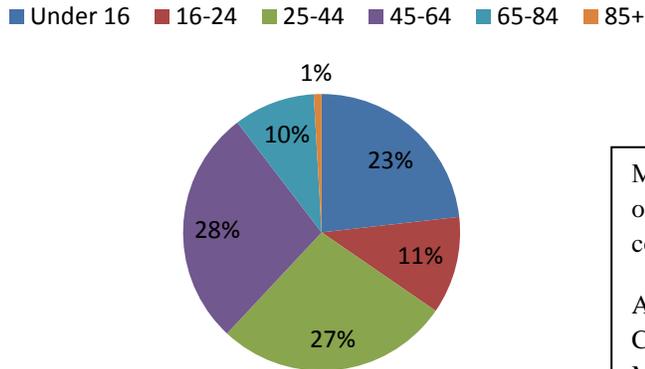
The population of Meade County is growing older as a whole when comparing population by age groups in 2010 to 2000. See figure 2-7 for this comparison.

Meade County Population by Age	US Census	Think Kentucky	Average	Compared to 2000
Under 16	7346	5445	6395.5	-3%
16-24	3088	3184	3136	-16%
25-44	7707	7373	7540	-14%
45-64	7486	7746	7616	+30%
65-84	2701	2526	2613.5	+25%
85+	274	227	250.5	+33%
Total	28602	26501	27551.5	

Figure 2.7 Population Distribution by Age Group for Meade County; source – U.S. Census Bureau, Think Kentucky.

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Population Distribution by Age



Meade County's median age is 35 years old. This is an increase of 3 years compared to the 2000 census results.

According to the Kentucky State Data Center, University of Louisville, by 2040 Meade County's population is expected to grow to 33,186 people; this is a 23% increase over the 2000 population.

Figure 2.8 Chart of Population Distribution by Age

Housing Analysis

Meade County has experienced about a 12 percent increase in the number of housing units from 2000 to 2010. During this time, the population only increased about 6.7 percent. This indicates that the number of housing units being built has outpaced the population growth; a possible cause for this is the decrease in household size. Of all housing units, 64 percent of Meade County's units are owner-occupied (an decrease of 4% from 2005) and 25% percent renter-occupied. The remaining eleven percent of units are vacant,

During the same time (2000-2010), Meade County has experienced growth in single-family homes (increase of 5 percent) and a decrease in manufactured homes (decrease of 5 percent). Figure 2.9 shows this data.

Housing		
Total Units*	11,762	% of Total
Occupied	10471	89%
Vacant	1291	11%
Owner Occupied	7540	64%
Renter Occupied	2931	25%
*US Census 2010 demographic profile		

Figure 2.9 Housing Units in Meade County

Housing Units by Type*

Type	Number	Percentage
SFD	6816	66.6%
2 Family	420	4.1%
Multi-Family	870	8.5%
Mobile Home	2129	20.8%

*Characteristics for occupied housing based on US Census 2009-2011 ACS on 10,234 Occupied housing

Figure 2.10 Housing Units by Type in Meade County

In 2010, 66.6 percent of the housing units were single-family houses, 4.1% were 2 family houses, 8.5% were multifamily dwellings and 20.8% were mobile homes.

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Figures 2.10 and 2.11 show this data.

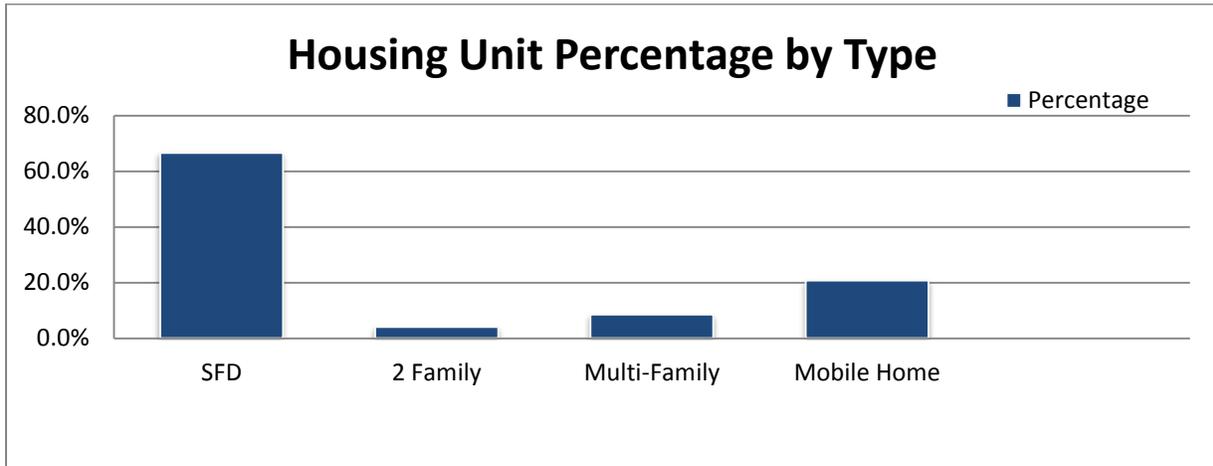


Figure 2.11 Housing Units by Type – Percentage for Meade County

45% of the homes in Meade County are over 30 years old. 63% are over 20 years old. This would mean that approximately 37% of the homes in Meade County have been constructed since Planning and Zoning implemented a program for home inspections. Figure 2.12 and 2.13 display this data.

Year of Construction of Occupied Housing*

Year	Number	Percentage
2000 & Newer	1504	14.7%
1990-1999	2231	21.8%
1980-1989	1801	17.6%
1960-1979	2896	28.3%
1940-1959	1279	12.5%
1939 or Older	522	5.1%

Figure 2.12 Age of Occupied Housing in Meade County

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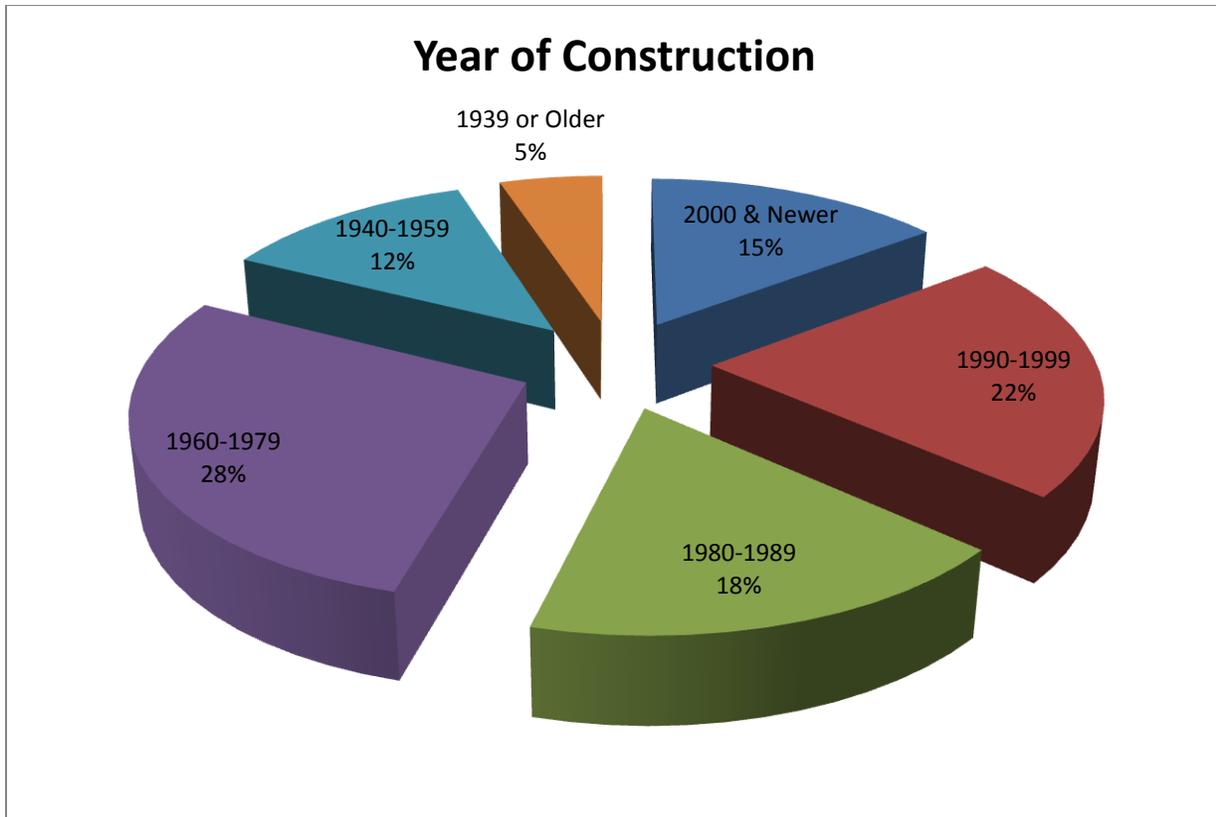


Figure 2.13 Year of Construction of Homes in Meade County

Year	2007	2008	2009	2010	2011	2012 (thru November)
Total Permits*	477	333	262	342	241	203

Meade County issued 1,858 building permits for housing from 2007 through November of 2012. Due to the impact of the economic recession, the number of permits issued annually has declined. Figure 2.14 shows the data for permits issued since 2007.

Figure 2.14 Building Permits Issued For Meade County 2007 through 2012

Of the 1,858 permits issued for housing, 827 of these permits (44.5%) were for the construction or installation of dwellings. The remainder of the permits were for room additions, and accessory buildings. Figure 2.15 shows the data for permits issued for dwellings.

	2007	2008	2009	2010	2011	2012 (thru November)	Total
SFD	113	80	76	113	67	48	497
Duplex	0	1	0	3	1	0	5
Multi-Unit (3+unit)	1	2	0	0	0	0	3
Manufactured Housing (SW, DW, or Modular)	92	55	40	59	39	37	322
Total							827

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Figure 2.15 Building Permits Issued for Dwellings

In 2011 and 2012, 81% of the building permits issued for housing were for the unincorporated portion of the county. Brandenburg issued 14% of the total housing permits and Muldraugh issued 5% of the total housing permits. Figure 2.16 displays this data.

Building Permits for Meade County*	2011	2012	%
Unincorporated Meade County	241	203	81%
Brandenburg	34	44	14%
Muldraugh	14	12	5%
Total	289	259	

*Total of all permits issued (accessory buildings, housing, fencing, etc...)

Figure 2.16 Building Permits for Meade County – Unincorporated vs. Incorporated Areas

Of the 548 building permits issued in Meade County as-a-whole in 2011 & 2012, 220 permits were issued for housing. 64% were for single family dwellings; 1% were for duplexes; 34% were for manufactured housing. Figure 2.17 displays this data.

Housing Permits 2011-2012	Unincorporated			Totals
	Meade County	Brandenburg	Muldraugh	
SFD	115	26	0	141
Duplex	1	2	0	3
Multi-family (3+ units)	0	0	0	0
Manufactured Housing (SW, DW, Modular)	76	0	0	76

Figure 2.17 Housing Permits by Housing Type, Meade County as-a-whole

548 total building permits were issued for Meade County in 2011 and 2012. 60% of these permits were for non-housing and 40% of the building permits were issued for housing. A breakdown of this data is displayed in figure 2.18 and graphically in figure 2.19

Bldg Permit Percentages 2011-2012	Totals	Percentage
SFD	141	26%
Duplex	3	1%
Multi-family (3+ units)	0	0%
Manufactured Housing (SW, DW, Modular)	76	14%
Other (Non-Housing)	328	60%

Figure 2.18 Building permit percentages by type, Meade County 2011 & 2012

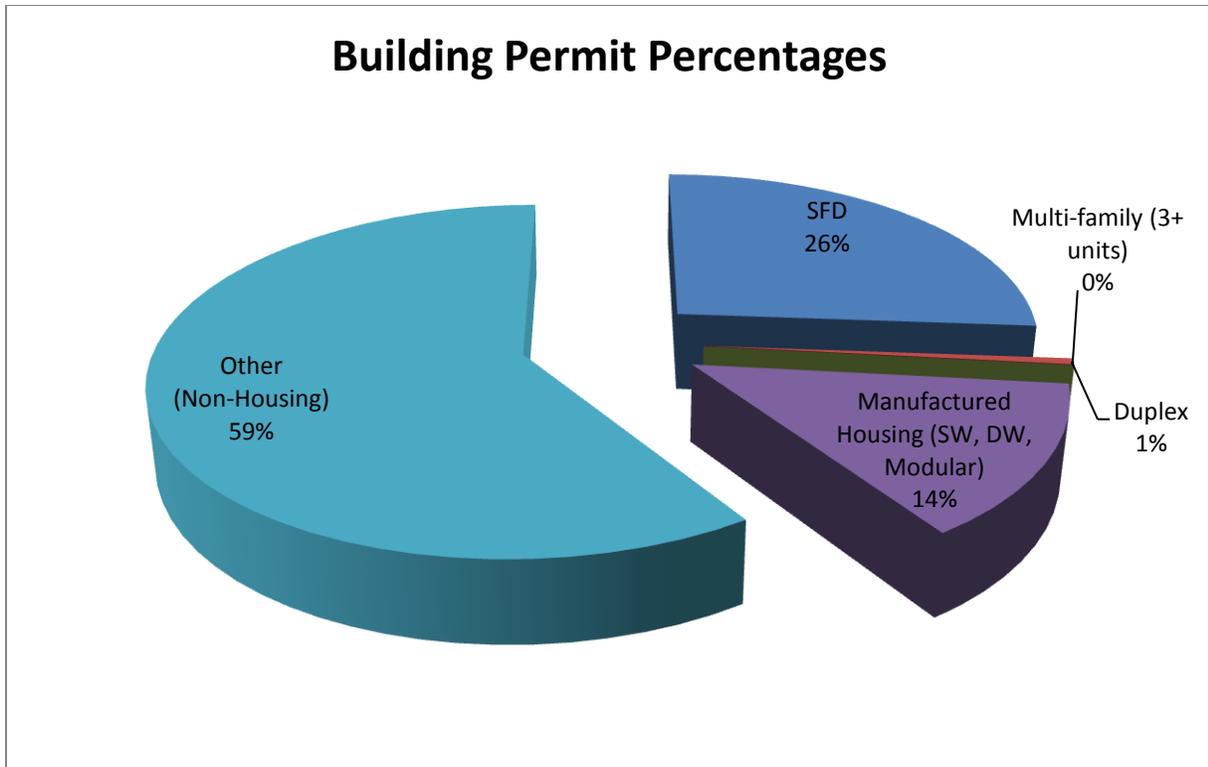


Figure 2.19 Building permits by type, Meade County 2011 & 2012.

Economic Analysis

Economic analysis of Meade County examines:

- Employment and Unemployment
- Meade County Available Labor vs. Labor Market Area
- Employment by Industry
- Commuting Patterns of Workers
- Household Income

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Employment and Unemployment:

According to the U.S. Census, the labor force within Meade County is 12,869. Of that number, 10% are unemployed; 7% are in the Armed Forces. Figure 2.20 displays the statistics from the U.S. Census Bureau.

Employment Stats*	US Census 2009-2011 ACS	Think KY 2011	Think KY Aug 2012
Civilian Labor Force	12,869	12,208	12,626
Employed	11,440	10,656	11,010
Unemployed	1,429	1,552	1,252
Armed Forces	945		

*US Census & Bureau of Labor Statistics

Figure 2.20 Employment Statistics for Meade County

Employment data was gleaned from two agencies: The U.S. Census Bureau (2009-2011) and Think KY for the years 2011 and 2012. Graphically displayed in figure 2.21, there is little variation in the percentages of employment vs unemployment between the data sources.

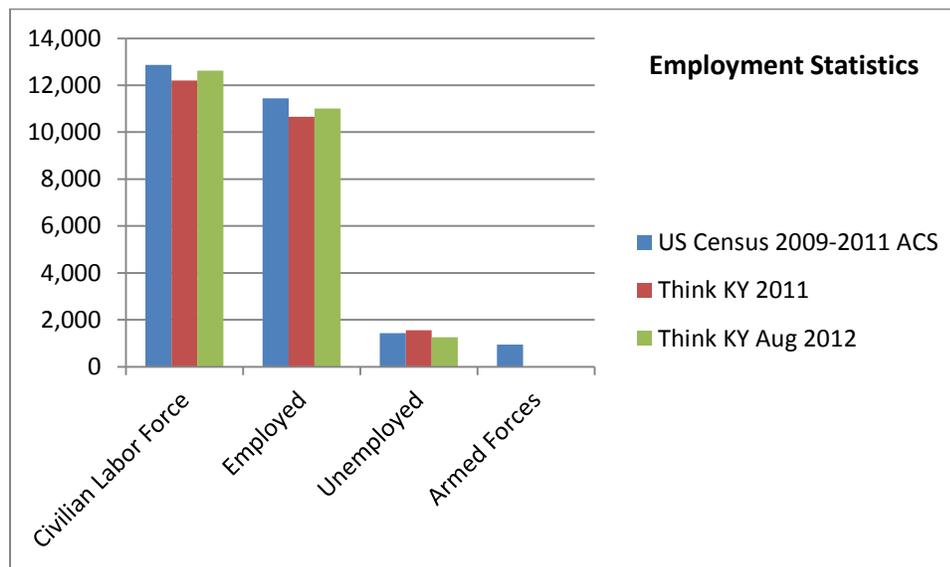


Figure 2.21 Bar graph of employment statistics for Meade County

Meade County Available Labor vs. Labor Market Area:

From 2007 through 2011, Meade County’s unemployment rate has been higher than the labor market area, the Commonwealth of Kentucky and the United States. Figure 2.22 displays the unemployment rates; Figure 2.23 graphically illustrates the unemployment rates.

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Unemployment Rate %*

Year	Meade County	Labor Market Area	KY	US
2007	6.0%	5.1%	5.5%	4.6%
2008	7.7%	6.3%	6.4%	5.8%
2009	12.7%	10.2%	10.5%	9.3%
2010	13.2%	10.0%	10.5%	9.6%
2011	12.7%	9.4%	9.5%	8.9%

*US Dept of Labor, Bureau of Labor Statistics

Figure 2.22

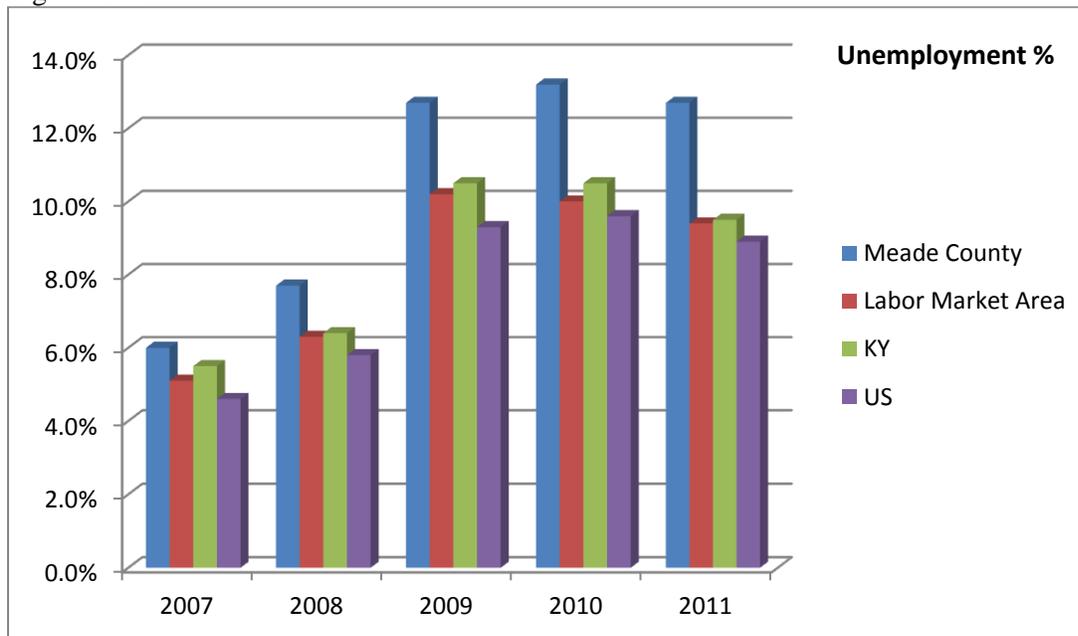


Figure 2.23

Labor market counties are composed of counties which significantly exist within the sixty (60) minute drive range of the originating county's seat. A county will be included within the radius if the centroid point of a county (a point representing the center of the geographic area of a county) falls within the drive zone. Additionally, all contiguous counties will be classified as part of the labor market with the exception of non-Kentucky contiguous counties which have been excluded by the above mentioned 60-minute drive range and have a border with the Mississippi and/or Ohio Rivers. °US Dept of Labor, Bureau of Labor Statistics, Kentucky Cabinet for Economic Development (KCED), US Department of Commerce, Bureau of Census, Think Kentucky.

An image of this area is displayed in figure 2.24.

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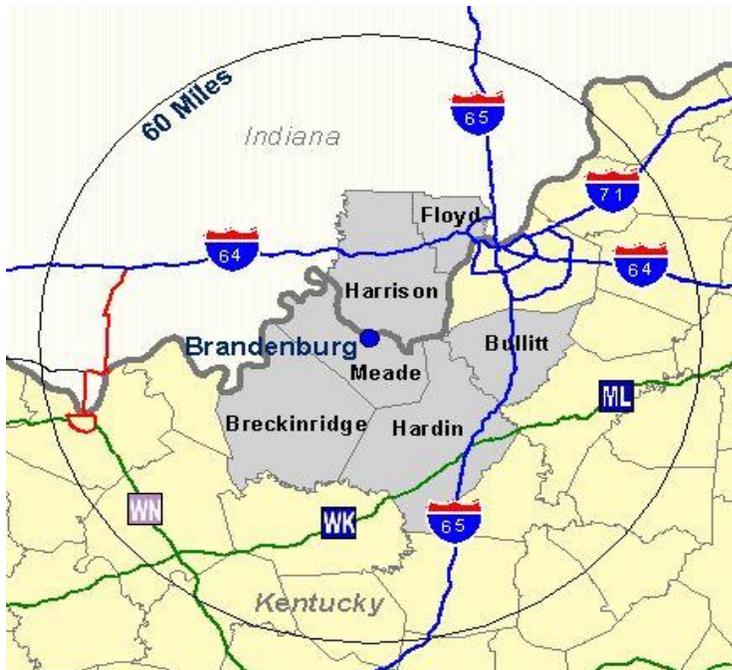


Figure 2.24 Labor Market Area (LMA) 60 Mile Radius from Brandenburg

Meade County’s population is approximately 8.5% of the population of the Labor Market Area. Figure 2.25 lists the statistics for population in the labor market area from 2007 to 2011.

Labor Force	2007	2008	2009	2010	2011	%
Labor Market Area*						
Population	327,813	330,701	332,969	342,465	346,708	
Meade County	27,207	27,013	26,501	28,602	29,562	8.5%

*Labor market counties are composed of counties which significantly exist within the sixty (60) minute drive range of the originating county's seat. County will be included within the radius if the centroid point of a county (a point representing the center of the geographic area of a county) falls within the drive zone. Additionally, all contiguous counties will be classified as part of the labor market with the exception of non-Kentucky contiguous counties which have been excluded by the above mentioned 60-minute drive range and have a border with the Mississippi and/or Ohio Rivers. [^]US Dept of Labor, Bureau of Labor Statistics, Kentucky Cabinet for Economic Development (KCED), US Department of Commerce, Bureau of Census, Think Kentucky

Figure 2.25 Population Statistics of Meade County and Labor Market Area 2007 through 2011

2011 Total Available Labor**	Total	Unemployed	Potential Labor Supply
LMA	214,990	68,599	146,391
Meade County	34,144	1,552	32,592

*Total=Unemployed +Potential Labor Supply

[^]US Dept of Labor, Bureau of Labor Statistics, Kentucky Cabinet for Economic Development (KCED),

US Department of Commerce, Bureau of Census, Think Kentucky

Note: Total Available Labor: Unemployed + Potential Labor Supply.

Unemployed: People currently not employed, but actively seeking work.

Potential Labor Supply: Determined by the national labor force participation rate minus each county’s labor force participation rate. Labor force participation rates are calculated by dividing the labor force by the population.

Future Labor: People becoming 18 years of age (not part of the total available labor statistics)

Figure 2.26 Available Labor – Meade County vs. Labor Market Area

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Employment By Industry:

In 2011, the two largest employment industries in Meade County were services (35.5%) and trade, transportation and utilities (15.8%).

The U.S. Department of Labor, Bureau of Labor Statistics reported no employment for agriculture and mining. However, farming and mining (limestone quarries) play an important role in the county's history and economic future. Figure 2.27 displays the statistics of employment by major industry.

Employment by Major Industry by Place of Work 2011*	Meade County	Meade County %	Labor Market Area	Labor Market Area %
	Employment	Percentage	Employment	Percentage
All Industries	4,233	100.0%	108,747	100.0%
Agriculture, Forestry, Fishing & Hunting	0	0.0%	69	0.1%
Mining	0	0.0%	186	0.2%
Construction	425	10.0%	4,855	4.5%
Manufacturing	311	7.3%	14,501	13.3%
Trade, Transportation, & Utilities	670	15.8%	20,594	18.9%
Information	120	2.8%	1,426	1.3%
Financial Activities	210	5.0%	4,212	3.9%
Services	362	8.6%	38,585	35.5%
Public Administration	251	5.9%	7,206	6.6%

*US Deptment of Labor, Bureau of Labor Statistics

Figure 2.27 – Employment by Major Industry – Meade County vs. Labor Market Area

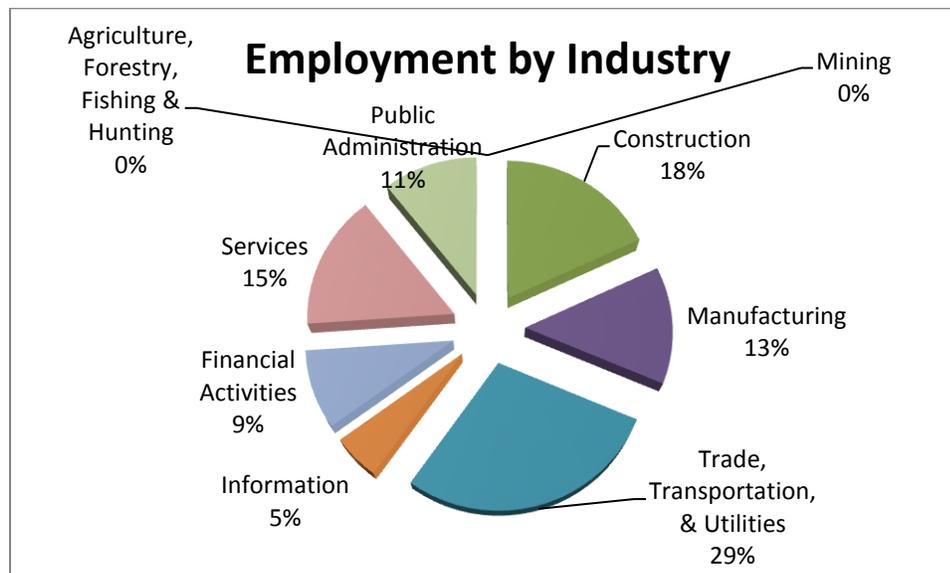


Figure 2.28 – Employment by Industry graph

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The three largest manufacturing employers in Meade County are located in Brandenburg and consist of:

- Monument Chemical (formerly Lonza/Arch Chemicals Inc) employs 243 people and was established in 1952;
- Powers Paper Company Inc employs 28 people and was established in 1990;
- IMI Materials employs ten people and was established in 1959.

Commuting Patterns of Workers:

The commuting patterns in Meade County can help to define the economic status of the county. Of the total workforce in the county, 66.5 percent of workers live in Meade County but commute to another county for work. This is significant in terms of disposable income being spent outside of Meade County. Figure 2.28 shows the commuting patterns of Meade County.

Commuting Patterns*	Commuters	Percentage
Worked Inside Meade County	4,189	33.5%
Worked Outside Meade County	7,389	59.1%
Worked Outside the State	925	7.4%

*US Census based on 2008-2010 ACS of 12,503 commuters

Figure 2.28 – Commuting Patterns of Meade County Workers

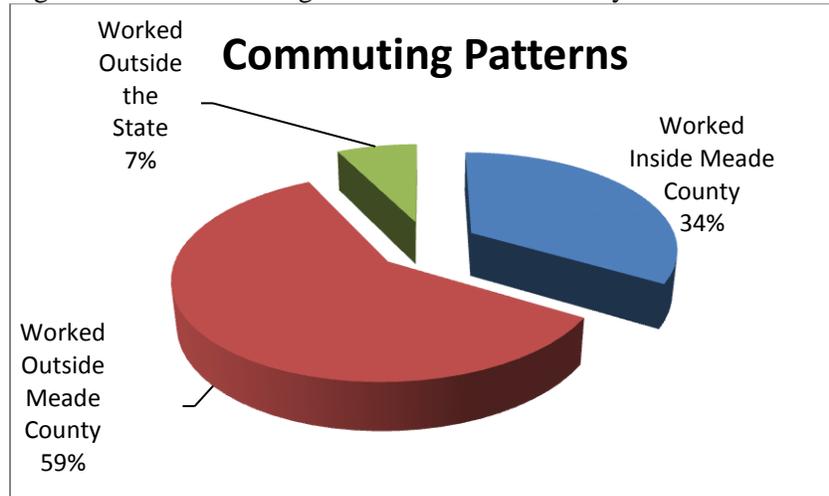


Figure 2.29 – Graphical Representation of Meade County Workers Community Patterns

Household Income:

In 2010, the average household income was \$ 33,281 in Meade County. This is about 3% higher than the state average household income. This was calculated by averaging the average household income reported by Think Kentucky and the Bureau of Economic Analysis. Figure 2.30 displays the statistics.

Average Household Income		
Source for 2010 Data	Meade County	Kentucky
Think Kentucky	\$34,774	\$32,316
Bureau of Economic Analysis	\$31,787	\$32,316
Average	\$33,281	\$32,316

Figure 2.30 Average Household Income – Meade County 2010

Geographic Characteristics

Prepared by HNTB Corporation

In addition to the economic and demographic information summarized above, it is important in the comprehensive planning process to consider the physical conditions of the county. The following presents information on the natural features. Information regarding existing land use, existing transportation systems and existing community facilities can be found in Chapters 5, 6 and 7 respectively.

Natural Features

Meade County was bestowed many magnificent environmental and physical assets (see Figure 2-10).

The most prominent natural feature is the Ohio River. Meade County has more river frontage than any other county in Kentucky; this provides amazing views of the river and rural Indiana landscapes, as well as the ability to interact with nature.

In addition to the river, Meade County is set within many hillsides and bluffs that provide a scenic, rural and picturesque setting for residents and visitors. The county is also home to numerous farm cultivated fields and pastures that can be seen throughout the county. These natural features create the visual identity of Meade County and are priceless assets.

Meade County also has many smaller wetland areas that are scattered throughout the county. In addition, portions of the county, mainly along the river and creeks, are considered Flood Hazard Areas.

The county has a Karst topography, which is typified by numerous sink holes and intricate cave systems. The cave systems are carved by ground water and sink holes are formed when the cave roof can no longer support the ground above. Sink holes provide easy, if not direct, access to the ground water supply during storm water runoff. Sink holes have traditionally been used as dumps in some areas and can contain household waste, chemicals, appliances, vehicles, and other dangerous pollutants. When storm water interacts with this waste it carries those pollutants into the ground water system. Another cause for concern in a Karst region is the use of septic systems to dispose of human waste. Like the trash in sink holes, the waste water leaching from a septic system does not have the time or rock material found in non Karst areas that is required for proper filtration, so unsanitary water ends up in the ground water system. In fact, the black walls visible in several of the explored caves in the region are located beneath, and are a direct result of, septic systems above the cave.

Karst areas are dynamic because of the ever changing effects of water flow on the limestone structure. Sink holes form constantly and without warning, so caution must be exercised in Karst areas when developments are sited. Every attempt should be made to avoid losing structures to sink holes or creating additional pollution of the drinking water supply.

3 - Vision For Meade County

Meade County Vision Statement

Building on our values of rural and small town character, over the next twenty years Meade County will ensure the sustainability of this quality of life for future generations through responsible management of our natural, human, and community resources. Through this plan, we will preserve and protect the unique beauty of our county's rolling hills, forested greenways and spectacular views of the river. Working farms represent the agricultural heritage of our past and the economic health of our future. Our efforts to promote sustainable economic development will focus on developing the infrastructure and workforce of the county to create opportunities which respectfully join the natural and manmade environments.

The Meade County Comprehensive Plan is intended as a working community document. A combination of long and short-term goals, this document is intended to serve as a guide for future development decisions so that the county may realize its vision for the future. The following goals and objectives are deliberately broad in nature, relate to the vision statement and answer the question, "Where do we want to go?" The objectives are further discussed in Chapters 5, 6 and 7. The action steps provided in Chapter 8, are intended to guide the day-to-day decision-making concerning more specific actions. These short-term action steps say, "given our long-term goals and changing community conditions, these are the projects and programs that we want to complete in the short-term, and this is how we plan to accomplish them." The following Vision, Goals, and Objectives were developed through a series of public workshops and steering committee meetings. This Chapter serves as Meade County's foundation as it strives to meet the needs and capitalize on opportunities relating to land use, transportation and public facilities.

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Land Use Goals

Goal #1: Maintain the small town and rural character of Meade County while managing growth within the community.

Goal #2: Allow for the creation of a range of quality housing choices.

Goal #3: Allow quality development along the riverfront.

Goal #4: Attract quality shopping and restaurants.

Goal #5: Encourage industrial and commercial development and recruitment that supports the community's growth by paying a living wage.

Goal #6: Support agriculture as a major industry.

Transportation Goal

Goal #1: Provide an adequate transportation system that accommodates a variety of users and meets the needs of residents and visitors.

Community Facilities Goals

Goal #1: Provide adequate county-wide infrastructure to existing development and future growth areas.

Goal #2: Expand and enhance the county-wide parks and recreation system, library, and other community related facilities.

Goal #3: Encourage quality education.

Goal #4: Promote lifelong learning.

4 -Public Participation

The Meade County Comprehensive Plan Update included a significant amount of public input and participation. This plan belongs to the people of Meade County, as such public participation is critical to create a plan that can be implemented for Meade County's future. This plan is intended to serve as a guide for the future development of the county.

Input took multiple forms, through both a steering committee and public meetings. Various exercises and discussions were used to gather opinions and determine issues.

Steering Committee Meetings

A Steering Committee of 12 members, representing a cross-section of county residents, businesses, government, and organizations was created to oversee the planning process. This committee met with the Meade County planning staff and to discuss and guide the development of the plan.

Comments, discussion and edits from the Steering Committee were then incorporated into a draft plan presented to the Meade County Plan Commission on

5 - Land Use

Goals and Objectives:

Planning for how and where a community will grow is one of the primary objectives of a comprehensive plan. It is important to establish goals, objectives and policies for decision makers on the Plan Commission and Fiscal Court to use as a guide for future development. The land use goals and objectives for Meade County are as follows:

Goal 1:

Maintain the small town and rural character of Meade County while managing growth within the community.

Objectives:

1. Protect significant agricultural and rural views along roadways.
2. Protect significant views of the Ohio River.
3. Encourage cluster development to provide appropriate rural housing.
4. Minimize visibility of industrial areas by screening and/or buffering the development from major highways.
5. Preserve historic structures and landscapes in Meade County.

Goal 2:

Allow for the creation of a range of quality housing choices.

Objectives:

1. Minimize land use conflicts between intensive agricultural uses and residential uses through appropriate site location and design.
2. Encourage neighborhood design that plans for walkability with pedestrian amenities, such as sidewalks, trails and bike paths.
3. In more urban areas, provide connectivity between neighborhoods and public spaces.
4. Encourage integration of parks, open spaces, and natural areas in housing developments.
5. Allow neighborhood commercial uses to be integrated into residential developments with appropriate standards.
6. Provide multiple housing types, such as single-family, multifamily, low-income and senior living options.
7. Encourage clustering housing units and avoid "strip" type development.
8. Promote preservation and adaptive reuse of historic housing.

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Goal 3:

Allow quality development along the riverfront.

Objectives:

1. Designate ports of entry for riverfront development.
2. Encourage a variety of uses such as retail, restaurants, and recreation along riverfront at ports of entry.
3. Designate areas for riverfront preservation.
4. Encourage recreational uses, open space and environmental feature protection along the river and in floodplains.
5. Develop design guidelines for riverfront development to protect the character and views of the river.
6. Provide adequate public facilities and boat access to the Ohio River at appropriate locations.

Goal 4:

Attract quality shopping and restaurants.

Objectives:

1. Encourage shopping developments and restaurants in designated areas throughout the county.
2. Encourage locally owned and operated stores and restaurants.
3. Use architectural and sign design guidelines to maintain community identity and discourage "Anywhere USA" style development.

Goal 5:

Encourage industrial and commercial development and recruitment that supports the community's growth by paying a living wage.

Objectives:

1. Encourage new industrial and commercial development to occur in designated areas.
2. Encourage the development of telecommunications facilities required by existing local businesses and to attract new businesses to the county.
3. Support and enhance the business marketing plan for Meade County.

Goal 6:

Support agriculture as a major industry.

Objectives:

1. Define and identify prime farmland in Meade County and protect it from residential and commercial development.
2. Develop a right to farm ordinance to protect agriculture as an industry in Meade County.
3. Expand farmers markets and roadside stands.
4. Promote agri-tourism.

Future Land Use Plan

The Future Land Use Plan (including a map, Figure 5-1, and accompanying text) developed by the Steering Committee provides a guide to the Plan Commission and Fiscal Court for the location, quality and quantity of future growth in Meade County.

The largest amount of residential development is shown near Fort Knox and Brandenburg. This includes two areas near Fort Knox; along US 60 and KY 313 near Hardin County. Development in these locations will provide easy and convenient access to Fort Knox and will accommodate the expansion of the base. Residential development near Brandenburg, mainly south of the bypass and near Doe Valley, will accommodate growth near the county seat. Limited residential growth is planned for Battletown, Payneville, and Ekron. Residential growth closer to Fort Knox and Brandenburg should be more compact and urban in nature while other areas of residential growth should be more rural.

In order to foster a relationship for the future that embraces both the developmental goals of Fort Knox and citizens of Meade County this plan will encourage county-wide notice of the proximity of any residential properties to an active military installation as well as active agricultural or industrial operations. This may be implemented in various manners including the county's subdivision regulations. The purpose of such a notice serves to advise prospective residents of Meade County that they are located near an active military installation, industrial activity, or agricultural operation. Additionally, the notice would advise on the potential impacts and implications of such a proximity and that such activity could include certain levels of noise, vibration, smoke, dust, mechanical and/or agricultural odors and other physical collateral effects associated with these types of activities.

Commercial development is focused near the areas of new residential development, mainly Flaherty and Brandenburg. The majority of commercial growth is planned along KY 313 and US 60 in the Flaherty area. This development should be managed as a corridor (with an overall vision) to encourage proper design and access management; strip development should be limited to maintain the rural character of Meade County. This area could serve as a potential gateway into the county and provide a first impression to visitors and new residents.

Additional limited commercial development is provided near Battletown, Payneville, and Ekron and should reflect small-scale, neighborhood commercial development.

Future industrial areas are planned adjacent to the existing quarry along KY 933 as well as along KY 313 between Flaherty and Brandenburg. These areas could accommodate industries or companies interested in locating in Meade County, including an expansion of the existing quarry, technical industries or warehouse facilities.

Four new parks or recreational opportunities are planned; two in the Flaherty/ Fort Knox area, one near Brandenburg and one near Ekron. The recreational land uses could provide for a variety of users and groups, including active and passive recreation.

Implications of the future land use plan include:

- Need to expand water in the Flaherty/ Fort Knox area to serve new residential and commercial development.
- Need to expand water and sewer near Brandenburg to accommodate new residential growth and could be subject to future annexation by Brandenburg.
- The completion of the KY 313 extension would need to be made before the majority of development could occur. KY 313 could become a primary connector of Brandenburg and Fort Knox; this area should be managed for future growth.

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Type, Quantity, and Quality of Development

Type of Growth

Agriculture is the prevailing land use and is expected to continue to heavily outweigh other land uses in the future in terms of land area. Farming will continue to play the important roles of heritage, culture and economic influence. With growing concerns about food safety, the appeal of locally grown food products could greatly impact the economic influence of farming.

New residential growth needs to avoid conflicts with prime farmland and complement and balance the rural character established in the county.

Also, in order to be competitive in attracting quality residential, commercial and industrial growth, investments will need to be made in public and institutional uses such as parks, schools, and community facilities.

Residential development includes development such as single-family, multi-family and mobile homes. The residential development near the towns and cities should reflect the density and lot size of surrounding development while rural development should be more reflective of surrounding farmland densities and lot sizes.

Quantity of Growth

Currently, agricultural uses are the primary land use and comprise 84.8 percent of the county. Residential uses occupy 10.4 percent while commercial comprises 2.7 percent, industrial uses occupy 1.1 percent, and public uses (such as parks) occupy 1.0 percent (see Figure 5-2). The total number of acres in Meade County is 201,076 acres.

Currently in Meade County, there are approximately 6.4 acres of agricultural land, 0.8 acres of residential land, 0.2 acres of commercial land, 0.1 acres of industrial, and 0.1 acres of public uses per person. This is based on the 2000 County population of 26,349 people.

If the current land use ratios were applied to land in 2030, Meade County would additionally need approximately 2,500 acres of residential, 1,400 acres of commercial, 650 acres of industrial, and 750 acres of public uses to maintain the same level of service. This growth would reduce the agricultural land by 5,300 acres. In addition, the projected population for 2030 is 32,858 people. Figure 5-3 shows the distribution of land uses in 2030.

Quality of Growth

In many communities, the land use regulations (primarily zoning) regulate the quality of development that occurs by requiring a certain level of standards that must be implemented in order to develop within each zone. This is especially true in communities that have experienced slow growth, but face circumstances that will accelerate the rate of growth in the community. Some of these communities choose to regulate quality to ensure that the character of the community is not lost in the face of rapid development, to ensure that new development will become an attractive component of the community for years to come, and to improve aesthetics in the community.

Standards to ensure quality may take several forms, including landscape and buffering requirements,

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connectivity and walkability, and architectural design. These standards can be very specific about the type and quantity of materials that are required, or may establish more general requirements as to what is acceptable.

Since Meade County is in the position of experiencing accelerated growth over the planning period, some level of regulation of the quality of growth would be prudent.

The following recommendations provide direction for those quality standards:

- Instituting or enhancing landscape requirements for commercial and industrial development
- Requiring sidewalks in commercial areas and industrial areas if appropriate
- Requiring open space in residential subdivisions with a recommended density level greater than 2.5 units per acre
- Requiring sidewalks in residential subdivisions
- Establishing basic commercial and industrial architectural standards (such as the location of loading areas relative to the public street) along key corridors
- Requiring residential subdivisions to use frontage roads and not have the backs of houses facing public streets.
- Subdivisions and new developments should provide connections to future developments with stub streets.

Location Criteria

The following section illustrates the reasoning behind the location of the various land use categories in the future land use plan. This criteria was a result of discussions with the Steering Committee, public and County staff.

General

- New development should be located where utilities and services already exist; where utilities and services do not exist, development should be discouraged.
- New development should avoid stripping out major highways and avoid prime farmland.
- Contiguous and infill development should be encouraged over rural development that cannot be adequately served by public utilities and services.

Residential

- Residential subdivisions should be served by public water and sewer utilities
- Individual residences should not gain access directly from a collector or arterial roadways; frontage roads, subdivision streets, and shared driveways should be encouraged.
- New residential subdivision should provide for connections to future development with subbed-out streets or granting right-of-way.
- New residential subdivision should also provide appropriate access for emergency vehicles; two points of ingress/ egress are also encouraged for emergency access.
- Residential subdivisions and development should be buffered for any conflicting land uses.
- New development should protect existing natural areas such as streams, wooded areas, etc.

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Commercial

- Commercial development should be managed by appropriate access management techniques, such as minimizing curb cuts or encouraging shared driveways.
- Neighborhood commercial should be encouraged to provide daily needs to residential areas, especially near Battletown, Payneville and Ekron.
- Commercial development should be served by public water and sewer utilities.
- Commercial development should gain access from a collector or arterial roadway.
- Maximum standards for parking should be utilized instead of minimum standards.

Industrial

- Industrial development should be served by public water and sewer utilities.
- Industrial development should gain access from an arterial roadway.
- Agricultural
- Prime farmland should be protected from uncontrolled or unmanaged growth.
- Roadway improvements should be made to accommodate farm vehicle circulation, such as hard shoulders or paved "blisters" to allow passing.
- Public education should be provided about the right to farm for developments in rural areas.

How The Land Use Plan Was Developed

This section explains the process used to develop the Future Land Use Plan.

Three development scenarios were created; each scenario was intended to present a different way the county could develop in the future. Based on discussions of the scenarios and drawing some elements from each, the Future Land Use Plan was created. The 2000 population of 26,349 people and the 2030 population projection of 32,858 people were also used in determining future needs, the following presents the basic concept as well as positive and negative implication of each scenario.

Existing Development

The major land uses in Meade County consists of:

- Fort Knox on the eastern edge of the county;
- Large amounts of agricultural uses;
- Residential uses near Brandenburg and Fort Knox;
- Commercial uses scattered mainly on eastern portion of the county;
- Large rock quarries along the river;

The majority of Meade County is in agricultural uses. Most of the residential growth is occurring east of Brandenburg with some more recent growth occurring near Fort Knox.

The existing land use map was created using information from the Lincoln Trail Area Development District, County staff, Steering Committee members and the general public. The existing land uses are shown in Figure 5-4.

After analyzing the existing land use in Meade County, 3 future land use scenarios were developed in the 2008 review of the Comprehensive Plan. Using the current population, the 2030 projected population and current land use areas, projections were made for the amount of land needed to support future residents.

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Future land use scenarios allow stakeholders and community members to react and discuss extreme development alternatives. Previous input from the Steering Committee and public was used to form the three scenarios. The Future Land Use Plan is based on elements of the three scenarios.

Scenario 1 - River Development

The major points of scenario #1 include the following:

- Development focused primarily on the Ohio River and Brandenburg.
- Residential growth is located adjacent to the bypass and Doe Valley.
- Commercial growth occurs along the bypass and river adjacent to Brandenburg city limits.
- Industrial growth primarily occurs as an expansion of the quarry upstream of Brandenburg.
- Parks are focused on riverfront development with a linear river park around the Brandenburg area.

The first future land use scenario is more aggressive with future growth and focuses on development adjacent to Brandenburg and the Ohio River with a smaller amount of development near Ekron and Flaherty (see Figure 5-5).

Commercial development is located along the river just east of Brandenburg. This area is intended to allow interaction with the Ohio River and allow for restaurants, shops and cafes with outdoor dining. River access could also be provided for various water activities. The majority of the commercial development is focused on the newly expanded bypass. While this area has improved mobility and access, it is important to monitor the quality of development in this area. Coordination with Brandenburg is important to ensure development is not pulled out of downtown to the bypass. The design of this commercial development should also be considered since this is a gateway to Brandenburg. Residential development is encouraged adjacent to the bypass development and in the Doe Valley area. Development is located adjacent to existing to encourage for compact and infill housing developments; public services can be provided more efficiently to developments adjacent to existing built out areas. Residential is also shown near Ekron and Flaherty to allow for expansion of these areas.

The majority of future industrial development is located adjacent to the quarry just upstream of Brandenburg. This area could be an expansion of the quarry or development of an industrial park for other industries. A smaller industrial area is also located along the new KY 313 just north of US 60.

Implications of this scenario include:

- Need to expand water and sewer to the new development in Ekron and south of Brandenburg.
- Dependence on the KY 313 and KY 1638 could be extremely important to link new development with Fort Knox, Hardin County, and Louisville.
- Commercial development around the bypass forms a gateway to Brandenburg and needs to be managed.
- Industrial development along the river needs to be served by adequate infrastructure, including water, sewer, and roadways, that can accommodate the type and quantity of future development.
- No planned growth for smaller unincorporated communities.
- Riverfront property could be difficult to acquire for future parkland projects.
- Development could be too concentrated for the school system to absorb proportionally.

Scenario 2 - Community Crossroads

The major points of scenario #2 consist of the following:

- A mix of residential, commercial and recreational uses are concentrated adjacent to existing communities throughout the county.
- Additional residential and commercial growth is focused at the major intersections along the bypass.
- Commercial development is also located at the intersection of KY 313 and US 60.

The second future land use scenario is more conservative in growth and development and focused around the communities throughout Meade County, including Battletown, Payneville, Ekron, Flaherty and Brandenburg (see Figure 5-6). The development is located adjacent to existing development and would provide for residential, commercial and recreational land uses. A park or recreational facility would also be located near each community; parks and open space would also be encouraged in all new residential development. Each community could begin to develop an independent character and become a destination within the community.

Industrial development is also provided adjacent to the existing quarry east of Brandenburg as well as on KY 313, just north of US 60. These areas could, like scenario #1, allow for additional quarry or industrial park development.

Implications of this scenario consist of:

- Water and sewer services would need to be extended to small communities where they do not currently exist.
- Transportation needs will be spread throughout the community and adequate connections need to be made and maintained to Brandenburg, Hardin County, Fort Knox and Louisville.
- Industrial development along the river needs to be served by adequate infrastructure, including water, sewer, and roadways, that can accommodate the type and quantity of future development.

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Scenario 3 - Ft. Knox Expansion

The major points of scenario #3 consist of the following:

- KY 313 would become a primary commercial corridor from Fort Knox/ Hardin County to Brandenburg.
- Industrial development is focused along the river, east of Brandenburg.
- Development is planned adjacent to Ekron.

The final future land use scenario is the most aggressive in terms of future growth (see Figure 5-7). The majority of residential, commercial, and recreational development is focused between US 60, KY 313 and Hardin County. Development is currently occurring in this area due to the expansion at Fort Knox. Development in this area would provide easy and convenient access to the neighboring base as well as Hardin County. Growth in this area would need to be managed to ensure that adequate public facilities and services are available to new development, including water, sewer, transportation, and public safety. Attention should also be focused on quality commercial opportunities to encourage residents to shop and dine in Meade County rather than Hardin County. Limited residential and commercial development is provided adjacent to Brandenburg and Ekron.

Industrial development is focused adjacent to the existing quarry east of Brandenburg as well as along KY 313, just north of US 60. If not available, proper access and services would need to be provided to these areas.

Implications of this scenario consist of:

- Need water and sewer expansion adjacent to Fort Knox due to the high concentration of development.
- Encourages development away from Brandenburg where many public facilities are located as well as commercial areas.
- Industrial development along the river needs to be served by adequate infrastructure, including water, sewer, and roadways, that can accommodate the type and quantity of future development.
- Growth along KY 313 would need to be monitored to ensure proper access and design.
- Limited planned growth for smaller unincorporated communities.

6 - Transportation

Goals and Objectives

The transportation system forms the backbone of a community and should compliment and support land uses within the county. For example, an industrial land use which generates high volumes of traffic should be planned along an arterial that can support the traffic volumes. In Meade County, US 60 and US 31W serve as the principal arterials connecting the county to Louisville, Hardin County, and Breckinridge County. Many of the county's minor arterials, such as KY 1051, KY 79 and KY 1638, aid in connecting local destinations within the county. Finally, the connectors and local roads link with the arterials and form an effective regional transportation system.

As the county grows, it is important to coordinate growth with improvements to the transportation network as well. With these enhancements, it is becoming more important to design roadways to accommodate a variety of users, including bicycles, pedestrians, and farm equipment. The transportation goal and objectives are as follows:

Goal I:

Provide an adequate transportation system that accommodates a variety of users and meets the needs of residents and visitors.

Objectives:

- Engage all communities and county officials in creating a Capital Improvements Plan for the county that will identify needed road repairs and reconstruction, with timelines and funding levels.
- Encourage roadways that allow for the safe movement of agricultural machinery and minimize conflicts with other vehicles.
- Use corridor planning and access management to create an efficient and attractive transportation network.
- Encourage the use and expansion of on-call bus service.
- Integrate a county-wide trail system into the transportation system for alternative transportation purposes.

Thoroughfare Plan

The thoroughfare plan in Figure 6-1 incorporates the classification of roadways and the state transportation projects in Meade County and are explained below.

Functional Classification

Functional Classification refers to the grouping of roadways into systems, or classes, reflecting their role within a larger network of roadways. The process of defining functional classification requires an understanding of the primary purpose served by roadways with respect to mobility (through travel, long-distance travel) and access (service to properties, driveways, parking lots). Following are definitions of functional classifications that are typically used in rural settings:

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Principal (or Major) Arterial

Roadways in this category are those that serve long-distance and/or interstate trips, connect urban areas with populations of at least 50,000, and provide an integrated nationwide highway network.

Minor Arterial

Roadways in this category are those that link cities and large towns to provide an inter-county and interstate roadway network, and are spaced at intervals such that all areas of the state are within reasonable distance of an arterial highway. Minor arterials are intended to serve medium-to-long distance travel and usually have relatively high travel speeds.

Collector

Roadways in this category serve primarily intra-county travel, and serve as a link between local roadways and arterials. Collectors are intended to connect towns and other important sites, such as schools, parks, shipping points, and important mining or agricultural areas. Collectors are generally spaced at intervals such that all developed areas have reasonable access to the system.



Local Road

Roadways in this category have the primary purpose of providing access to adjacent development. Travel distances on these roads are generally short, and travel speeds are generally low. All roads that are not classified as collectors or arterials are classified as local roads.

The Federal Highway Administration provides a recommended method for classifying a proposed roadway network (FHWA Functional Classification Guidelines, 1989). The method involves a state-level identification of arterial facilities, followed by a local-level identification of collector and local facilities. Over time, as urban areas grow or as roadway improvements cause shifts in traffic patterns, the functional classification of roadways can change. The future transportation map presented in this plan takes this into account—several planned improvements in Meade County have been incorporated into this map.

The Federal Highway Administration provides guidelines on the typical balance of mileage and travel volumes within each functional class, which are shown in Figure 6-2. A careful review of this table shows that the roadways with a higher functional classification carry greater volumes of traffic despite having less mileage. This highlights the importance of planning for adequate capacity on the arterial network. The functional classification of the roadways is shown in the Thoroughfare Map (Figure 6-1).

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Roadway Classification	% of Vehicle Miles Traveled (VMT)	% of Roadway Milage
Principal Arterial	30% - 55%	2% - 4%
Principal Arterial and Minor Arterial	45% - 75%	6% - 12%
Collector	20% - 35%	20% - 25%
Local Road	5% - 20%	65% - 75%

Figure 6-2: Recommended Balance of Roadway Network in Rural Areas

Kentucky Transportation Cabinet Plan Six Year Plan (2012-2018)

KyTC publishes a six-year plan (see Figure 6-3) for improvements across the state. In Meade County, there are a number of improvements and projects that will occur including:

- KY 313 Extension, north of Hwy 60
- KY 79/ KY 1051, Major Widening
- KY 79, Bridge Painting

The most significant of these projects is the continued construction of route KY 313. This roadway will become a significant connector with growth around Fort Knox and Brandenburg. Access control practices and managed growth should be monitored along this roadway.

7 - Community Facilities

GOALS AND OBJECTIVES

Community facilities are an important element that must be addressed in the comprehensive plan. They include amenities and services such as fire protection, police services, water and wastewater services, public schools, and parks and recreation as well as government owned properties such as the Court House and other community facilities. The goals and objectives for community facilities include the following:

Goal 1:

Provide adequate county-wide infrastructure to existing development and future growth areas.

Objectives:

- Encourage expansion of water and sewer systems in and near existing urbanized areas and promote new development within those areas.
- Maximize infrastructure investment through compact development.
- Encourage infill development and redevelopment of areas currently served by adequate community facilities.
- Support development in locations that are served by existing adequate community facilities and infrastructure.
- Develop a county-wide fire-rated water system.

Goal 2:

Expand and enhance the county-wide parks and recreation system, library, and other community related facilities.

Objectives:

- Plan and develop a county-wide trail system for recreational and alternative transportation purposes (Connect trail system to Otter Creek Park).
- Work with local developers to include green and open space into development plans.
- Provide recreational opportunities throughout the county.
- Build upon existing recreational and park resources within Meade County.
- Provide for waterfront protection through open space, vistas and parks.

Goal 3:

Encourage quality education.

Objectives:

- Determine current school capacity and future needs.
- Coordinate new school development and expansions with the future land use plan to assure appropriate locations for delivery of educational services.

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Goal 4:

Promote lifelong learning.

Objectives:

- Support home based businesses and cottage industries through education and business planning assistance.
- Allow for certain cottage industries and home-based businesses in existing neighborhoods and agricultural areas, provided such activity does not negatively impact the neighborhood.
- Work with state community colleges and other regional universities to develop a satellite college campus in Meade County.
- Identify educational needs of existing and future local and regional businesses.
- Provide opportunities for skills development and ongoing education for workforce development.
- Market available programs to assure all residents are aware of opportunities for skills
-

Community Facilities Plan

The community facilities plan incorporates various public services provided by the county including fire protection, law enforcement services, water and wastewater services, public schools, and parks and recreation (see Figure 7-1). Each service is outline below:

Fire Protection

Meade County's fire services are all provided by volunteer fire departments. Currently, there are nine fire houses in the county; they consist of:

- Battletown Fire Department
- Brandenburg Fire Department
- Doe Valley/ Rock Haven Fire Department
- Ekron Fire & Rescue Department
- Flaherty Volunteer Fire Department
- Muldraugh Fire Department
- Payneville Fire Department
- Rhodelia Volunteer Fire Department
- Wolf Creek Fire Department

Emergency Medical Service

The Meade County Medical Emergency Service also employs eight full-time EMTs and one full-time paramedic. Several additional part-time EMTs and paramedics are also employed to aid in emergency response.

Law Enforcement Services

Law enforcement services in Meade County consist of the Meade County Sheriffs office located in Brandenburg, the Brandenburg Police Department and the Muldraugh Police Department. The Kentucky State Police, Elizabethtown Post, also provides road patrols and assistance as needed.

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Water and Wastewater Services

Water and sewer services are provided to portions of the county by three entities. Brandenburg has water service throughout the city but has not extended their sewer service to all areas of the city yet. As of September 2007, Brandenburg's current water demand is on average 0.8 million gallons per day (MGD) and the peak demand is 0.9 MGD; Brandenburg's water system was expanded in July of 2000 to expand the capacity to 1 MGD. Muldraugh also offers water and sewer services to all areas within their city limits. Currently, they purchase water from Fort Knox and pump their wastewater to Hardin County. As of December 2007, the Meade County Water District serves approximately 50 percent of the county and is planning on expanding water service to the Guston/ US 60 area. Sewer service is concentrated in Brandenburg and ~~on the lower end of the county near Doe Valley~~. Figure 7-2 shows the district's current water and sewer service areas.

Public Schools

The Meade County Public School System provides public education to approximately 5,000 students within Meade County. This includes seven elementary schools, one middle schools and one high school. The schools are as follows:

- Elementary Schools: David T. Wilson Elementary, Ekron Elementary, Flaherty Elementary, Flaherty Primary, Brandenburg Primary, Payneville Elementary
- Middle School:
 - a) Stuart Pepper Middle School
- High School:
 - a) Meade County High School (including the Meade County High School Freshman Academy and Meade County Area Technology Center)

Parks and Recreation

Ten parks located within the Meade County; these consist of:

- Battletown Park (four acres)
- Brandenburg Riverfront Park (three acres with boat ramp)
- Concordia Park (14 acres with boat ramp)
- Dianna's Park
- Flaherty Community Park (eight acres)
- Meade-Olin Park (74 acres)
- Muldraugh Park (two acres)
- Otter Creek Outdoor Recreation Area (2,600 acres)*
- Payneville Community Park
- Wolf Creek Boat Ramp

* Otter Creek Outdoor Recreation Area, while located within Meade County, is owned and maintained by Kentucky Fish and Wildlife. It is an asset to have Kentucky Fish and Wildlife maintain the park while Meade County residents can enjoy this rural and rustic setting. This park consists of about 2,600 acres of land and provides active and passive recreation opportunities and cabins are available for rent. Otter Creek Outdoor Recreation Area is a destination within the region and future trails should connect to this valuable community asset.

8 - Plan Implementation

Implementation is the process of achieving the goals set forth in the plan in order to reach the community's vision. Part of implementation is having an action plan that details steps that should be taken, who is responsible for implementation of an action, and the timeline for completing the action. Potential funding sources are also suggested as a part of the action plans. The Programs and Tools section of this chapter provides an overview of the funding programs and tools as well as other means of implementing the plan. Meade County may already use some of these tools, but restating their uses and connecting them to the actions in the comprehensive plan is helpful to people who may not be familiar with all of the operations of the community.

Action Plan

An action plan details how the goals and objectives will be implemented to achieve the vision for the community. They include the action steps, responsible parties, timelines, and potential funding sources. The timelines recommended are general in nature.

In the 2008 Comprehensive Plan, Action Steps were drafted in three categories: short term, medium term, and long term. Following the approval of the Comprehensive Plan in July of 2008 by the Meade County Fiscal Court, the Great Recession had a significant negative impact on Meade County's economy and the feasibility of completing many of the Action Steps.

The potential funding sources are further detailed in the Programs and Tools section of this chapter.

Action Step:

Review and revise as appropriate the zoning code and subdivision regulations to reflect the concepts presented in the comprehensive plan update including:

1. Discourage "strip" development of residential and commercial along County, State and US roadways.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Ordinance 2011-004 Flood Damage Prevention Ordinance enacted to protect and manage development in flood plain areas within the county
2. Identify and designate significant rural and river view sheds that should be protected; develop standards to protect those views through zoning ordinance and subdivision regulations.
3. Require plan review for major industrial sites and require minimum buffering from collector or arterial roadways.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Ordinance MCO 920 3.6.6.6 "Commercial Development Plan" and MCO 920 3.6.6.5 "Buffer Areas For Screening"
4. Develop location and site plan criteria to minimize conflicts between agricultural uses and new residential development.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Review ordinances and action step by July 2015.
5. Allow neighborhood or local commercial within residential developments.

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- a. Action Steps taken between July 2008 and July 2013:
 - i. 2008-027 5275 Payneville Rd A2toB2;
 - ii. 2009-022 250 Foushee Hill Rd, B-2to B1
 - iii. 2010-006 Fairground Rd R1toB2
 - iv. 2010-007 275 Pellman Rd R1/R2 to B1
 - v. 2010-014 Lot 3 Despain Acres R1 to B2
 - vi. 2010-017 Hwy 144& 1992 R1 to R3
 - vii. 2010-029 7450 Hwy 60 R1 to B2
 - viii. 2012-003 520 DE Brown Rd R1 to R3
 - ix. 2011-002 190 Holston Ln R1 to R3
 - x. Ordinance allows duplex placement in R2 with conditional use.
6. Encourage sidewalks for residential developments and trails where appropriate.
7. Encourage new subdivision plans to connect to adjacent existing or future developments/ public spaces.
8. Review and revise as appropriate, zoning and subdivision regulations to encourage flexibility in design, such as cluster development.
9. Review current zoning for multifamily, mobile home and senior living to ensure proper quantity is available.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Ordinance Amendment 11.04 “Compatibility Standards for Manufactured Homes; Conditional Uses for Mfg./Modular Homes in R-1, R-1”
 - ii. 2008-031 Coffman Est. B2 to R2
 - iii. 2009-001 Cedar Hills, R1 to R3
 - iv. 2010-013 Circle View Farms R1 to R3
 - v. Family care units – conditional use
10. Encourage new residential developments to include open or park space.
11. Encourage new developments to be served by adequate public facilities.
12. Encourage infill development in areas already adequately served by public utilities.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. The use of vacant land and property within a built-up area for further construction or development, especially as part of a neighborhood preservation or limited growth program.
13. Revise zoning regulations to allow a variety of commercial/retail uses near designated ports of entry on the riverfront.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Ordinance 2008.05 - Meade County Riverport Authority was created on November 13, 2008 to promote & develop river navigation facilities, river transportation, riverport facilities, and attract industrial and commercial operations.
14. Create design guidelines/standards for development along the riverfront.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Ordinance 2008.05 - Meade County Riverport Authority was created on November 13, 2008 to promote & develop river navigation facilities, river transportation, riverport facilities, and attract industrial and commercial operations.
15. Adopt architectural and sign guidelines for new commercial development.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Enforce current Planning and Zoning regulations for signs and consider adopting sign regulations similar to KyTC (State) regulations.
16. Eliminate barriers to establishing local farmers markets and roadside stands in agricultural areas.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Ordinance 920, paragraph 3.6.1c addresses neighborhood businesses and permitted uses included sale of farm products

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17. Eliminate barriers to establishing agricultural-tourism operations in agricultural districts.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Ordinance Amendment 03.01, 03.02 & 09.08 to 3.6.1 agricultural related amusement
18. Create and enforce access management guidelines.
19. Ordinance 2004-16, paragraph 2.2.1a
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Building permits are not issued until encroachment permits are issued by either the County or State road departments as appropriate.
20. Establish clear guidelines for allowing home-based businesses and cottage industries in existing and future residential areas in order to minimize negative impacts.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Review all applicable existing regulations and clarify and modify as necessary
21. Identify prime farmland and establish clear guidelines for rezoning of this land to non-agricultural uses.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Ordinance 2009-02 clarified permitted uses of Agricultural and Heavy Industrial districts.

Supports Goal(s): Land Use Goals 1, 2, 3, 4, 5, 6; Transportation #1,; Community Facilities 1, 2, 4

Responsible Party(ies):

- Plan Commission
- Fiscal Court
- Water and Sewer Districts
- KyTC
- Agricultural Community

Potential Funding Sources:

- General Fund
- National Scenic Byways Funds – KyTC
-

Timeline: Short-Term (complete by 2015)

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Action Step:

Provide for planned and managed growth along the Ohio River.

1. Analyze and identify ports of entry within the county.
 - a. Action Steps taken between July 2008 and July 2013:
 - i. Ordinance 2008.05 - Meade County Riverport Authority was created on November 13, 2008 to accomplish the following:
 - ii. Promote & develop river navigation facilities, river transportation, riverport facilities, and attract industrial and commercial operations.
2. Create a riverfront master plan to plan recreational and open spaces along the Ohio River as well as protect environmentally sensitive features.
3. Identify areas where public access to the Ohio River can be made, including areas for permanent public facilities and boat ramps.

Supports Goal(s): Land Use #3, Community Facilities #2

Responsible Party(ies): Plan Commission Fiscal Court US Corp of Engineers

Potential Funding Sources:

- General Fund
- Kentucky Economic Development funds
- Recreational Trails Program (RTC) - KyTC
- Land and Water Conservation Fund (LWCF)

Timeline: Short-Term (complete by 2015)

Action Step:

Create a county-wide trails and parks master plan; include multi-modal forms of transportation, on and off-site facilities, and current parks/ open space resources.

1. Action Steps taken between July 2008 and July 2013:
 - i. Work began in 2012 to modify the Buttermilk falls walking trail. County Government is utilizing grant money to improve Meade-Olin park.

Supports Goal(s): Land Use #2, Transportation #1, Community Facilities #2

Responsible Party(ies):

- Meade County Parks Board
- Plan Commission
- Fiscal Court LTADD

Potential Funding Sources:

- Recreation Trails Program (RTP)
- Land and Water Conservation Fund (LWCF)

Timeline: Short-Term (complete by 2015)

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Action Step:

Identify critical corridors and create corridor plans including access management guidelines and design guidelines.

1. Action Steps taken between July 2008 and July 2013:

- i. 2008-032 Hwy 1238 Business Corridor to proposed Hwy 313. B-2 to B-1
- ii. Planning and Zoning Commission will review zoning classification along new Joe Prather Hwy (Hwy 313), the new portion of Hwy 933, and Hwy 79.

Supports Goal(s): Transportation #1

Responsible Party(ies):

- Plan Commission
- Fiscal Court
- KyTC
- LTADD

Potential Funding Sources: General Fund

Timeline: Short-Term (complete by 2015)

Action Step:

Engage in a capital improvements planning process to identify, prioritize and implement public projects including water and sewer extensions, roadway improvements.

Supports Goal(s)

- Land Use #2, Transportation #1, Community Facilities #1

Responsible Party(ies):

- Plan Commission
- Fiscal Court
- County Departments
- Utility Providers
- LTADD

Potential Funding Sources:

- Kentucky Small Cities
- Community Development Block Grant (CDBG) Program
- Area Development Fund
- General Fund

Timeline: Short-Term (complete by July 2015)

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Action Step:

Improve key roadway routes to provide better access and maneuverability for farm vehicles.

Supports Goal(s): Transportation #1

Responsible Party(ies):

- Plan Commission
- Fiscal Court
- KyTC
- LTADD

Potential Funding Sources:

- Transportation Enhancement (TE) Funds – KyTC

Timeline: Short-Term (complete by 2015)

Action Step:

Determine future school needs; create a plan for supplying needs.

1. Action Steps taken between July 2008 and July 2013:

- i. Remove from Action Steps and include reports to the Meade County School System of permitting and rezoning activity.

Supports Goal(s):

- Land Use #2, Community Facilities #3

Responsible Party(ies):

- Meade County School Corporation

Potential Funding Sources:

- Meade County School Corporation General Funds

Timeline: Short-Term (complete by 2015)

Action Step:

Encourage and assist as appropriate, the establishment of a non-profit, quasi-public organization to protect hillsides and natural areas; the organization should seek out the donation of land and easements, rights-of-way, etc. to this entity.

Supports Goal(s):

- Transportation #1, Community Facilities #1, Community Facilities #2

Responsible Party(ies):

- Plan Commission
- Fiscal Court

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Potential Funding Sources:

- Private donations and some public seed money
- State wildlife grants
- Land and Water Conservation Fund (LWCF)

Timeline: Mid-Term (complete between 2015 to 2020)

Action Step:

Encourage and assist as appropriate the establishment of a historical society to identify and protect significant historic structures and places in the county, including rural landscape and riverfront areas, and encourage the rehabilitation and reuse of historic structures.

Supports Goal(s):

- Land Use #1, Land Use #2, Land Use #3, Community Facilities #1

Responsible Party(ies):

- Plan Commission Fiscal Court

Potential Funding Sources:

- Transportation Enhancement

Timeline: Mid –Term (complete between 2015 to 2020)

Action Step:

Implement the use of a GIS system for use in multiple county departments, including fire, law enforcement, planning and zoning, and PVA.

1. Action Steps taken between July 2008 and July 2013:

- i. July 2009 - GIS system development began for Meade County Dispatch Center.
- ii. 2010 – GIS system use began in PVA.
- iii. 2010 – Electronic map with aerial, address and road data distributed to Meade County Road Department.
- iv. Sept 2011 – County received Enhanced 911 status from CMRS board to allow mobile phone calls to be routed directly to Meade County Dispatch.
- v. Distribute electronic map to applicable law enforcement, fire departments, emergency management, and EMS.

Supports Goal(s): All Goals

Responsible Party(ies)

- Plan Commission
- Fiscal Court
- County staff
- LTADD

Timeline: Mid-Term (complete between 2015 and 2020)

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Action Step:

**Identify telecommunication needs of current and future business:
work with providers to meet needs.**

Supports Goal(s): Land Use #5

Responsible Party(ies):

- Plan Commission
- Fiscal Court
- Chamber of Commerce
- Brandenburg Telecommunications

Potential Funding Sources:

- State Economic Development funds
- Chamber of Commerce
- Telecommunications companies

Timeline: Mid-Term (complete between 2015 and 2020)

**Action Step: Provide business planning assistance to local and small
business owners, including cottage industries.**

Supports Goal(s):

- Land Use #4, Land Use #5, Community Facilities #4

Responsible Party(ies):

- Chamber of Commerce
- Plan Commission
- Fiscal Court
- Local and State Universities
- LTADD

Potential Funding Sources:

- Kentucky Dept. of Agriculture (possible Phase
- Kentucky economic development funds
- LTADD

Timeline: Mid-Term (complete between 2015 and 2020)

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Action Step:

Promote and expand the on-call bus service as needed as the population ages.

Supports Goal(s): Transportation #1

Responsible Party(ies):

- Plan Commission
- Fiscal Court
- LTADD

Potential Funding Sources:

- Kentucky Small Cities Community Development Block Grant (CDBG) Program
- Federal transportation grants

Timeline: Mid-Term (complete between 2015 and 2020)

Action Step:

Support future educational needs in Meade County.

1. Encourage the location of higher education facilities in Meade County.
2. Encourage training and skills development for trade specific careers for the work force in Meade County.
3. Create a promotion plan for advertising adult training and educational opportunities.
4. Coordinate with local employers to provide needed educational skills and training through adult education.

Supports Goal(s):

- Community Facilities #3, Community Facilities #4

Responsible Party(ies)

- Plan Commission
- Fiscal Court
- Local and State Universities
- Meade County School Corporation
- Kentucky Community and Technical College System (KCTCS)
- LTADD
- Department of Education

Potential Funding Sources:

- Ky Dept of Education
- Universities
- LTADD
- Ready, Set, Success Program

Timeline: Mid-Term (complete between 2015 and 2020)

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Action Step:

Encourage the development of a county-wide fire-rated water system.

1. Action Steps taken between July 2008 and July 2013:
 - i. State regulations will not allow the current county water system to be used as ‘fire hydrants’. A separate system that meets the criteria to be used by Fire Departments is needed.

Supports Goal(s):

- Land Use #2, Community Facilities #1

Responsible Party(ies)

- Plan Commission
- Fiscal Court
- Water Districts
- Fire Departments
- LTADD

Potential Funding Sources:

- Area Development Fund/ LTADD
- TIF Revenue
- General Funds
- Fire Departments

Timeline: Long-Term (complete between 2015 and 2025)

Action Step:

Extend water and sewer service to all developed areas.

1. Action Steps taken between July 2008 and July 2013:
 - i. Approximately 50+ miles of water service and over 1,000 customers have been added between July 2008 and May 2013 to the Meade County Water District.

Supports Goal(s):

- Land Use #2, Community Facilities #1

Responsible Party(ies):

- Plan Commission
- Fiscal Court
- Water and Sewer Districts
- LTADD

Potential Funding Sources:

- State water grants/ Area Development Fund/ LTADD
- TIF Revenue
- General Funds

Timeline: Long-Term (complete between 2015 and 2025)

Programs and Tools

Trails and Open Space

Trails provide a transportation alternative as well as a recreational facility in many communities. Some trail systems are local to a specific community, while others contribute to a regional or national trail system. Many trails have been developed along abandoned rail corridors (rails-to-trails), but many local systems are being integrated into the design of new roadways and retrofitted into existing roadways to provide transportation alternatives. The Transportation Enhancements (TE) Program through the Kentucky Transportation Cabinet provides funding for multi-modal transportation enhancements.

Kentucky TE Contact: Deborah Stigall, Executive Director
Office of the Transportation Enhancements Program
Kentucky Transportation Cabinet
200 Mero Street, 6th Floor
Frankfort, Kentucky 40622
502-564-2060
FAX 502-564-6615
<http://tea21.ky.gov/>

The **Recreational Trails Program (RTP)** is funded through FHWA and provides assistance for acquisition of easements, development and/or maintenance of recreational trails and trailhead facilities for both motorized and non-motorized use. The grants range from \$5,000 to \$50,000 with a 50 percent match.

The **Land & Water Conservation Fund (LWCF)** provides funds to protect important natural areas, acquire land for outdoor recreation and to develop or renovate public outdoor recreation facilities such as campgrounds, picnic areas, sports and playfields, swimming facilities, boating facilities, fishing facilities, trails, natural areas and passive parks. The grants range from 35,000 to 575,000 and it is a 50 percent matching reimbursement fund.

Planning and Zoning

Planning and Zoning is the primary implementation tool for the comprehensive plan. It is the means of legislatively determining the location, quality, and quantity of new development. The zoning ordinance is legally enforceable. Meade County's current zoning ordinance was adopted in March 1, 1998. The ordinance established four residential districts, two commercial districts, two industrial districts, and two agricultural districts. The zoning map is an adopted part of the zoning ordinance. The zoning ordinance should be updated following the adoption of the comprehensive plan to ensure contiguity between the two documents and encourage implementation of the comprehensive plan.

Subdivision Control

Like zoning, the subdivision control ordinance is a legislatively adopted, enforceable means of implementing the comprehensive plan. The subdivision control ordinance establishes the circumstances under which the division of existing parcels may occur and establishes the process for creating new parcels. The subdivision control ordinance should also be updated when the zoning ordinance is updated.

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Capital Improvement Planning

Capital Improvement Plans are a system of documenting the capital investments that a jurisdiction plans on making over the next five years. These plans identify projects, timelines, estimated costs, and funding sources and are linked to the budget process. They are a means of planning ahead for capital improvements and ensuring implementation of specific projects by connecting them more closely to the budget process.

Tax Increment Finance (TIF)

Tax increment finance is a tool for municipalities and counties to designate targeted areas for redevelopment or economic development. As stated in House Bill 549, those redevelopment or economic development areas can then be designated as allocation areas which trigger the TIF tool. When TIF is triggered, the property taxes generated from new construction in the area are set aside and reinvested in the area to promote development, rather than going to the normal taxing units (governments, schools, etc.). The taxing units do not lose revenue, they simply do not receive revenue from the additional assessed valuation that would not have occurred "but for" the reinvestment in the area through the TIF proceeds.