

PUBLIC FACILITIES & SERVICES

UTILITIES

Water- A goal of both governments is to see that all residents in the community have access to quality water for domestic uses. In addition, the needs of businesses and industries must be met, along with the requirements of fire protection. As described in the assessment, The Maysville Utilities Commission supplies water to the City of Maysville, and sells water to five rural water districts. The city has recently made improvements in its treatment and storage capacities, along with extension of new lines into developing areas. A grant of \$150,000 in state funds has been made available to upgrade waterlines in the rural areas of the county. The distribution of the water system is shown in Figure 12.

Sewer - Maysville's recent improvements in sewage disposal facilities have provided a surplus in capacity that should enable contiguous areas to tie on in the future. The plan calls for the reduction in dependence upon on-site disposal systems where it is economically feasible to do so. In 1999 the Mason County Fiscal Court received over \$2 million in CDBG funds for sewer improvements in the Western Mason Sanitation District, which includes the City of Germantown and the subdivision known as Highland Heights. The project was completed in December 2006 with over 400 households accessing the line which ties into the Maysville sewer system

Wireless and Cellular Communications Facilities

The recent demand for wireless services brings with it the need for quality infrastructure. Cellular, public safety, and wireless communications are quickly surpassing the need for land based telephone and computer infrastructure and services. Until 2004, only two wireless communication towers were present in Mason County. Five cellular communication towers were applied for and approved by the Mason County Joint Planning Commission in 2004. Since 2004, eleven cellular communication towers have been approved by the Commission. The siting of new wireless communication infrastructure should take place as not to be a detriment to residential and scenic areas in Maysville and Mason County. Co-location on current infrastructure is encouraged in order to limit the number of towers. If co-location is not an option, the prime areas for these towers are the agricultural and industrial zones. Both the City and County should encourage wireless infrastructure and technology, along with the recruitment of businesses engaged in high-tech practices.

WASTE DISPOSAL:

Solid waste is disposed of at the Maysville-Mason County Landfill a 544 acre tract located in the eastern portion of the county. The complex, under a joint local agreement, is owned by the both the city and county, and operated by the county. The facility consist of a contained landfill, a recycling center, a composting operation, and drop-off centers for tires, appliances, used oil, and batteries. Wastes from Bracken, Fleming, Lewis, Mason, Nicholas, Bourbon, Greenup, Rowan, and Robertson counties in Kentucky, as well as Adams, Clinton, Highland, Lawrence, Pike, and Brown counties in Ohio, are accepted at the complex. Approximately 250 tons of wastes arrive at the site on a daily basis.

The landfill meets all environmental regulations and has a permitted capacity sufficient to last the region about forty-three (43) years at the present intake of about 250 tons per day. The Contained landfill cell has a clay-HDPE composite liner and leachate collection system to prevent contamination of groundwater. Air emissions, groundwater, and surface water discharges are monitored to ensure that the facility is not contaminating the environment. A landfill gas collection system has been installed in the landfill to supply natural gas to a local industry that presently uses coal, and to produce electricity with the methane that is generated from the biodegradation of the waste.

During 2010, the recycling center diverted 1,890 tons, and the compost operation diverted 956.77 tons of waste from the landfill. This amounts to a total diversion rate of 3.4% or 3,207 cubic yards of bulky material, thus extending the life of the contained landfill about five to seven years (the additions of Butler Recycling, Mitsubishi, Inland Container, and Daniels Metal provides a diversion rate of 30-35%). 82,128 tons of waste was disposed of at the site in 2010. The recycling center collected \$136,906.12 in 2010. Recycling costs exceeded revenues, resulting in a net loss of \$260,899.62. The County spent \$10,626 cleaning up illegal dump sites and \$4,640 in litter around the county.

Door-to-door collection is mandatory in the county at a monthly fee of \$10.37, with 2,751 households participating.

The City of Maysville provides free door-to-door collection, and has 3,837 households participating. With an estimated total of 6,588 households county-wide, the participation rate is approximately 100%. In addition, the two

governments should examine the possibility of establishing a single solid waste district placing all solid waste service under one umbrella.

Considerable progress has been made in recent years in the collection and disposal of solid waste in Mason County. The continuing public education activities and programs of the Solid Waste staff, business and political leaders, homemakers, and conservation districts of the region are the main reasons for success. The recycling center has a daily spot on the local cable/radio station and advertises in the Ledger Independent, promoting recycling efforts with emphasis on special environmental events such as the Commonwealth Cleanup Week and Earth Day activities. All fourth grade students in Mason County and most high schools from the region tour the facility each spring. The solid waste staff gives talks to the various civic groups and on-site lectures to environmental classes from Maysville Community and Technical College.

PROTECTIVE SERVICES:

The City of Maysville Police Department has a staff of 23 full-time police officers. The department is responsible for public safety and officers respond to calls within the city limit. The department also operates the Communications Dispatch Center and Records Department. The department is one of the smallest city police departments to attain accreditation, meeting national and state standards in terms of training and number of personnel based on population served. The department has relocated to the former Coca-cola Building on Government Street to encompass the continued growth in the City. The new location also contains a new communications center.

The Sheriff s Office, which has relocated to the former site of the Buffalo Trace Area Health Department on West Third Street, is responsible for law enforcement in the unincorporated area of the county. In addition, the office has the responsibilities of collecting taxes, providing services to both the district and circuit courts.

The 2010 Crime in Kentucky report showed that Mason County s crime rates were below the national averages for violent crimes, yet above the averages for property and total crimes:

Mason County

United States

(Rate per 100,000 people)	<u>Number</u>	<u>Rate</u>	<u>Number</u>	<u>Rate</u>
Violent Crimes	10	57.0	1,246,248	403.6
Property Crimes	707	4,063.2	9,082,887	2,941.9
Total Crimes	717	4,120.6	10,329,135	3,345.5

TABLE 11. MASON COUNTY CRIME RATES (2010).

The City of Maysville Fire Department employs 19 full-time fire officers, along with a Chief, who are also trained in emergency medical response. The department is responsible for fire protection within the city limits, and responds to ambulance calls both within and outside the city limits. This department provides emergency services on a county-wide basis.

The county operates eight volunteer fire departments located in Dover, Fernleaf, Germantown, Lewisburg, Mayslick, Orangeburg, Sardis, and Washington. Each station has at least one pumper and a tanker. Other equipment includes rescue vans, and brush trucks. These departments have an adequate number of trained firefighters and needed equipment to provide fire protection throughout the unincorporated areas of the county. As the county continues to grow in population and more development takes place, it will be necessary for these volunteer fire departments to increase the number of personnel and provide additional fire equipment. Germantown, Lewisburg, and Mays Lick have recently constructed new fire departments and community buildings, and Dover is in the process of completing theirs.

HUMAN/SOCIAL SERVICES:

Maysville and Mason County have a broad range of human/social services available. The Resource Guide published by the Maysville-Mason County Area Chamber of Commerce lists some 48 organizations and 76 churches that provide a wide array of resources for meeting human needs (see the Appendix for a listing of organizations and churches). These groups include public, non-profit, and private organizations. Some agencies concentrate on providing a single service, while many are multi-purpose organizations. Resources generally include the following types of programs:

Alzheimer Services
Alcohol/Drug Abuse

Hospice
Hospitals

Child Care/Preschool	Housing Assistance
Children s Advocacy Center	Legal Services
Clothing Assistance	Medical Assistance
Community Services	Mental Health Services
Counseling	
Court Appointed Special Advocates	
Comprehend, Inc.	
Disability Services	Nursing Homes
Education	Senior Citizen Services
Employment Services	Social Services
Financial Assistance	Support Groups
Food Assistance	Transportation
Health Services	Women and Crisis Services
Heating Assistance	

There needs to be a study conducted to identify those areas where there is duplication of effort, and other areas where there might be gaps not covered, in order to assure that needed services are provided as efficiently and effectively as possible.

LEADERSHIP PROGRAM:

The Maysville-Mason County Chamber of Commerce sponsors a leadership program for adults. In addition to Mason County, future leaders from Bracken, Fleming, Lewis and Robertson counties in Kentucky, and Adams and Brown counties in Ohio are invited. The program is currently in its ninth year of operation with 32 participants enrolled. Goals of the program are designed to provide participants with a broad set of facts, resources, and information about the area, stimulate critical thinking about problems and opportunities in the region, develop a network of potential leaders, and enhance their ability to contribute to positive changes in their communities.

The Chamber is examining the potential for adding a new program that will prepare high school juniors and seniors for future leadership roles. One of the critical factors in community development is the preparation of future leaders who can replace other leaders as they move up the career ladder or retire.

The Leadership Program should consider including a unit on community and regional planning and development in their scheduled sessions. (For a summary of Chamber of Commerce activity, see the Appendix).

BUFFALO TRACE AREA DEVELOPMENT DISTRICT:

Buffalo Trace Area Development District has its office in Maysville, and provides the city and the county (in addition to other surrounding counties and communities) with a wide range of services. One of the most important functions of BTADD is assisting in the writing of grants and acquisition of outside funding to support local programs and projects. A brief listing of the ADD s services is given below.

- Community and Economic Development
- Community Development Block Grant (CDBG) Projects
- Economic Development Admin. Infrastructure Loan Program
- Revolving Loan Fund
- Water Resource Development
- Adult and Year Round Youth Services
- Aging Services
- Home Care
- 911 Services
- Geographic Informational Services (G.I.S.)
- Business Services Team

EDUCATION:

Citizens of Mason County have access to an educational system that addresses needs ranging from pre-school through continuing adult programs. In recent years major improvements have been made in both public and private schools to include computers and related technology as well as in achievements in academic programs. There is a continuing need to stress education at all levels, to encourage more high school graduates to continue their education, and to better prepare workers for the new economy.

A new technology Center was built on the Maysville Community & Technical College campus in 2005. The 50,000 square foot facility was constructed at a cost of \$7.5 million and provides training in a variety of technology areas.

The Maysville Community & Technical College had an enrollment of 4,518 in 2010, with the following campus totals: Maysville-2,222, Rowan County-1,428, Licking Valley-813, and East Kentucky Corrections-55. The college offers programs leading to the Associate in Applied Science (A.A.S.) Which is designed to prepare graduates for immediate employment, and the Associate in Arts (A.A.), and the Associate in Science (A.S.), both of which are awarded to students planning to transfer to a baccalaureate program. As part of the Workforce and Community Development Program, MCTC offers courses in Computers, Leadership and Supervisory Training, and Professional Development. The College provides courses through the Distance Learning Program, and operates a center in Cynthiana.

GOVERNMENT TECHNOLOGY:

The internet will play an important role in the acquisition and distribution of information for Maysville and Mason County. Maysville was the first city in the state to have high speed cable internet access. The telephone company keeps up with new technology. Both governments, along with the Mason County School System, the Chamber of Commerce, Maysville Community and Technical College, Buffalo Trace Area Development District, and other entities, have web pages. Since these web pages are the point of visibility (image) for the local area, they should be kept current, and should be tracked for number of visits to determine the importance of their functions. The City of Maysville has recently implemented social media outlets such as Facebook and Twitter as other avenues to provide information to citizens within and outside of the community.

There is a need for local governments to increase training in the use of computers and related technology for staff members, and members of boards and committees (as appropriate). In addition it is recommended that the two governments extend the range of computer usage in their daily operations. An improved capability in providing planning and development information through a Geographic Information System should be a high priority item. Buffalo Trace Area Development has capabilities in this area that could be shared with local governments through a joint program.

PLANNING & DEVELOPMENT:

As described previously, city and county governments share responsibilities in planning and development through a joint planning commission. The commission's responsibilities are as follows:

1. Prepare, review, and revise the comprehensive plan;
2. Administer and amend the subdivision regulations;
3. Review and make recommendations to the City and Fiscal Court applications for amendments to the land use regulations and map(s);
4. File certificates of land use restrictions.

The planning commission conducted a comprehensive update of the land use ordinance and subdivision regulations in 2005; and since then has made incremental changes to both documents. Both documents govern the City and County, and both would benefit from a joint planning and zoning department. This department would handle all activities dealing with land use management, including administration of the planning commission and other similar boards; code enforcement; and building code inspections and enforcement.

RECREATION:

Recreational resources in Maysville and Mason County include parks in Maysville, Dover, Germantown, and Mays Lick, school playgrounds and gymnasiums, public and private golf courses, a marina and campground, YMCA, Girls and Boys Club, recreation center, skating rinks, an ATV park, a nature preserve, etc.

There is a need for additional recreational space based on national standards. Recreation and Open Space Standards suggested by the National Park Association call for a total of 6.25 to 10.5 acres per 1,000 population (close- to-home space). For Maysville the recommendation would be about 55 acres of public recreation and open space, and for the remainder of the county an additional 55 to 60 acres, for a total of 110-120 acres. Total public recreation space in Maysville-Mason County is estimated to be about 180 acres. The Maysville-Mason County Recreation Park accounts for most of the public recreation space with some 57 acres. This park is well located to serve the population of both the city and the county. Access will be improved further upon completion of the South Loop. It is recommended that the two governments look into acquiring additional acreage (40-50 acres) to expand and further diversify recreational activities at this site. The 100-acre Cummins Nature Preserve off of Pickett Lane has created a surplus

of recreation acreage for Mason County; and both governments are actively pursuing land for additional parks and running/biking trails.

In addition, there is a need for a riverfront recreation area with a marina, public boat dock/launch, picnic shelters, playground, and related activities. One option is to redevelop and expand the Maysville Marina and Campground. The Ohio River is a valuable water recreation resource that should be utilized more intensively.

Rural parks are found at Mayslick (walking trail, playground equipment, and shelter), Germantown (ballfield and playground equipment) and Dover (a small park with playground equipment). The Cummins Wildlife/Nature reserve is located just outside the northwest City limits. The county should continue to make improvements at its small rural community parks on an as needed basis, in conjunction with the rural community revitalization program.

HOUSING:

The goal statement for housing calls for a plan and programs that will insure an adequate supply of standard housing for all citizens of Mason County. During the course of meetings with different group, the question of adequate/affordable housing came up several times. The Kentucky Long-Term Policy Research Center's report, *Visioning Kentucky's Future* listed achieving safe, decent, affordable housing at the state's third most important goal. The report pointed out that many Kentucky families can only afford marginal or substandard housing. A study by the National Housing Conference revealed a 17% increase in the number of working families being priced out of their own homes, forcing many to spend as much as 50% of their income on housing or live in substandard conditions.

From statistics discussed earlier it is apparent that a significant number of citizens in the county have a difficult time finding decent housing that they can afford. The 2010 Census of Housing showed that 57.4% of the housing units were at least 30 years old; 2.2/2.9% lacked either complete plumbing or complete kitchen facilities; 44.8% were not on a public sewer; 11.5% of homeowners and 27.2% of renters were paying more than 30% of their household income on housing; and 8.74% of the housing units in the county were mobile homes. The need for housing options for senior citizens was especially noted by several people. Recently there have been attempts by private developers to address senior citizen needs through proposed assisted-living units.

One of the housing objectives is to improve overall neighborhood quality by eliminating blighted and deteriorated housing. The City of Maysville through its Code Enforcement Office is working to bring all residents up to code standards. A similar program is needed in the unincorporated areas of the county.

Both the City of Maysville (operated by the Housing Authority of Maysville) and Mason County have public housing programs that meet housing needs of low income families. The Housing Authority's program consists of 260 low income public housing units serving a total of 500 people, and provides Section 8 assistance to 108 units housing 197 people. There are four public housing complexes, largely on the east side of the city, and Section 8 units scattered in various parts of the city. The city program is impressive in its comprehensive approach to meeting housing needs. Not only are the physical shelter needs addressed, but the program also seeks to meet recreational and educational/skill development needs of the residents. The Fiscal Court converted buildings on the Carrigan property into six rental housing units for low income elderly along with an Adult Day Care facility.

The plan calls for encouraging residential development to take place in areas where the infrastructure is adequate. Adequate waterlines, public sewer, access to other public facilities and services is most readily available within the city limits of Maysville, or in selected contiguous areas just outside the city boundaries. In addition, within the city there are a number of individual vacant lots that could provide infill housing. In some cases development of these lots would require approval of variances due to their limited building area or insufficient yard areas.

The Maysville/Mason County Zoning Ordinance and Building Codes are broad in scope and allow for almost any type of housing structure to be developed; single-family units, duplexes, multi-family units, condominiums, etc.

There are many programs available to assist with housing needs through the Kentucky Housing Corporation. Through their single-family ownership program the organization has made 50,000 home loans available to low and moderate income households to purchase a single-family dwelling. The agency also has programs to assist renters, and agencies helping to meet housing needs, to include builders, developers, non-profits, for-profit agencies, housing authorities, and local governments.

Another agency that was quite active in building homes for low-income

families is Habitat for Humanity. Habitat is an ecumenical Christian housing ministry that builds simple, decent, affordable housing for families around the world. The program is based largely on volunteers who lend their time and skills to constructing homes, thereby reducing the building costs considerably. Lack of volunteers caused the program to be put on hold, but there should be a priority to re-establish the program.

LAND USE:

The 2000 plan divided the county into three different components: 1) Places, 2) Corridors, and 3) Intervening Areas. City and County governments utilize Euclidian Zoning which divides both communities into zones: residential, commercial, industrial, and agricultural.

PLACES:

THE CITY OF MAYSVILLE

Largest incorporated area in the county in population (9,000) and with an area of 24 square miles. Maysville has experienced a real growth in the late 1990's through a vigorous annexation effort. The city serves as the social, economic, and political focal point of Mason County. It should continue to grow at a slow, steady pace over the next 20 years. Growth factors include: the William Harsha Bridge, downtown revitalization efforts, the southern loop, expansion of the community college's role, a new technical school, continuing industrial recruitment, expanded trade/service roles. Maysville, as the focal point of future growth and development, presently has, and will continue to require, the highest level of infrastructure and services.

OTHER INCORPORATED AREAS

Included in this category are Dover (population 252), Germantown (154), and Sardis (103). These three small incorporated places are located on the western fringes of Mason County. They serve as small residential service centers for surrounding rural/agricultural areas. Their location on highways tends to encourage development, while their marginal position makes the provision of additional public infrastructure difficult. Their future role would be that of secondary growth centers with a much lower level of development being anticipated.

UNINCORPORATED RURAL COMMUNITIES:

Scattered throughout the county are such small rural communities as May s Lick, Lewisburg, Wedonia, Plumville, Orangeburg, Murphysville, and Minerva. These are very small rural settlements located largely on state maintained rural secondary roads, in varying stages of viability. A number of these communities might be characterized by a small grocery store, a church (or two), and a number of dispersed single-family residences in close proximity.

With a booming Amish community, several residential neighborhoods, the US 68 Bypass and proximity to Blue Lick s State Park, May s Lick has considerable potential to become a rural hub in Mason County.

CORRIDORS:

Corridors are linear areas that parallel major transportation arteries, serve as locations for public utilities, and often contain much of the development. Corridors may be designated as either Urban or Rural, depending upon their function. Urban Corridors are those corridors that are located in the urban (city-like) environment, and have a high potential for future development. Beyond the Urban Corridors are the Rural Corridors which are usually in agricultural or natural resource uses, often with scenic views, and less amenable to intensive development because of their distance from urban centers and the lack of necessary infrastructure. The County should rezone the urban corridors radiating out from the city limits to prepare for future commercial uses.

INTERVENING AREAS:

Intervening Areas are those areas that are located between the various places and corridors described above. Again, they can be designated as Potential Urban Areas, and Rural/Agricultural Areas based on similar characteristics found in the corridors. The intervening areas in close proximity of Maysville have a high potential for urban development. Most of Mason County would be characterized as Rural/Agricultural Areas with limited potential for urban-type development.

For purposes of this plan, the term growth will be used to describe the quantity of change that takes place, and quality will be used to describe the type or kind of change that occurs. Some very basic observations about growth and development in Mason County are as follows:

GROWTH AND DEVELOPMENT TRENDS:

1. Growth has been taking place at a slow steady rate over the long term with a somewhat more rapid rate very recently. Population projections indicate that growth over the next 20 years should continue at a fairly slow and steady rate.
2. Growth is reflected in the number of new subdivisions, the amount of automobile traffic, new businesses and industries, number of employees, increases in retail sales, tax revenues, etc.
3. Development is visible in terms of the types of houses being built, the types of jobs being created, the types of stores coming on line, the kinds of recreational activities being added, the degree to which land uses are in harmony with each other, etc.
4. There are both good and bad examples of planning and land use management, both in the urban and rural areas.
5. Regulations needed to insure that future growth and development is positive, appear to be adequate in the city. There is a need to enforce these guidelines in a consistent and reasonable manner.
6. Growth and development in the unincorporated area has recently been addressed.
7. Rural development is taking place oftentimes at the expense of land that is best suited for farming or some other use.
8. The decline in farm revenues based on tobacco losses is resulting in increased pressures to convert farmland into land for development.
9. Governments cannot afford to continue paying for the increasing costs of public services and infrastructure required by a sprawl pattern of development.

Figure 13 shows the major areas of development over the past decade

FUTURE LAND USE CONSIDERATIONS:

Planning for future land use must take into consideration the conditions described above. It is necessary to know how much change can be expected in terms of the amount of growth, the kind of development, and where (location) these changes are likely to take place.

Two concepts that are widely accepted in community planning today are, 1) Smart Growth, and 2) Sustainable Development. Smart Growth involves balancing the various perceptions of growth so that all interests are fairly represented. Economic interests must be weighed against social and environmental interests. Sustainable Development aims at doing those things that will not deplete the resource base, but will allow the community to sustain itself over the long haul.

The most important projection for planning purposes is that of future population totals. The number of people expected can be used as the reference point for other components; number of houses to be built, additional traffic, number of jobs needed, amount of water to be consumed, etc. The official projections from the Urban Studies Center at the University of Louisville for Mason County indicate an increase of about 1,473 people (8.1%) over the next 20 years.

Local officials feel that the Census of Population undercounted the number of people, both in the City of Maysville and Mason County. They feel that the undercount will show up in the official year 2010 figures. In addition, based on building permits issued, it appears that the projections given above are below what is actually expected. Accordingly, this plan will use the following figures as a general guide for population growth:

Mason County

<u>Year</u>	<u>Pop. Total</u>	<u>Change</u>	
		<u>Amt.</u>	<u>Pct.</u>
2000	16,800		
2010	18,700	1,900	11.3
2020	20,200	1,500	8.0
Totals:			

City of Maysville

<u>Year</u>	<u>Pop. Total</u>	<u>Change</u>	
		<u>Amt.</u>	<u>Pct.</u>
2000	8,993		
2010	10,200	1,207	13.4
2020	11,100	900	8.8
Totals:			

TABLE 12. POPULATION PROJECTIONS FOR 2010-2020. (Estimations from 2000).

In addition to population projections, the amount of land being used for various purposes is an important factor in looking at future land use needs. Residential land uses accounts for most of the developed land and will absorb the largest portion of developed land uses in the future. Estimates for land use in Maysville at the present time are shown in Table 13.

<u>Land Use Category</u>	<u>Acreage</u>	<u>Percent</u>
Residential	1,300	10.16
Commercial	400	3.13
Industrial	480	3.75
Public/Semi-Public	900	7.03
Agriculture/Open	<u>2,880</u>	<u>75.93</u>
Totals:	12,800	100.00

TABLE 13. LAND USE IN MAYSVILLE, 2000 (estimate)

The table shows that 3/4 of the land within the city limits of Maysville remains undeveloped in urban uses. Residential uses (largely single-family) account for the most land (1,300 acres) followed by public and semi-public (900 acres). The land

area within Maysville when the 1987 plan was completed was estimated at 3,150 acres. In the past 13 years the city has added 9,650 acres through annexation. This figure represents a 306% increase in the land area included within the city boundaries.

In Mason County, the total land area occupied by the City of Maysville, Dover, Germantown, Sardis, the rural communities, and dispersed residential, commercial, industrial, and public/semi-public land uses is given in Table 14.

As of 1999, approximately 85% of the land area in Mason County remained in agricultural and related uses. Maysville's land area comprises over half of the total amount of land occupied by communities and dispersed urban-type uses.

	<u>Acreage</u>	<u>Percent</u>
Maysville	12,800	8.03
Other communities	8,945	5.80
Dispersed development	2,362	1.53
Agriculture/open	<u>131,457</u>	<u>84.64</u>
Totals:	154,240	100.00

TABLE 14. LAND USE IN MASON COUNTY, 1999

With an expected population increase of some 3,400 over the next 20 years, Mason County could expect an additional 4,400 acres of undeveloped land to be converted into residential, commercial, industrial, or public and semi-public uses.

FUNDAMENTALS OF LAND USE PLANNING:

There are some fundamental planning principles to consider in determining the future distribution of land uses. From a standpoint of governmental administration/costs, it makes sense to encourage growth to be more compact. As the degree of spread (sprawl) increases, costs of services and infrastructure increase. Random development in the county also has a negative effect on farming. Often quality farmland is surrounded by residential development which is not compatible with farm operations. Under the present system, growth and development is likely to continue to take place throughout the county with little concern for the overall long-term negative effects of this pattern.

Growth and development should take place in locations that are best suited for the change, based on site characteristics and the surrounding situation. The most intensive land use changes should occur in and around the City of Maysville, where the required level of public services is most likely to be found. There should be opportunities for somewhat less intensive development in both intervening areas and corridors that are in close proximity to the city. Out beyond this urbanizing area, development should be limited to smaller clusters of residences with supporting convenient type businesses that have adequate access to major highways and roads, water, sewer, and other services.

THE URBAN DEVELOPMENT AREA:

The Urban Development Area would include the City of Maysville and portions of the county that lie within and along the highway Loop which extends from the new river bridge southward to Highway 68, and then eastward to Highway 11 and northward back to the river. It is bounded by an arterial highway corridor loop, with other urban corridors radiating outward from the center. This relatively compact area of some 35-40 square miles has the highest level of services available to meet the future demands of growth and development, and would require the greatest level of planning and management. This area has sufficient space to accommodate most of the county's growth over the next 50-60 years. Most of the area would be under the jurisdiction of the city, with smaller areas under county jurisdiction. The Urban Development Area would be treated as one unit from the standpoint of planning and development regulations.

The plan would call for most urban development over the next 20 years to be contained within this Urban Development Area, with clusters of commercial or industrial development taking place around major intersections of the Loop with intersecting highways (AA Highway, Highway 68, and Highway 11). Land along the Loop between the intersections would be largely devoted to residential use. Consideration should be given to development of a circular green belt with hiking-biking trails paralleling the Loop. Direct access to the Loop should be limited primarily to intersecting highways, with few exceptions. Additional access could be provided by creation of parallel service roads being constructed as areas develop.

RURAL CORRIDORS:

Radiating outward from this core urban area would be Rural Corridors along Highways 8, 10, AA, 11, 62, and 68. These corridors would contain the major public utility lines, would be subject to fewer choices in land uses than the Urban Area, and would be regulated less stringently. At the present time, the AA Highway, Highway 11 south, and a portion of Highway 68 south are best equipped (with water service) to accommodate development than the other rural corridors. In 2011, approximately 500 acres in the Highland Heights area on the AA Highway between the city limits and Bracken County line was rezoned to commercial business. Similar action needs to be taken in other areas, including Mays Lick, Orangeburg, and Lewisburg.

RURAL COMMUNITIES:

Outside the corridors there would be selected rural communities in which limited development would be allowed, largely convenient-type businesses and single-family residences, with the hope of revitalizing these places and having them meet the basic needs of the surrounding rural areas.

THE AIRPORT AREA:

The Fleming-Mason County Airport would be treated as a special area because of its transportation and economic development functions. With continuing growth and development of Maysville and Mason County, the role of the airport is expected to increase along with the needs for additional space. The airport has the potential to attract some commercial and industrial development.

RURAL/AGRICULTURAL AREAS

Most of Mason County would lie within the Rural-Agricultural Areas, with land use regulations geared to accommodate existing and potential agricultural uses, resource activities, recreation, and dispersed (low density) residential uses. One of the primary functions of the Rural-Agricultural Areas would be the retention/strengthening of the farm economy, as well as the preservation of rural values (to include aesthetic concerns).

Within any of these districts there would be land areas that are not suitable for development due to flooding, steep slope, or other physical limitations.

The proposed Land Use Management Plan for Maysville and Mason County is illustrated in Figures 14A, B, C, & D.

LAND USE AND SUBDIVISION REGULATIONS:

The City of Maysville and Mason County Fiscal Court have both zoning regulations and subdivision regulations. The regulations should be reviewed for consistency and revised as needed (to strengthen some items, and to mesh with new statutes and laws).

STAFF FOR MANAGEMENT OF PROGRAMS:

The interlocal agreement governing the Planning Commission and other related planning functions between the City and County, needs to be amended as to create a joint department. Since the County has hired a staff person to cover codes enforcement, the City's building inspector is now taking jurisdiction in the entire county, and the City's Zoning Administrator takes care of all planning functions within the City and County, a joint Community Development Department should be created. This department will be funded by the City and County and will be in charge of all planning related issues and items governing both jurisdictions.

