

INTRODUCTION

This introduction to the 2005 Boone County Comprehensive Plan is provided to orient the user or reader to the process by which the Comprehensive Plan has been developed, as well as to provide a summary of each Element. The reader is encouraged to review the detailed Elements, including the Tables and Figures within each element.

PLANNING PROCESS

The Comprehensive Plan is formulated from an extensive and continuing planning process. The process includes four components. The first component is inventory, reconnaissance, and analysis of background information on existing and projected conditions affecting growth and development. The second component involves policy decisions by public agencies and bodies on how best to influence future growth and development. Third is the preparation and adoption of plans which embody the public policies; and, fourth, the development and refinement of tools to implement the plans. The process is continuous and evolving, as each of the steps is re-evaluated periodically to respond to changing conditions.

The Boone County Planning Commission is the public body charged with initiating and overseeing the comprehensive planning process in Boone County. The success of the process is largely dependent on those public agencies and bodies who can implement the plan through their day-to-day decision-making activities. Success is also dependent on the cooperation of the citizens of the community and developers who respect the Comprehensive Plan's intentions and seek to improve the Comprehensive Plan in accordance with changing community policies, goals, and objectives.

While this document is the statement of a plan at one point in time, its full value will be in its flexibility to respond to changing conditions and its evolution within the context of a continuing comprehensive planning process.

Reconnaissance

The Reconnaissance portion of the plan is an inventory of existing conditions in Boone County. The Reconnaissance material is included within ten planning elements. These are: Population, Environment, Economy, Business Activity, Housing, Recreation, Agriculture, Historic Preservation, Public Facilities, and Transportation.

Goals and Objectives

The adopted planning Goals and Objectives for guiding preservation and development in the County are included in this document and are the basis for the remaining Elements. They were developed and adopted by the Boone County Planning Commission; and adopted by the Boone County Fiscal Court and the legislative bodies of the Cities of Florence, Union, and Walton; prior to the writing of the remaining Elements of the Comprehensive Plan.

Planning Process

The Comprehensive Plan was developed through a multi-stage process designed to integrate the Goals and Objectives, and to create consistency between the various Elements of the Comprehensive Plan. The Reconnaissance material provided the foundation for the Comprehensive Plan.

From the conditions of the County, as outlined in the Reconnaissance, Goals and Objectives were formulated for each of ten elements. The Reconnaissance and the Goals and Objectives in turn set the direction for the recommendations contained in the Comprehensive Plan Elements.

The final step in the Comprehensive Plan's multi-stage process is the Land Use Element, which consists of text and a series of maps. The provisions of the previous ten elements are represented spatially and in detailed written form to project the County's land use by the year 2030. The Goals and Objectives of the previous ten elements are also considered in the remaining Land Use Element. The Land Use Element is also developed in preparation for its chief implementation tool, the Zoning Regulations and Map, to which there is a sufficient degree of consistency.

Comprehensive Plan Elements

The **Population** Element describes the growth patterns in Boone County. The history of Boone County is explained, along with key population trends from 1950-2005. The Population Element also demonstrates the changes in the age and sex distribution of residents, racial composition, poverty levels, educational attainment, and in the number of households in Boone County. Population projections are later given from the Kentucky Data Center and from the Ohio-Indiana-Kentucky Regional Council of Governments, as well as from the Boone County Planning Commission. A summary of some of the findings are found in the first portion of the Population Element.

The **Environment** Element begins with a detailed explanation of the methodology used in preparing the Element. Physical Factors Classifications and Social Factors Classifications are described along with a complete inventory of physical factors such as stream drainage, soil drainage, soil foundation and erosion, and other hazards. An inventory of social factors is also given. This inventory includes agricultural land, wildlife habitat, woodlands, parks and recreation, historic/cultural, and scenic assets. This element also includes a description of several land conservation tools that may be considered for Boone County.

The **Economy** Element examines the local economy in two components. The first component reviews the economic factors related to individuals in the county or resident work force, such as, income, unemployment, poverty, types of jobs, commuting patterns, population and employment. The second component of this Element examines economic factors related to the County in general. These factors are the types of jobs available, employment levels, the number of employees by industrial sector and employment trends. The Element introduces the concept of Sustainability.

The **Business Activity** Element examines the industry classifications of businesses in Boone County from 1970 to the present. Comparisons are made with base and non-base industries. In addition, areas of future industrial and commercial activity are identified to supplement the Land Use Element's recommendations. Overall, existing trends show that Boone County will continue to grow in both base and non-base industries, but mainly in the non-base sectors. The Element discusses the nature of commercial and industrial development at specific locations in Boone County.

The **Housing** Element contains three sections. The first section is an analysis of the housing market demand. The second section of this Element includes a study of the current housing supply and planned housing development. The final section combines both findings of demand and supply in order to determine future housing needs of Boone County. Consequently, general areas of future residential development are identified to supplement the Land Use Element's recommendations. Concepts, such as Neo-traditional and Open Space Subdivision styles of housing development are discussed in the Element.

The **Recreation And Open Space** Element is an updated, condensed version of the 2000 Boone County Parks and Recreation Master Plan. The Element includes an analysis of the County's present and future population and both the supply and demand of county recreational facilities. Recommendations in the form of policies, strategies, and land acquisition are presented.

The **Agriculture** Element includes the number of farms, the amount of land devoted to farming activity and the average size of a farm in Boone County. In this Element, the history of farm production in Boone County is described along with the economic impact of agricultural or farm related businesses in Boone County. Impacts of development on farming are described, and future strategies for agricultural activity are presented.

The **Historic Preservation** Element discusses the County's historical, archaeological, architectural, and cultural resources, and outlines methods to preserve them. A history of Boone County is mentioned in the beginning portion of the Element. Specific historic preservation plans and documents are described.

The **Public Facilities** Element discusses the public facilities and services located within unincorporated Boone County and the Cities of Florence, Union, and Walton. Water distribution, sanitary sewage collection and treatment, gas, electric, municipal/public services, education, health care, and public communications are the services described in detail. This Element also presents current data and future expansion plans for each utility or public service. Conclusions are made as to the various facility impacts on the future land use pattern.

The **Transportation** Element discusses the various modes of transportation used in Boone County. These modes refer to roadway systems, mass transportation, pedestrian/biking systems, railroads, the Airport, and water transport. The Transportation Element describes the existing conditions of each mode and recommended future improvements. Important components of this Element are access management control and Airport noise. The Element contains draft findings of the 2005 Boone County Transportation Plan.

The **Land Use** Element is the culmination of the preceding ten elements of the 2005 Boone County Comprehensive Plan. The Land Use Element recommendations (both text and maps) are based upon the specific data and recommendations of the other Elements of the Comprehensive Plan. Both the text and accompanying maps are consistent with each other, and both provide a written and graphic documentation for future development and preservation of the County in a 25 year planning horizon. The text of the Land Use Element further details the impact of the other ten Elements on the land area in Boone County. Compliance with the other Elements of the Comprehensive Plan will result in the development or preservation of Boone County as specified in the Land Use Element.

In the Land Use Element, the existing land use and future land use classifications are explained. The Land Use Element also includes development guidelines which relate to key development and preservation concerns: utilization of existing vegetation and topography, development layout/lot sizes/setbacks, buffering, landscaping, stormwater management and erosion control, access management, transportation and pedestrian network and design, signs, and historic preservation. Finally, both the text and maps of the Land Use Element assure that the 2005 Boone County Comprehensive Plan is a guide for the controlled future growth, development, and preservation of Boone County, Kentucky.