

Trimble County
Comprehensive Plan Update
Goals & Objectives

Prepared By:

Trimble County / Bedford
Planning & Zoning Commission

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SECTION 1

AGRICULTURE

GOAL: The rural and agricultural characteristics of Trimble County shall be maintained.

Objective A: Preserve the agricultural and rural heritage of Trimble County.

Objective B: Enhance and maintain viable farms as working resources; agricultural land should be preserved to protect Trimble County's agricultural industry.

Objective C: Maintain a stable agricultural base for the county while accomplishing orderly development and maximum land utilization.

Objective D: Encourage land development practices so not to negatively impact adjacent agricultural lands.

Objective E: Recognize that farms are investments, and the owners shall be allowed to maximize their use and valued potential.

IMPLEMENTATION STRATEGIES

1. The Planning Commission and Agricultural Development Council shall coordinate and review development proposals in the community to ensure the prevention and mitigation of negative impacts on adjacent agricultural lands. Recommend the appointment of a designated representative from the Agricultural Development Council to the Planning Commission.
2. Continue to adhere to the Right to Farm Ordinance with regard to management decisions and operations necessary for agricultural entities.
3. Local government will not prohibit farmers from utilizing their land to its full agricultural potential.
4. Promote and encourage the efforts of the Phase I Agricultural Development Council and the Comprehensive Agricultural Development Plan of Trimble County to assist farmers in diversifying their operations, upgrading their facilities and improving management decisions that will lead to increased profitability.
5. Increase support services for farmers and agribusiness that provide assistance and training for marketing, financial advisement, and new technology. Recommend that the Trimble County Cooperative Extension Service, Agricultural Development Council, Soil Conservation, Local Farm Service Agency, Kentucky Cattleman's association coordinate these efforts.
6. Continue to support Trimble County Farm Bureau, Trimble County Soil Conservation, Trimble County Cooperative Extension Service, Vocational Agriculture, and local businesses' efforts to educate youth about the importance of agriculture to the community and increase awareness of career opportunities in agriculture.

SECTION 2

LAND USE

GOAL 1: All land use shall be developed in a manner that promotes the health, safety and general welfare of Trimble County and protects the valued qualities of life.

Objective A: Balance development needs with the preservation and protection of the community's existing character and resources.

Objective B: Mitigate the negative aspects of commercial development.

Objective C: Encourage future growth to occur within the boundaries of existing cities where adequate public services can be provided.

Objective D: Encourage quality design and construction in residential, commercial, and industrial development by means of zoning, subdivision and building regulations.

GOAL 2: The creation and preservation of stable and attractive residential neighborhoods shall be promoted.

Objective A: Require quality development and land use through zoning and subdivision regulations.

Objective B: Non-residential uses shall not impede the enjoyment of agricultural and residential land uses.

Objective C: New residential land uses shall be located in areas suitable for residential development.

GOAL 3: Promote attractive and well-designed commercial and/or industrial areas that do not have an adverse impact upon adjacent land use.

Objective A: Business districts in Bedford and Milton should be strengthened as the major and most easily accessible shopping, business, professional, civic and entertainment centers in the county.

Objective B: The development of off-street parking, both public and private, within Bedford, Milton, and other commercial developments should be encouraged.

Objective C: Make efficient use of existing utility systems by promoting restoration, redevelopment, and infill development.

Objective D: The concentration of industrial activity should be promoted in limited areas most suitable for industrial use and discouraged at isolated sites; avoid spot-zoning.

Objective E: Limit adverse impact of industrial development on agricultural and residential areas through zoning, landscaping and adequate roads.

LAND USE IMPLEMENTATION STRATEGIES

1. IMPLEMENT ZONING

- a. Zoning classifications may include agricultural, rural residential, urban residential, light industrial, heavy industrial, commercial and protected/recreational.
 - b. If a proposed development for a site is a different use than the current zoning classification, then the applicant has to apply for a zoning change that will have to be reviewed and approved by the Planning Commission.
2. As new commercial and industrial development is proposed, the Planning Commission will consider, but would not be limited to the consideration of the following criteria to deem the site location as appropriate: Proximity to adjacent land use; effect on water quality, soil erosion, karst sensitive areas, flood plains, impact on farmland; and all pollution including noise, vibration, odor, light, air, water, soil, traffic, etc.
 3. If a proposed commercial or industrial development operation is determined to produce negative spillover effects such as those listed in 2.A, then location of site will be reviewed along with consideration of a required buffer to be put in place.
 - a. Buffers can be natural and consist of trees, sil berms, landscape (shrubs, etc.); or artificial (sound wall, fence); or be a setback requirement from adjacent land uses and/or streets.
 - b. The type of buffer required would be dependent on the nuisance or pollution that needs to be mitigated.
 4. The Planning Commission should encourage and/or designate suitable development site locations for residential development that considers proximity to incorporated areas, public infrastructure, and existing utility network and adheres to subdivision regulations.
 5. Cities should incentivize new development to occur within city boundaries and promote infill development and revitalization of vacant and abandoned properties.

Recommendation: Local government should research tax incentives and marketing strategies to encourage businesses to locate in the central business districts.
 6. Review and update current subdivision regulations, including sidewalk and connectivity concerns.
 7. Adhere to and enforce current state building regulations along with current nuisance ordinances already in place.

Recommendation: Building inspector positions needs to be created, fulfilled by an existing position, or contracted from another county to enforce the state building regulations. Since the need for this is minimal and funding for this service is a concern, implementing a fee for inspections is a possible solution.

SECTION 3

NATURAL RESOURCES

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

Objective A: Protect farmland, scenic views and view sheds throughout the county.

Objective B: Preserve the overall integrity of the community's natural ecological system.

Objective C: Protect the Ohio River banks from erosion and pollution. Utilize the undeveloped riverfront in an environmentally sensitive manner.

Objective D: Preserve environmentally sensitive areas by directing development away from Karst (sinkholes), floodplains, steep slope areas, and wetlands.

Objective E: Preserve open space and green areas by requiring adequate landscape buffers and dedicated park space.

Objective F: New industrial development proposals should ensure that pollution controls are adequate and meet the Environmental Protection Agency's and the Cabinet for Environmental Protection's current standards.

Objective G: Any development engaged in the handling or disposal of wastes, especially those hazardous to the health, safety, and welfare of Trimble County residents, shall be regulated and controlled with concurrence of Planning and Zoning.

NATURAL RESOURCES IMPLEMENTATION STRATEGIES

1. Support the cooperative efforts of the Trimble County Extension Service, Soil Conservation Service, and Farm Service Agencies to adopt best management practices for improved water quality, forages, and reduce soil erosion.
2. Environmentally sensitive areas should be recognized as protected land, therefore preventing development from occurring on those sites. Examples of environmental issues to consider include karst (sinkholes), flood plains, and wetlands.
3. Planning Commission should explore future areas for dedicated park and open space.
4. Enforce all standards set by the environmental Protection Agency on all residential, commercial, and industrial development.
5. Consider protection of scenic views and view sheds when reviewing development proposals.
6. Encourage and support heritage conservation sites in current and future use.
7. Promote renewable energy sources when considering development plans.

SECTION 4

COMMUNITY FACILITIES

GOAL: Provide efficient and environmentally sound public services and community facilities for all residents.

Objective A: Support the development of a Farmer’s Market and/or pavilion that supports the agricultural businesses.

Objective B: Continue to improve parks and green space.

Objective C: Work with the public school district to ensure adequate facilities and programs are available to all residents.

Objective D: Encourage the expansion of sewer facilities.

Objective E: Work with local utility providers to promote continued improvements to their respective systems.

Objective F: Provide adequate police and fire protection.

Objective G: Ensure that improvement to the county’s recreation complex continue and that programs are being created to accommodate the county’s growth.

Objective H: Encourage the expansion of solid waste collection and recycling throughout the county.

Objective I: Encourage the creation and maintenance of dual and multi-purpose facilities and services, including private or semi-public facilities which can be used to accommodate a public need.

Objective J: Increase access to reliable high-speed internet.

COMMUNITY FACILITIES IMPLEMENTATION STRATEGIES

1. Work with Kentucky Infrastructure Authority and Division of Water to replace septic systems and expand sewer facilities in an efficient and sustainable manner. A county-wide mandatory sewer connection ordinance should be implemented.
2. Semi-annual meeting is recommended to occur between local government officials and local utility providers to address concerns about system operations and improvements.
3. Continue to financially support emergency service providers and first responders including police, emergency medical services (EMS) and fire protection.
4. Research expansion opportunities for parks, greenspace and multi-use trails including identifying funding sources.
5. Local government should continue to explore viable and sustainable recycling options.

- a. Incorporated areas should be considered first priority for efficiency and cost effectiveness.
 - b. Drop off locations should be considered as an option for more isolated, rural areas of the county.
6. Support any efforts to establish a regular Farmers Market. Develop a Farmer's Market Advisory Council that will bring all stakeholders together to address the needs of Trimble County's local food economy, identify potential sites, generate plans, create policies and procedures for the market, and organize farmers and vendors to participate.

SECTION 6 HOUSING

GOAL: All housing units shall be constructed in a manner that protects the health, safety, and welfare of the residents and is an asset to the community.

Objective A: A variety of housing opportunities should be available for all residents.

Objective B: Reinvest in deteriorating housing to promote community integrity.

Objective C: Adopt Standard building codes that ensure the structural quality of all dwelling units, including manufactured homes.

Objective D: Encourage mixed-use infill development and adaptive reuse.

Objective E: Encourage the maintenance of the community's existing housing stock and neighborhoods by discouraging the encroachment of incompatible land uses within established residential areas and enforcing existing regulations related to property maintenance.

Objective F: Encourage well-planned and designed residential neighborhoods in areas equipped to provide essential public services.

HOUSING IMPLEMENTATION STRATEGIES

1. Provide information on programs and assistance at the state and federal level for funding to reinvest in deteriorating housing. Enforce existing county regulations to encourage safe, healthy housing and to avoid temporary dwellings.
Recommendation: Local government should explore ways to incentivize and promote maintenance on current housing stock.
2. Residential developments should adhere to state building codes and should be enforced by a certified building inspector.
3. Enforce existing regulations to related property maintenance to ensure quality housing for all residents.
Recommendation: Make sure tenants are aware of their rights and current landlord/tenant laws.
4. Planning Commission should review proposed development to safeguard residential areas from being encroached upon by incompatible land uses.
5. A variety of housing should be available, specifically focusing on affordable housing in the incorporated areas.
Recommendation: Housing options should include multifamily housing, public housing, and senior living facilities.

SECTION 7

ECONOMIC DEVELOPMENT

GOAL: Encourage a strong economic base that fosters employment opportunities for Trimble County residents.

Objective A: Foster and encourage structured, long-term growth of residential, commercial and industrial uses within defined areas.

Objective B: The development of commercial and industrial uses should be compatible with surrounding land uses.

Objective C: The expansion of existing businesses and clean industries should be promoted.

Objective D: In order to accommodate new industry, the county and cities must acquire physical, social and community resources for development.

Objective E: Encourage the revitalization of buildings and facilities to enhance new commercial, retail, and professional businesses in and around Bedford and Milton.

Objective F: Develop necessary infrastructure, both traditional and technological, such as high-speed internet service, to encourage the retention and expansion of businesses.

Objective G: Support programs that invest in the human capital through education, mental health, substance abuse services and training opportunities.

Objective H: Tourism shall be explored as an economic resource while minimizing potential negative impacts.

ECONOMIC DEVELOPMENT IMPLEMENTATION STRATIGIES

1. Create a Chamber of Commerce, economic development positions, or taskforce to attract new business development and provide support to existing businesses to sustain and grow.
2. Economic development position should create an inventory of building and/or site locations in Milton and Bedford to promote targeted revitalization efforts.
3. Create a Technology Advancement Committee that will work with Kentucky Wired to expand high speed internet capabilities throughout the county.
4. Continue to move forward with Kentucky Work Ready Initiative goals to become a Certified Work Ready County.
5. A Tourism Committee should be established to pursue agritourism and recreational tourism efforts.

6. Promote the development of clean industries.
7. Improve communication of existing resources.
8. Research and pursue involvement in KIPDA and/or other Economic Development Agencies.
9. Advocate for grant funding from Opioid Settlement resources when available.

SECTION 8

TRANSPORTATION

GOAL: A transportation system to ensure the most efficient and safe movement of people and goods.

Objective A: Support the development of new walking and biking trails to create an alternative transportation and recreation network.

Objective B: Existing substandard rights-of-way and roadways should be upgraded to foster new development. Improve infrastructure to accommodate renewable energy by installing charging stations for electric vehicles.

Objective C: The construction and maintenance of sidewalks shall provide for the safe movement of pedestrians through residential subdivisions and in Bedford and Milton.

Objective D: Maintain the existing roadways to ensure good condition and safety.

Objective E: Identify high priority transportation improvements and advocate for their inclusion in the state of Kentucky's Six-Year Highway Plan.

Objective F: Continue to promote the improvements along US Highway 421 and State Route 36.

Objective G: Accommodate other methods of transport; water, air and railway.

TRANSPORTATION IMPLEMENTATION STRATEGIES

1. A committee should be formed to research and create a proposed bicycle and pedestrian plan that would include multi-use trails and support recreational transportation networks.
2. Continue to adhere to the existing ordinance that makes it mandatory to improve and upgrade substandard rights-of-way and roadway when new development is proposed.
3. Identify locations in incorporated areas and existing residential subdivisions that need sidewalks, sidewalk improvements, and better connectivity.
 - a. Subdivision regulations should be reviewed and updated to include mandatory sidewalk construction within new residential developments.
 - b. Encourage bike/walking trails to connect new developments to existing resources.
4. Advocate for funding to make needed roadway and waterway improvements.