

# **DANVILLE-BOYLE COUNTY COMPREHENSIVE PLAN**



**March 1, 2017**

**DANVILLE-BOYLE COUNTY  
PLANNING AND ZONING COMMISSION**

**445 WEST MAIN STREET  
DANVILLE, KENTUCKY 40422**

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***Date(s) of Adoption***

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## **GOALS AND OBJECTIVES**

Kentucky Planning and Zoning Statutes (KRS 100) require that the Planning Commission of each planning unit prepare a Comprehensive Plan. This plan serves as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships.

A principal element of the Comprehensive Plan is the establishment of a statement of goals and objectives which acts as a guide for the preparation of the elements of the plan. Goals and objectives provide the Planning Commission and its staff with the direction necessary to prepare a Comprehensive Plan, which accurately and faithfully represents the wishes of the community.

Major issues of concern in the planning process are growth management for the City of Danville, conversion of rural agricultural land to urban uses for Boyle County and the provision of adequate infrastructure with controlled growth for Junction City and Perryville.

The following statement of goals and objectives is intended to provide direct guidance for implementation decisions made by the Planning Commission and local government bodies as related to future physical development.

These statements are presented in two levels of specificity. Goals are very broad and abstract ideals which the community desires. Objectives are more specific and concrete concepts which when achieved contribute to goal attainment. KRS 100.193 requires the Planning Commission to adopt the goals and objectives and to submit them to the legislative bodies of each governmental unit in the planning area for their adoption.

### **GENERAL LAND DEVELOPMENT**

Goal: To recognize and preserve the irreplaceable integrity and character of Boyle County and its cities, by creating a framework to manage growth and promote sustainable, balanced and predictable patterns of land use, consistent with the ability to provide adequate public services and facilities.

Objectives:

1. Assure the best possible utilization of land by promoting planned development and uses by utilizing the Future Land Use Map (FLUM) to guide land uses and development proposals.
2. Improve the quality of life in Boyle County through better housing, employment and recreational opportunities for every citizen.
3. Protect residents of the agricultural areas from urban sprawl by encouraging growth into areas currently served by public utilities or where public expansion of services is planned.
4. Maintain the rural and agricultural characteristics of Boyle County by promoting significant "green space", by promoting agri-business development and by considering the impact on agriculture, with each growth-related decision.
5. Examine the merits of open space development, also known as "cluster development".
6. Examine the merits of preservation through the purchase of agricultural conservation easements programs, purchase of development rights, or other effective means.

### **ECONOMIC DEVELOPMENT**

Goal: To provide a growing, diverse economic base for the community which allows for full employment of citizens.

Objectives:

1. Encourage recruitment of clean, self-supported and diversified industry and retention of same through the development of industrial parks and associated infrastructure.
2. Encourage business development in the downtown areas of each city through ongoing revitalization efforts.
3. Encourage small business development and growth by providing

- adequate areas zoned for commercial development and professional offices and encouraging support services and technical assistance for small businesses.
4. Assure high quality agricultural production through development of related agricultural businesses and support services.
  5. Enhance tourism through the development of historic, cultural, and agri-business tourist attractions and related facilities such as lodging, restaurants, and campgrounds.

### **ENVIRONMENTAL**

Goal: To provide a safe, healthy environment for residents by preventing long term damage to the environment and minimizing short-term disturbances.

Objectives:

1. Minimize the impact of flooding by restricting development in the floodplain and requiring on-site drainage facilities for new developments.
2. Control soil erosion by requiring erosion control measures during construction and requiring adequate revegetation of disturbed areas.
3. Preserve environmentally sensitive areas by directing development away from karst (sinkholes), floodplains, steep slope areas, wetlands and aquifer recharge areas.
4. Preserve open spaces and green areas by requiring adequate landscape buffers, and dedicating park areas.
5. Prevent pollution by providing facilities for the proper treatment and handling of water, sewage and solid waste.
6. Minimize air, light and noise pollution through the preservation and planting of trees and shrubs, landscape buffers areas and green spaces.
7. Minimize visual clutter by controlling the number, location, size and conditions of signs.

8. Encourage public education and eco-tourism programs, conservation efforts by private organizations, and public policy that will promote the protection of unique natural areas.

### **HISTORIC PRESERVATION**

Goal: To recognize and preserve the historic and cultural resources of Danville, Junction City, Perryville, and Boyle County.

Objectives:

1. Encourage the identification, maintenance and protection of significant historic buildings, structures, fences and other features through education and where appropriate, designation of local historic districts.
2. Inform residents and visitors of the unique historic and cultural features of the community and Boyle County through promotional and interpretive activities.
3. Maintain the historic features of each city's central business district as the center of shopping, business, professional offices, governmental functions and cultural activities.

### **HOUSING**

Goal: To provide an adequate supply of decent, safe and sanitary housing for citizens of all income levels.

Objectives:

1. Encourage and support efforts to construct and maintain affordable housing for elderly, handicapped, low income and other disadvantaged persons.
2. Encourage rehabilitation of substandard housing through redevelopment projects and adoption of housing maintenance codes.
3. Provide sufficient acres of developable land zoned for residential uses to meet housing demands of all types.
4. Discourage residential sprawl in order to protect significant natural

and/or historic features.

### **COMMUNITY FACILITIES**

Goal: To provide community facilities at an adequate level of service in a cost effective and efficient manner.

Objectives:

1. Coordinate the rehabilitation, development and expansion of community facilities with land development activities by requiring, at the time of development, infrastructure sufficient to accommodate projected growth.
2. Enhance and protect the public health safety and welfare by:
  - a. Providing educational facilities for the young and continuing education for adults;
  - b. Providing efficient public safety services including police, fire and ambulance, coordinated through the 911 service;
  - c. Encouraging and supporting affordable local health facilities, nursing homes and child care facilities;
  - d. Providing adequate water, sewer, solid waste services and other utilities in an efficient, safe and environmental sound manner;
  - e. Encouraging the reduction, reuse, recycling and composting of solid waste;
  - f. Repairing, constructing and improving sidewalks and drainage facilities in developed areas;
  - g. Requiring developers to provide adequate facilities such as sidewalks, proper drainage, utilities and landscaping at new developments;
  - h. Requiring the dedication of easements and rights-of-way to meet future utility needs when development or redevelopment occurs; and

- i. Providing sufficient conveniently located active and passive recreational sites and facilities for residents.

## **TRANSPORTATION**

Goal: To provide and maintain an adequate, safe and efficient transportation system that moves people and goods in a manner that results in the least harmful social, economic and environmental impacts.

Objectives:

1. Improve the existing transportation system by upgrading existing right-of-way, roads, bridges, railroad crossings and stream crossings to current standards when new development or redevelopment occurs. Upgrades to existing transportation systems, or new transportation systems, should be designed to complement the area or environment through which they are routed. Development of transportation systems that would significantly impact areas or corridors deemed to be scenic should be discouraged.
2. Provide a safe transportation system by requiring developers to provide standard streets able to handle proposed traffic volume and dedicate sufficient rights-of-ways when development occurs.
3. Coordinate construction of new highways with existing and future land uses through the development and use of local master street plans.
4. Limit the number of direct access points along arterial streets and county highways by encouraging the use of frontage roads and adopting access management guidelines.
5. Encourage citizens to walk or bicycle whenever possible by providing safe sidewalks, street crossings and bike paths in cities.
6. Enhance the existing transportation system by requiring adequate off-street parking facilities in new developments and developing additional parking facilities in the business districts.
7. Provide safe air transportation by restricting development within airport flyways.

## **LAND USE**

Goal One: To provide adequate land in appropriate locations for all land uses while minimizing the adverse impacts of developments by utilizing the Future Land Use Map (FLUM) to guide daily decision-making regarding land uses and development proposals.

Objectives:

1. Require quality development and land use through enforcement of zoning and subdivision regulations.
2. Make efficient use of existing utility systems by promoting restoration, redevelopment and infill development and discouraging strip development.
3. Minimize adverse effects of development by providing an adequate supply of developable land to accommodate anticipated growth within urban service areas for each city, and encouraging land development decisions which preserve open spaces, woodlands, historic features.
4. Limit adverse impact of commercial and industrial development on residential areas through zoning, landscaping and adequate roads.
5. Respect the character of existing neighborhoods by encouraging that new development and redevelopment that will conform to the existing context as determined by the scale and massing of existing buildings, the placement of buildings on lots, architectural elements, types and placement of streets, and the pattern and type of open space.

Goal Two: Encourage compact, sustainable, high quality development which protects community character, provides balanced land uses and which is tailored to the variety of urban, suburban and rural sections of Boyle County.

Objectives:

1. Establish design standards and incentives for urban and suburban development to better address:

- Open space retention
  - Roadway connectivity
  - Greenway and walking trail connectivity
  - Stream corridor / floodplain protection
  - Suitability of the natural environment for proposed uses
  - Tree protection
  - Walkability / pedestrian-bicycle accommodation
  - Greater accommodation of multiple housing types
  - Incorporation of parks, school sites and open spaces
2. Modify zoning regulations to better promote compact mixed-use development and Traditional Neighborhood Development (TND).
  3. Provide greater zoning flexibility and incentives for innovative development types and multiple housing types, including dwellings suited to smaller more affordable and closer-in dwelling types.
  4. Establish guidelines and incentives to promote infill development in underutilized areas.
  5. Stabilize and protect Danville, Junction City and Perryville's older neighborhoods through a variety of means:
    - Continue present code enforcement efforts
    - Continue to identify and promote opportunities for revitalization and redevelopment
    - Ensure that public and private initiatives preserve and enhance historic downtown resources
    - Ensure that zoning and building regulations are supportive of adaptive reuse of historic structures
  6. Revisit and, as necessary, adjust zoning in neighborhoods which are predominantly single family, but designated for multi-family use.

## POPULATION

### HISTORIC POPULATION

It is necessary to examine historic population trends for an area to understand future projections. Table 2-1 shows the change in population in Boyle County from 1970 to 2010, and projected populations for the years 2020 to 2030. The accompanying chart shows the population and rate of change in population for the same periods. Boyle County experienced a period of slow growth (2.8%) from 1960 to 1970. Growth accelerated to 14.7 percent during the 1970's and then slowed again to 6.3 percent from 1980 to 1990. Growth from 2000 to 2010 was 2.6 percent. The county had a 2010 census population of 28,342. The 2020 population estimate for Boyle County is 29,048, a 2.2 percent increase since 2010. This is lower than the 7.7 percent increase in population for the state overall for the same period.

**TABLE 2-1 POPULATION CHANGE, PROJECTED POPULATION CHANGE, AND RATE OF CHANGE IN BOYLE COUNTY: 1970-2030**

Year	Population	% Change
1970	21,861	2.8%
1980	25,066	14.7%
1990	26,641	6.3%
2000	27,697	4.0%
2010	28,432	2.7%
2020	29,048	2.2%
2030	29,126	.3%

*Source: Historical and Projected Populations for State of Kentucky, Area Development Districts, and Counties, Kentucky State Data Center, 2011.*

The growth patterns of Boyle County's two cities have been varied. Table 2-2 shows the census population for Danville and Perryville from 1970 to 2000 and

moderate growth projections for the years 2010 to 2030. Danville, a third-class city, is the county's largest city and the county seat. Danville experienced a rapid growth rate of 28.1 percent from 1960 to 1970. Growth then slowed somewhat to a 12.1 percent increase during the 1970's. The population within Danville decreased 4.0 percent from 1980 to 1990 to 12,420. In June 1990, the city officially completed the annexation of an additional 154 acres including the Streamland, Argyll, Lannock, Bluegrass Estates and Weisiger Woods subdivisions.

**TABLE 2-2 POPULATION, POPULATION ESTIMATES, AND RATE OF CHANGE, DANVILLE AND PERRYVILLE, 1970-2030**

Year	Danville Population	% Change	Perryville Population	% Change
1970	11,542	--	730	--
1980	12,942	12.1%	841	15.2%
1990	14,454	11.7%	775	-7.8%
2000	15,477	7.1%	763	-1.6%
2010	16,218	6.0%	751	-1.6%
2020	16,557	2.1%	755	0.5%
2030	16,602	0.3%	757	0.3%

Source: *Historical and Projected Populations for State of Kentucky, Area Development Districts, and Counties*, Kentucky State Data Center, 2011.

The city's 1990 census population was subsequently revised to 14,454 to reflect the additional population in the annexed areas. When the annexed areas are considered, Danville's population increased 11.7 percent from 1980 to 1990. From 1990 to 2000, Danville's population increased 6.4 percent. Danville's 2000 census population was 15,477. Perryville is the county's smallest city with a 1990 population of 775. The city grew slowly during the 1960's (2.1%) and more rapidly during the 1970's (15.2%). However, Perryville also lost population from 1980 to 1990 with an 8.5 percent decrease in the number of residents. From 1990 to 2010, Perryville lost 3.2 percent of its population. The 2010 census population of Perryville was 751. Another population trend is smaller households. The number of persons

per household declined in the county overall and all three cities from 1980 to 1990. The number of persons per household in Boyle County was 2.68 in 1980 and 2.48 in 1990. In 2000 it was 2.38 and in 2010 it was 2.36, again diminishing. Danville declined from 2.45 to 2.26 persons per household from 1990-2000. For the same period, Perryville declined from 2.33 to 2.19.

## **FUTURE PROJECTIONS**

Population projections for Boyle County are shown on Table 2-1. These projections are from the Kentucky State Data Center located at the University of Louisville. They represent the latest official population forecasts for Kentucky. These forecasts are based on a cohort-component method. The forecasts for each county are based on assumptions for future births, deaths, and migration, are derived from recent demographic trends by age, gender, and white and non-white racial groups. These forecasts use a "bottom up" approach in which county populations are projected independently.

As can be seen on Table 2-1, the State Data Center expects Boyle County to grow 2.4% over the next twenty years. Boyle County is being influenced by the same population trends as the United States overall as well as much of western civilization. We are entering a period of little or no growth. The birth rate is substantially lower than in earlier periods. Although the death rate has declined, more deaths are occurring, as there are more elderly persons in the population. As a result, the number of deaths is approaching the number of births.

In Kentucky, the birth rate is lower than the national average and the death rate is higher than the national average. As a result, it is projected that by the year 2010, the number of deaths in Kentucky will exceed the number of births. This also means that migration has become a more important factor in population projections. From 1990 to 2000, Boyle County had 3,336 births, 2,609 deaths, and a net migration of 551 persons—or 2.1 percent.

The State Data Center does not issue population projections for cities. City populations can be projected as a proportion of county population. Table 2-2 shows population projections for the cities in Boyle County. Danville's population was 51.6 percent of the county's population in 1980 and 56.4 percent in 1990 (48.4 percent prior to annexation). In 2000 it was 44.0 percent. Future projections for Danville as shown in Table 2-1, assume the city will account for 57 percent of the

county's population in the future. Perryville residents were 3.4 percent of the county population in 1980, 3.0 percent in 1990, and 2.7 percent in 2000 and 2.6 percent in 2010. Therefore, future projections assume 2.6 percent will live in Perryville. Using this method, current trends suggest that the populations of these cities will grow slowly over the next twenty years.

### AGE AND SEX CHARACTERISTICS

Table 2-3 shows the population by age and sex for Boyle County in 2010. Age groups are broken down into five-year increments up to age 64. Those 65 years and older are typically shown as one group. The data for Boyle County shows that the proportion of elderly persons in the population is relatively high and the proportion of young persons is low. This suggests that the population will remain static or decline in future years unless there is a high level of immigration into the county or birth rates increase.

**TABLE 2-3 Age and Sex Characteristics of Boyle County 2010**

<b>Age Group Census 2010</b>	<b>Males</b>	<b>Females</b>	<b>% Male</b>	<b>% Female</b>	<b>Totals</b>
0-4	751	768	2.6%	2.7%	1519
5-9	873	835	3.1%	2.9%	1708
10-14	881	867	3.1%	3.0%	1748
15-19	1117	1075	3.9%	3.8%	2192
20-24	1071	961	3.8%	3.4%	2032
25-29	817	670	2.9%	2.4%	1487
30-34	759	789	2.7%	2.8%	1548
35-39	914	838	3.2%	2.9%	1752
40-44	962	976	3.4%	3.4%	1938
45-49	1015	1054	3.6%	3.7%	2069
50-54	992	1040	3.5%	3.7%	2032
55-59	918	1048	3.2%	3.7%	1966
60-64	899	934	3.2%	3.3%	1833
65-69	609	747	2.1%	2.6%	1356

70-74	480	585	1.7%	2.1%	1065
75-79	336	516	1.2%	1.8%	852
80-84	266	434	0.9%	1.5%	700
85+	173	462	0.6%	1.6%	635
<b>Totals</b>	13833	14599	48.7%	51.3%	28432

Source: U.S. Census, 2010

There are normally slightly more females than males in the population overall. In 2010 for example, 49.2 percent of Kentucky's population were male and 50.8 percent were female. Boyle County's population is somewhat evenly divided with 48.7 percent of the population male and 51.3 percent female. The trend towards an older population is also evident in Table 2-4 that shows Boyle County's current and projected population by age group. The three age groups shown represent the school age population, the workforce age population, and the retired age population. The number and percentage of school age children is declining. This suggests that additional schools will not be needed in the foreseeable future. This trend will also result in fewer people entering the work force in the future. The number of persons in the workforce will continue to increase until 2010 and then start to decline. The number of persons 65 years and older is steadily increasing. In 2010, 16.2 percent of Boyle County's population were 65 years or older. This is higher than the state average of 13.3 percent and indicates that the demand for elderly housing and services will continue to increase.

**TABLE 2-4 PROJECTED POPULATION PER AGE GROUP IN BOYLE COUNTY 2000-2030**

<b>Age</b>	<b>2,000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
19	7185	7167	6784	6585
20-64	16618	16657	16124	15225
65+	3894	4608	6140	7316
<b>Total</b>	27,697	28,432	29,048	29,126

Source: Kentucky State Data Center 2011.

## RACIAL CHARACTERISTICS

The majority of citizens (88.5%) living in Boyle County in 2010 were white. Blacks account for 7.5 percent of the population; Hispanics make up 2.8% of the population; only 0.8 percent of the population is Asian; American Indians make up only 0.2 percent of the population. Any remaining races account for 0.2 percent of the population. Table 2-5 shows Boyle County's population by race for the 2010 census.

**TABLE 2-5 BOYLE COUNTY RACIAL CHARACTERISTICS 2010**

Race	Boyle County		Danville		Perryville	
	Number	%	Number	%	Number	%
White	25086	88.5%	13487	83.2%	709	94.4
Black	2121	7.5%	1771	10.9%	36	4.8%
American Indian	55	0.2%	40	0.2%	1	0.1%
Asian	216	0.8%	163	1.0%	0	0.0%
Hispanic	796	2.8%	635	3.9%	5	.7%
Other	68	0.2%	122	0.8%	0	0.0%
<b>Totals</b>	28,432	100.0%	16,218	100.0%	751	100.0%

Source: U.S. Census, 2010.

## **ECONOMIC CONDITIONS**

### **INTRODUCTION**

An analysis of the structure and vitality of a community's economy is fundamental to future land use planning. Studies of the structure of the local economy identify the important economic activities within the community. The extent of economic activity and the population supported by such activity, influences future land development. The health and growth of the local economy is a key determinant of how rapidly land will be converted to various uses.

### **EMPLOYMENT BY INDUSTRY**

Employment information at the county level is available by industry. This generally includes all workers except self-employed individuals, unpaid family members, some student workers, agricultural workers, domestic workers, rail-workers, employees of religious organizations and government employees. A summary of employment by industry for the period 1994 to 2013 is shown in Table 3-1.

Manufacturing jobs have been replaced with service sector jobs; a trend that affects the entire United States, and most other industrialized countries. The major concern with this trend is that higher paying jobs are being replaced with lower paying ones. This is evident in Table 3-2, showing average weekly wages by industry in 2013 Manufacturing jobs pay the highest average salaries. Service jobs, on the other hand, are the lowest paying jobs. The difference in pay between manufacturing and service jobs is approximately \$235 week on average.

**TABLE 3-1 BOYLE COUNTY EMPLOYMENT BY INDUSTRY 2013**

<b>Industry</b>	<b>1994</b>	<b>2003</b>	<b>2013</b>
Construction	352	463	280
Manufacturing	3,547	3,674	1,942
Wholesale & Retail Trade	3,958	*	2,785
Information	*	203	143
Finance, Insurance, Real Estate	310	555	455
Services	3,278	6,445	5,882
State & Local Gov't	1,614	1,780	741
Other	71	24	4
Totals	13,501	16,277	13,701

Source: US Department of Labor ([www.thinkkentucky.com/cmnty/BusInd.](http://www.thinkkentucky.com/cmnty/BusInd.))

**TABLE 3-2 AVERAGE WEEKLY WAGES BY INDUSTRY IN BOYLE COUNTY: 1994-2013**

<b>Industry</b>	<b>1994</b>	<b>2003</b>	<b>2013</b>
Construction	\$ 359.25	\$ 540.39	\$ 717.00
Manufacturing	\$ 502.43	\$ 705.84	\$ 886.00
Utilities, Trade, & Transportation	\$ 664.31	\$ 511.00	\$ 659.00
Information	*	\$ 579.90	\$ 800.00

Finance, Insurance, Real Estate	\$ 435.74	\$ 632.69	\$ 829.00
Services	\$ 376.17	\$ 456.12	\$ 651.00
State & Local Gov't	\$ 390.88	\$ 582.73	\$ 596.00
Other	\$ 347.89	\$ 500.65	\$ 590.00

Source: US Department of Labor ([www.thinkkentucky.com/cmnty](http://www.thinkkentucky.com/cmnty))

## MANUFACTURING

Table 3-3 lists each manufacturing firm, the date the local facility was established, primary products and the average employment.

**TABLE 3-3 BOYLE COUNTY MANUFACTURING FIRMS, THEIR PRODUCTS AND EMPLOYMENT  
2005-2016**

Firm	Established	Products/Services	2016 Employment	2005 Employment	% Change 2005- 2016
<b>Danville</b>					
AdMart International	1972	Display foam lettering	0	100	Closed
Advocate Messenger	1865	Newspaper publishing & offset printing	48	78	-59%
American Greetings	1967	Distribution and paper product packaging center	552	712	-33%
Berry Plastics (formerly Pliant)	1978	Polyethylene film & stretch wrap	215	254	-15%

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Burkman Mills Inc	1979	Corporate headquarters, Feed Manufacturing	36	43	-16%
Caterpillar Inc	1998	Tractor parts; track pins & bushings	95	78	Closing 2017
Central Kentucky Federal Savings Bank	1968	Headquarters/corporate office	25	-	-
Dana Corporation	1987	Diesel & gas engine gaskets	328	319	3%
Denyo Manufacturing Corp	1995	Diesel driven generators	111	70	59%
Hobart Corp	1997	Commercial dishwasher assembling	99	96	3%
Intelligrated Inc.	1974	Conveyor equipment & systems	138	-	-
LaFayette Engineering Inc.	1989	Computer design and installation of controls for industries	35	-	-
Meggitt Aircraft Braking Systems Kentucky	2006	Manufacture and distribution of carbon brake discs and airline brake components	161	-	-
National Office Furniture	1946	Finished wood upholstered furniture	141	-	-
Panasonic Home Appliances Co of America	1990	Engineering, product development, parts, and accounting offices	86	1,000	-91%

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Pioneer Voc/Ind Service Inc	1969	Sheltered workshop: foam packaging, fabricating & mechanical subcontract assembling	52	36	44%
RR Donnelley & Sons Co	1985	Print, bind, and ship/mail magazines, catalogs and inserts for publications	658	921	-29%
Sellers Manufacturing	1947	Boilers, water heaters and ancillary equipment for commercial, industrial and institutional markets	30	-	-
Timberland Company	1994	Full service fulfillment center distributing footwear, apparel and accessories	76	120	-37%
Transnav Technologies Kentucky	2002	Plastics injection molding company (automotive)	38	-	-
Wausau Paper Corporation	2007	Distribution center for paper towel and tissues	45	-	-
<b>TOTALS</b>			2969	3827	(32.5%)

While the manufacturing sector has provided the most jobs in Boyle County in the past, in 2016 wholesale and retail trade employment exceeded that of manufacturing a trend that has continued. The stagnation of manufacturing jobs is expected to continue over the immediate future. However, manufacturing, although stagnant, is still vital to the economy of Boyle County as it provides

relatively high paying jobs and draws money into the local economy. Manufacturing is still the second largest employment sector in Boyle County.

**TABLE 3-4 FIRM AND ESTABLISHMENT DATE, INCLUDING AVERAGE EMPLOYMENT AND PERCENT CHANGE 2005-2016**

<b>Firm &amp; Establishment Date</b>	<b>Average Employment 2016</b>	<b>Average Employment 2005</b>	<b>Change 2005-2016</b>
American Greetings - 1965	552	712	-33%
Timberland Shoe Company - 1994	76	120	-37%
Berry Plastics Corporation	215	254	-15%
<b>Total Employment</b>	<b>843</b>	<b>1086</b>	<b>-33%</b>

Source: Business & Industry ([www.thinkkentucky.com](http://www.thinkkentucky.com))

### **WHOLESALE AND RETAIL TRADE AND SERVICE ESTABLISHMENTS**

The U.S. Department of Commerce periodically conducts a census of retail sales, service industry sales, manufacturing and wholesale trade. Figure 3-5 shows establishments by type of trade for Boyle County in 2013.

**TABLE 3-5 RETAIL AND SERVICE ESTABLISHMENTS IN BOYLE COUNTY 2013**

<b>Establishment</b>	<b>2013</b>	<b>Establishment</b>	<b>2013</b>
Mining, Quarrying, and Oil and Gas Extraction	2	Utilities	5
Construction	43	Manufacturing	23
Wholesale Trade	20	Retail Trade	133
Transportation and Warehousing	13	Information	14
Finance and Insurance	65	Real Estate and Rental and Leasing	20
Professional, Scientific, and Technical Services	57	Management of Companies and Enterprises	3
Management of Companies and Enterprises	3	Administrative and Support and Waste Management and Remediation Services	32
Educational Services	11	Health Care and Social Assistance	127
Arts, Entertainment and Recreation	13	Accommodation and Food Services	64
Other Services (except Public Administration)	88	Industries not classified	3
		<b>TOTAL</b>	<b>739</b>

Source: U.S. Economic Census 2013-County Business Patterns ([censtats.census.gov](http://censtats.census.gov))

### **SERVICE INDUSTRY**

In terms of employment, the service industry is the fastest growing sector of the economy. It is also the most difficult sector to analyze since services are not generally taxed and the majority of establishments are small businesses. For service sector establishment figures, see table 3-5 above.

**AGRICULTURE**

Table 3-6 presents agricultural statistics for Boyle County, from 1997-2007. Although agricultural activity in Boyle County has declined somewhat as Boyle County becomes more urbanized, agriculture continues to be important to the county's economy and character. According to the U.S. Department of Commerce census of agriculture, there were 66 fewer farms in Boyle County in 2007 as compared to 2002, and 101 fewer than in 1997. The total number of farm acres decreased 4 percent over five years and decreased 5.5 percent over ten years.

**TABLE 3-6 FARMS, TOTAL FARM ACRES, AND HARVESTED CROPLAND  
1997-2007**

<b>Year</b>	<b># Farms</b>	<b># Farm Acres</b>	<b>Harvested Cropland</b>
1997	750	98,822	30,382
2002	715	98,617	32,950
2007	649	94,233	28,925

Source: U.S. Department of Agricultural Census of Agriculture.

Table 3-7 below, presents statistics on major crop and livestock production in the county for 2008—the most recent agricultural data available. Tobacco has continued to decline after the tobacco buyout. The Kentucky tobacco crop—which hit an all-time high in 1998—was cut in half due to the buyout by 2002 and has continued to decrease since. Hence, in the future tobacco, which played such an integral part of Boyle County's agricultural history, will continue to diminish in importance.

**TABLE 3-7 2008 CROPS, LIVESTOCK, AND CASH RECEIPTS DATA**

<b>2008 Crops</b>	<b>Acres Harvested</b>	<b>Yield</b>	<b>Production</b>
Corn (BU)	1,300	116	150,800
Soybeans (BU)	1,600	26	41,600
Wheat for Grain (BU)	500	55	27,500
Burley Tobacco (LBS)	380	2120	805,500
Alfalfa Hay (TONS)	2,200	2.0	4,400
All Other Hay	27,000	2.4	45,500

<b>Livestock &amp; Milk</b>	<b>Number</b>
All Cattle & Calves	24,300
Beef Cows	10,200

<b>2008 Cash Receipts</b>	<b>Dollars</b>	<b>Rank within KY</b>
Crops	\$4,243,000	78
Livestock	\$8,506,000	59
Total Cash Receipts	\$12,749,000	71

Source: 2008 U.S. Department of Agricultural.

## TOURISM

The Kentucky Tourism, Arts and Heritage Cabinet analyzes the economic impact of Kentucky's tourism and travel industry. Two key areas analyzed are travel expenditures and tourism industry employment. Tourism and travel industry employment from direct expenditures for the Bluegrass, Horses, Bourbon and Boone Region for the 2011 to 2014 update is shown in Table 3-8.

**TABLE 3-8 TOURISM EMPLOYMENT 2011-2014**

	2011	2012	2013	2014
Bluegrass	24,458	24,956	25,480	25,950
Kentucky	118,914	121,768	122,986	125,938

Source: Kentucky Tourism Research Department

Tourism direct expenditures in Boyle County increased from 2011 to 2014 as shown in Table 3-9.

**TABLE 3-9 Tourism and Travel Expenditures**

County	2011	2012	2013	2014
Boyle	\$45,626,227	\$48,181,296	\$51,746,712	\$50,804,791
Bluegrass	\$1,657,417,434	\$1,704,584,148	\$1,761,999,157	\$1,831,197,313
Kentucky	\$7,439,533,379	\$7,765,118,435	\$7,968,329,103	\$8,317,528,155

Source: Kentucky Tourism Research Department

## CIVILIAN LABOR FORCE

The civilian labor force is defined as the sum of both employed and unemployed persons 16 years of age and older, excluding armed forces personnel and persons in penal and mental institutions, sanitariums, and homes for the aged, infirm and needy. Persons "not in the labor force" are those not classified as employed or

unemployed and include persons retired, those engaged in their own housework, those not working while attending school, those unable to work because of long-term illness, those discouraged from seeking work because of personal or job market factors and those who are voluntarily idle. Boyle County is considered to be a regional employment center.

The Boyle County labor market includes Boyle County and the surrounding counties of Casey, Garrard, Lincoln, Marion, Mercer and Washington. The labor force characteristics of these counties and the labor market area as a whole are shown on Table 3-10.

**TABLE 3-10 Civilian Labor Force Estimates for Kentucky Counties**

**2014 Annual Averages**

<b>County</b>	<b>Labor Force</b>	<b>Employed</b>	<b>Unemployed</b>	<b>Unemployment Rate (%)</b>
Boyle County	12,227	11,373	854	7.0
Casey County	6,573	6,114	459	7.0
Garrard County	7,591	7,088	503	6.6
Lincoln County	9,457	8,630	827	8.7
Marion County	9,062	8,477	585	6.5
Mercer County	9,904	9,286	618	6.2
Washington County	6,097	5,759	338	5.5
<b>Total</b>	<b>60,911</b>	<b>56,727</b>	<b>4,184</b>	<b>6.9%</b>

Source: U.S. Bureau of Labor Statistics, *Local Area Unemployment Statistics, Labor Force Data by County* ([www.bls.gov/lav/#cnty](http://www.bls.gov/lav/#cnty))

**UNEMPLOYMENT**

There were 12,227 residents in the Boyle County labor force in 2005-2014. An average of 854 residents were unemployed in 2014 yielding an unemployment rate of 7.0 percent. The unemployment rates for Boyle County, Kentucky and the

United States from 2007 to 2014 are shown in Table 3-11. From 2006 through 2014 the county's unemployment rate was generally higher than the rates for Kentucky and the U.S. This is directly attributable to the closing of local industries. The estimated annual average rate for 2014 of 6.5 percent was the lowest unemployment rate in the county since 2009.

**TABLE 3-11 COMPARISON OF UNEMPLOYMENT RATES FOR BOYLE COUNTY, KENTUCKY, U.S. 2007-2014**

Year	% U.S.	% Kentucky	%Boyle County
2007	4.6	5.4	6.0
2008	5.8	6.3	6.7
2009	9.3	10.6	11.3
2010	9.6	10.3	11.2
2011	8.9	9.5	10.7
2012	8.1	8.0	9.0
2013	7.4	8.1	8.9
2014	6.2	6.5	7.0

Source: [www.workforcekentucky.ky.gov](http://www.workforcekentucky.ky.gov)

### **EMPLOYMENT OF BOYLE COUNTY RESIDENTS**

The civilian labor force of Boyle County is employed in a wide range of industries (Table 3-12). This information is obtained from the U.S. Census and does not reflect location of employment. The majority of residents are employed in manufacturing, retail trade and educational services.

**TABLE 3-12 Employed Persons by Industry 2000-2013**

<b>Industry</b>	<b>2000 Number</b>	<b>2013 Number</b>
Agriculture, forestry, fishing and hunting, and mining	358	n/a
Construction	736	220
Manufacturing	2,851	2035
Wholesale trade	288	147
Retail trade	1,390	1736
Transportation and warehousing, and utilities	470	348
Information	321	n/a
Finance, insurance, real estate, and rental and leasing	548	344
Professional, scientific, management, administrative, and waste management services	493	1004
Educational, health and social services	3,137	3092
Arts, entertainment, recreation, accommodation and food services	735	117
Other services (except public administration)	660	384
Public administration	489	n/a
<b>Total</b>	<b>12476</b>	<b>9427</b>

Source: U.S. Census 2013.

### **COMMUTING PATTERNS**

Most Boyle County residents work within Boyle County. More than twice as many workers commute into the county than leave the county to work elsewhere. The preferred method of transportation to work is by car, truck or van with 78.5

percent of residents driving to work alone. The mean travel time to work is 19.7 minutes. These numbers have been very stable over time.

### **MONEY INCOME**

There are two methods of determining per capita income. The first is on the basis of money income alone. This is the method used by the Bureau of the Census. Total money income includes wages and salaries, net farm and non-farm self-employment, interest dividends, net rental income, social security and all other regularly received income such as pensions, unemployment compensation and alimony. Receipts not counted include various "lump sum" payments such as capital gains and inheritances. The total represents the amount of income received before deductions. Table 3-13 shows the per capita income and median household income for Kentucky, Boyle County and Danville, according to the U.S. Census Bureau based on money income. This table shows that the median household income for Boyle County not exceed the state average and all cities in the county have median household incomes below the state average.

**TABLE 3-13 MONEY INCOME 2013**

<b>Area</b>	<b>Median Household Income</b>	<b>Per Capita Income</b>
Boyle County	\$41,473	\$22,249
Danville	\$38,386	\$21,755
Kentucky	\$43,036	\$23,462

*Source: US Census Bureau ([quickfacts.census.gov/qfd/states](http://quickfacts.census.gov/qfd/states))*

### **PERSONAL INCOME**

The second method of calculating per capita income is more inclusive and is termed personal per capita income. Personal per capita income includes income received from all sources such as wages and salaries, other labor income (employer contributions to private pension funds, jury and witness fees, etc.) proprietor's income, rental income, dividend and interest earnings by individuals and transfer payments not for services rendered (such as food stamps and welfare payments). Personal contributions for social security are deducted.

Personal per capita income for Boyle County and Kentucky from 2007 TO 2014 is shown in Table 3-14.

**TABLE 3-14 PER CAPITA INCOME 2007-2014**

<b>Year</b>	<b>Boyle County</b>	<b>Kentucky</b>
2007	\$29,331	\$31,682
2008	\$31,014	\$32,953
2009	\$29,890	\$32,251
2010	\$30,359	\$32,977
2011	\$31,169	\$34,578
2012	\$32,020	\$35,814
2013	\$31,963	\$35,967
2014	\$33,163	\$37,396

*Source: US Department of Commerce, Bureau of Economic Analysis*

### **POVERTY RATES**

Poverty level is considered to be the minimum level of income adequate for families of different sizes in consideration of American consumption patterns. These levels are determined by comparing individual or family income with annual income thresholds and are adjusted annually by the U.S. government. The poverty rate is the percent of individuals or families with incomes below the poverty level. Table 3-15 shows poverty rates for Boyle County for 2003 to 2014 as compared to the rates for Kentucky and the United States overall. While poverty rates in Boyle County are lower than the Kentucky average, they are higher than U.S. rates. This table also shows that poverty rates at all three levels of government increased during the eleven-year period.

**TABLE 3-15 POVERTY RATES 2003-2014**

	<b>2003</b>	<b>2014</b>
Boyle County	13.0%	17.5%
Kentucky	14.4%	19.0%
United States	12.5%	15.5%

*Source: U.S. Census Bureau.*

Poverty status for 2000-2014 is also shown on Table 3-16. This table shows that poverty levels have increased among all age groups in Boyle County.

**TABLE 3-16 POVERTY STATUS IN BOYLE COUNTY 2000-2014**

	<b>2000</b>	<b>2014</b>	<b>% Change</b>
All ages in poverty	3,077	4,627	+50%
Age 0-17 in poverty	960	1,408	+46%
Age 5-17 in families in poverty	624	960	+54%

*Source: Small Area Income & Poverty Estimates; U.S. Census Bureau*

## **SUMMARY**

Boyle County enjoys a diverse economy. While manufacturing jobs are still the most important sector of the economy, recent plant closings are a major concern. The service industry and retail trade sectors are growing in importance to the local economy, however the jobs created in these sectors tend to be low paying. The amount of land used for agricultural production is, contrary to recent trends, stabilizing. Tourism is increasingly important to the local economy and is an area of potential growth. These observations indicate that Boyle County is in a period of economic change reflective of changes in the economy of the United States overall.

## ENVIRONMENTAL CONSIDERATIONS

### INTRODUCTION

The natural and man-made features of Boyle County exert a significant impact upon the landscape and environment, and thus, are important for future and current land use planning within the County. This chapter identifies and analyzes important environmental considerations. These features include: flood hazard areas, areas of steep slope, soils possessing the best agricultural potential, and the characteristics and development limitations of the soils of Boyle County. Each of these features could be termed "critical," as development may harm or pose risks for the environment, or vice versa—the environment may harm development.

All of the land in Boyle County possesses both strengths and limitations as a result of the forces placed on it by the natural features of the land. These strengths and limitations will—to a large degree—dictate the suitability of the land for various types of land uses. Frequently, if land is utilized for a purpose for which it is not entirely suited, dangerous and costly effects may result. These often can be avoided with proper land use planning at the local level that is done with the knowledge of these environmental considerations that are covered in this chapter.

Today, most people are completely unaware of the environmental makeup and features around them, and how these features impact their community. As a result, this section was written with the following purposes:

- To review in terms of a general overview all of the county's physical features and map them in approximate terms and locations.
- To review the implications of these special features on land use planning.
- To point out possible environmental hazards and inform the Planning Commission and community in general as to what considerations should be addressed in a detailed site plan.
- The Planning Commission, aware of the limitations of the proposed site, can then make more enlightened recommendations based upon more detailed information.

## **CLIMATE**

Boyle County has a temperate and humid climate. Southerly winds predominate, bringing in moist warm air. Due to this warm and humid climate, Boyle County experiences frequent thunderstorms and severe weather, as well as mild droughts. Tornadoes are the most devastating form of severe weather common in Boyle County, and can occur anywhere: any terrain, hilltop or valley bottom. These severe storms can occur in any month, but are most frequent from March to July.

Long-term climatological data is available for the Danville weather station. The following discussion is based on the period from 1965 to 2006. The coldest days occur in January when the average low temperature is around 23.0° F, and the average high just 40.0° F. The warmest days occur in July with a monthly average high temperature of 86.0° F, and an average low of 66 ° F. The coldest temperature on record for the period is -20° F on January 20, 1994. The hottest recorded temperature was 107° F on June 29, 1936. Precipitation averages 48.7 inches annually. Records indicate that March, May, June, and July tend to be the wettest months and September and October the driest. Precipitation in general is evenly distributed throughout the year.

## **AIR QUALITY**

Air quality is a problem not commonly associated with counties of a rural nature such as Boyle County. However, in recent years, it has become evident that air quality is a problem of regional significance. The degradation of air quality is usually not the result of any one or two definable pollutant sources; rather, it is a combination of factors created by industrial sites, power plants, automobiles, and even agricultural uses.

Attempts have been made at both the National and State levels of government to maintain, protect, and improve air quality throughout the country. From the National level, this control was created by a series of amendments made to the Clean Air Act of 1963. As a result of this Act, the Environmental Protection Agency (EPA) was directed to issue a criteria document for each pollutant that has an adverse effect on public health or welfare. Additionally, the Clean Air Act requires the EPA develop standards of performance to regulate all new sources of pollution. A "standard of performance" as defined within the Act, is an emission standard which reflects the degree of emission reductions, considering the cost

of achieving such reduction. An owner or operator of a newly constructed facility, subject to one of EPA's twenty-four (24) new source performance standards, must conduct tests to verify that the facility is in compliance with the standards.

The Division of Air Quality Control of the Kentucky Natural Resources and Environmental Protection Cabinet, Department for Environmental Protection, monitors air quality in Kentucky. This Division monitors the air, to measure whether it is in compliance with standards for six criteria pollutants: sulfur dioxide, nitrogen, ozone, fluorides, hydrogen sulfide and particulates. Today, air quality is rated as good in Boyle County, and exceeds minimum Federal standards for all criteria pollutants.

## **NOISE**

High noise levels can impact the health and safety of residents. Excess noise can cause impacts ranging from, the nuisance of interrupting a conversation, to causing physical and psychological harm. The primary consideration for noise in terms of new development is the community noise level. According to "*The Noise Guidebook*," issued by the Department of Housing and Urban Development, the main contributors to a community noise problem include: transportation sources such as highways, railroads and airports. These sources are the most pervasive and continuing of noise sources. The main issues involved in any noise analysis are how much noise is a site exposed to, what types of activities are affected, and what design or attenuation measures can be used to keep noise to an acceptable level. Outdoor noise levels are of greatest concern in residential areas especially at night when sleep is disrupted.

The easiest way to mitigate noise is to separate noise sources from noise receptors. This can be accomplished by requiring buffer zones around airports, enforcing minimum setbacks from major highways and railroads, noise barriers, site design, and sound proofing of buildings. For example, HUD recommends that no occupied buildings be constructed within 100 feet of a railroad due to the impact of noise and vibration. It is recommended that a noise analysis be conducted when noise sensitive uses such as residential development or hospitals are proposed near railroads, airports or highways with considerable truck traffic. The major facilities of concern in Boyle County are the airport located in Junction City, the Norfolk-Southern Railroad, and U.S. 127.

## **PHYSIOGRAPHY**

Boyle County is situated within three land resource areas: the Kentucky Bluegrass Region, the Highland Rim region, and the Pennyroyal Land Resource Area of Central Kentucky. In terms of location, the counties of Mercer, Garrard, Lincoln, Casey, Washington and Marion Counties bound Boyle County.

The topography of Boyle County varies greatly. This is evidenced by the fact that the County lies within the three aforementioned land resource areas. Boyle County is also composed of portions of four physiographic regions that share similar geologic and topographic features. These Physiographic Regions include: Inner Bluegrass (Maury-McAfee), Hills of the Bluegrass (Eden Lowell), Outer Bluegrass (Faywood Lowell), and Knobs (Colyer-Trappist).

Most of Central Boyle County, including the City of Danville, is located within the Inner Bluegrass Physiographic Region. The terrain of this area is characterized by gently to moderately rolling hills underlain by thick-bedded, high-grade limestone. Near the many streams and creeks that cross the area, the terrain takes on a rugged character. Most of the drainage in this region occurs underground, and results in karst topography, that is characterized by sinkholes.

The Inner Bluegrass is surrounded by a band of dissected hilly country known as the Hills of the Bluegrass. The northwestern section of Boyle County falls into this Physiographic Region. This area is also known as the Eden Shale Belt that comprises calcareous shale, siltstone, and thin-bedded limestone. The terrain of this area is generally rough, characterized by sharp irregular ridges and narrow valleys rather than the rolling hills of the Inner Bluegrass Region.

The Outer Bluegrass Region surrounds the Hills of the Bluegrass. This terrain is characterized by gently to moderately rolling hills underlain by thin-bedded limestone formations that include a great deal of inter-bedded shale. The topography resembles that of the Inner Bluegrass except near streams, where it is dissected and rugged. Small sinkholes are common; however, unlike the Inner Bluegrass, most of the drainage is on the surface. The southeastern part of Boyle County and Junction City lies in this region.

The Knobs Region of Boyle County is located south of KY 34 and west of Junction City and is named for its conical and flat-topped hills called Knobs. The Knobs are

characterized by a sandy limestone and sandstone caprock over the less resistant thin-bedded shales and limestones that are characteristics of the Outer Bluegrass. In this inner area, near the Hills of the Bluegrass, the terrain is flat and rolling with scattered knobs and wide valleys. The region to the east of Boyle County, known as the Outer Knobs, is more rugged.

Because of the topographic and soil characteristics of Boyle County, forest products and limestone are the most important natural features. Most of the steep land is used as woodland and/or pasture, while the gentler hills of central Boyle County allow for row-crop production.

The County comprises portions of two drainage basins: the Kentucky River Basin and the Salt River Basin. The Dix River and its tributaries in eastern Boyle County form the County's portion of the Kentucky River Basin. The Salt and Chaplin Rivers and their tributaries, dissect the central and western portions of the County. Both of these rivers rise in the southern part of the County and flow northward to their confluence on the Hardin-Bullitt County boundary. North Rolling Fork, flowing westward from the southwestern corner of Boyle County, also flows into the Salt River. Herrington Lake bounds Boyle County on the east; it is an impoundment of the Dix River.

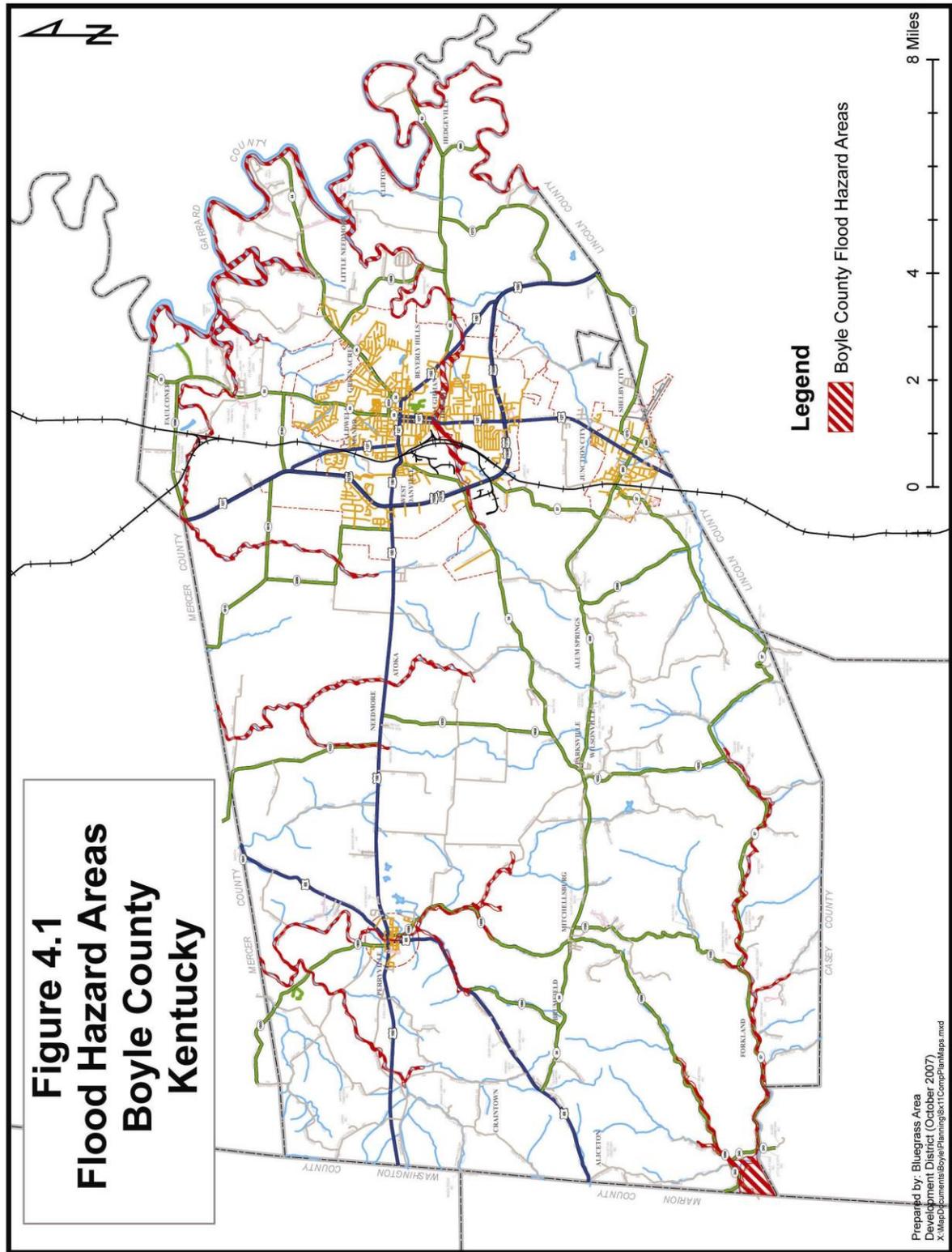
### **FLOOD HAZARD AREAS**

Flooding is another environmental concern of great importance in determining future and existing land-use. Flooding is caused by excessive amounts of rainfall or a heavy melting of snow. Flooding generally does not pose any major problems in an undeveloped area, as nature has provided natural areas known as floodplains for the storage of the floodwaters. However, with the development and the construction of roads, homes, and businesses in the watershed and floodplain areas, surface runoff increases, and these natural storage areas can no longer retain the entire flood, as they otherwise would. When this occurs, floods not only inundate the development within the floodplain area, but also increase the area subject to flood—as flood waters fill downstream areas which were previously unaffected by water. Thus, with any new development built along a floodplain, environmental impacts must be carefully planned and reviewed; as such new developments can have far-reaching consequences.

The Federal Emergency Management Agency (FEMA) has prepared floodplain maps for Boyle County, Danville and Perryville updated on July 4, 2011. A 100-year floodplain has been identified in Danville along the area known as Clark's Run (Flood Insurance Rate Map, Community Number 210019) that is a tributary to Dix River. In Perryville, the Chaplin River and its tributaries are identified as flood areas (Flood Insurance Rate Map, Community Number 210020). For the remainder of Boyle County, areas subject to flooding have been identified along the Chaplin River, Doctors Fork, Salt River, Quirks Run, Mocks Branch, Clark's Run, Lake Herrington, Dix River, Hanging Fork Creek, Scrubgrass Branch, Mill Creek, North Rolling Fork and a few tributaries to these waterways. These flood hazard areas are shown on FEMA Flood Insurance Rate Maps (Community Number 210322; Panels).

Figure 4.1 is a generalized map showing the larger floodplain areas. Certain soils identified in the soils analysis section of this report are only found in areas where flooding occurs regularly or has occurred in the past. The limitations associated with these soils should be carefully considered, and development engineered to overcome this flood hazard. Both Federal floodplain maps and soils information must be considered when determining if a particular site is flood-prone.

**FIGURE 4.1 FLOOD HAZARD AREAS**



## **SLOPES**

Slope ranges represent far more than just a hillside or steep incline; the effect of a poorly planned urban development on a steep grade can severely limit the suitability of the land for such common urban services as streets, sewer lines, and utility systems. The construction methods used in building will also be affected. Development problems associated with strongly sloping lands usually include an increased erosion hazard, more storm water runoff, and a corresponding increase in deposits of sedimentation in streams, storm sewers, and drainage easements. United States Geological Survey topographic maps were analyzed to determine the areas of Boyle County that contain slopes that might present a severe limitation to urban type development.

Figure 4-2 is a general slope map for Boyle County, and is not intended to show site-specific information. The slope characteristics are generalized due to the large area covered by the map. The slope ranges presented on 4.2, represent only the predominant slopes for that particular area of Boyle County. The majority of the land in an area will usually fall into the appropriate slope range.

Three categories of slope ranges were used to develop Figure 4-2. Areas with topography that can best be described as "nearly level to gently rolling," are classified as the first slope range. These slopes exhibit the characteristics of land found in the Inner Bluegrass Region and offer the fewest slope-related limitations to development. Generally, these slopes will not represent more than a 6 percent increase in grade over 1,000 feet. The second slope range category is the, "moderately steep category." This area can be described as containing moderately steep rolling land to strongly sloping land—including most of the upland regions of the Bluegrass Area.

Slope ranges in this category cover a 7-12 percent increase in grade over 1,000 feet. These slopes will present moderate to severe limitations to urban-type development. Therefore, proposals for development in these areas should be made with the knowledge of those limitations and the consequences they may bring. The third slope range category in land contains an increase in grade of more than 13 percent. This land can only be classified as "steep". Urban land uses in these areas will be limited to ridge tops and other sections of relatively flat land, and only allow for designs that take advantage of the slope—working with the grade rather than against it.

Most of east-central Boyle County is classified in the first slope range (nearly level to gently rolling). This area roughly corresponds to the portion of the County that belongs to the Inner Bluegrass Region. Narrow strips of nearly level land are also found throughout the remainder of the County following the courses of the Salt and Chaplin Rivers and their tributaries, thus delineating terraces and nearly level ridge tops. The remaining land is classified as moderately to severely steep. The moderate slopes roughly correspond to the Outer Bluegrass Region and the Eden shale Belt Region. The most severe slopes are found in the Knobs area and in the Palisades area of Herrington Lake and the Dix River. Figure 4-2 delineates the locations of these regions in Boyle County.

Land uses vary in their sensitivity to slope. Virtually flat land can be used for intensive activity, while slopes in excess of 20 percent present limitations of such a nature, that development is neither practically or financially feasible. Residential development can take place on small-scattered sites utilizing land that industrial development—with its more expansive land requirements—must bypass. In addition, the location and concentration of slopes in the form of hills, ridges, valleys and plains can force development into large clusters or break it up into dispersed patterns. The suitability of different degrees of slope for development is presented in Table 4-1.



**TABLE 4-1: SLOPE SUITABILITY FOR URBAN DEVELOPMENT**

LIMITATIONS	SUITABILITY RATING	RESIDENTIAL	COMMERCIAL	INDUSTRIAL PARK
Slight	Optimum	0-6 %	0-6 %	0-2 %
Moderate	Satisfactory	6-12 %	6-12 %	2-6 %
Severe	Marginal	12-18 %	12-18 %	6-12 %
Very Severe	Unsatisfactory	18 % +	18 % +	12 % +

### **KARST TOPOGRAPHY**

Karst topography is underlain by limestone rock, and is characterized by the development of sinkholes, underground drainage, lack of surface streams, the presence of caverns, solution sculptured rocks, and large springs. A sinkhole occurs in limestone terrain when the roof of a natural cavern falls and leaves a depression or sinkhole. The major concerns with karst in developed areas are: sinkhole flooding, overburden collapses, and groundwater contamination. In areas of Florida, Mississippi, and Alabama, houses built directly over sinkholes have suddenly collapsed into ancient caverns. In some limestone areas, a high-water table strengthens the rocks by the principle of flotation. However, when the water table is lowered, the limestone is weakened and collapse begins.

Another characteristic of karst areas is that they tend to be re-charging areas for the underground water supply. Water from natural rainfalls and snowmelts, follows the natural drainage channels of the landscape, and then re-enters the underground aquifer through the sinkholes. Needless to say, significant sources of pollution such as landfills or septic tank filter fields constructed in karst could directly introduce contaminants into the entire area's water supply. Pollution can spread rapidly as underground streams may flow as much as five miles per day. Flooding is also a concern with karst, as sinkhole flooding occurs when storm water runoff exceeds the drainage capacity of the sinkhole. Flooding problems may increase when sinkholes are filled in with debris or soil, or when an area is graded. Because of the limitations listed above, it is important to locate and identify karst regions, especially sinkhole concentrations, and carefully regulate development within these areas.

The sinkholes in Boyle County are most concentrated between the Herrington Lake/Dix River area and Danville; however, they can occur in other locations in the county where limestone bedrock is present. According to *Caves and Karst of Kentucky*, published in 1985 by the Kentucky Geological Survey, there are eight known caves in Boyle County. Because of the sensitivity of these areas to development, and the costly effects of correcting pollution and drainage problems occurring in karst areas, development near these sinkholes should be restricted. When development occurs near sinkholes, drainage facilities should be designed to store the amount of drainage capacity lost due to development.

### **WATER QUALITY**

Water quality pollution problems, like flooding problems, are also the result of increased population and urban development. The major problems have resulted largely from a proliferation of haphazard and inadequate wastewater treatment facilities. Other sources further affecting water quality in Boyle County includes: urban storm water runoff, sedimentation from soil erosion, feed lots and seepage from landfills.

The Kentucky Department of Natural Resources and Environmental Protection has identified all principal and significant discharges within Boyle County in its Section 303(e) River Basin Study. These River Basin Water Quality Management Plans were prepared for all major drainage basins in Kentucky in conformance with Public Law 92-500, the Federal Water Pollution Control Act as Amended (1972). The discharges within the Bluegrass area include municipal, domestic, industrial, cooling water, point sources of pollution, and other significant non-point pollution sources that are caused by combined sewer areas, septic tank drainage, and urban runoff problems. Additionally, the Department of Natural Resources divided each drainage basin into stream segments. The Federal Water Pollution Control Act (1972) defines "segment" as a: "portion of a basin, the surface waters of which have common hydrologic characteristics (or flow regulation pattern); common natural physical, chemical, and biological processes, and common reactions to external stresses, such as discharges of pollutants." Within Boyle County, there are six of these streams segments in the Salt River Basin, and four in the Kentucky River Basin. The segments are then evaluated as to the water quality of each segment. The EPA has come up with and defined two classifications for this evaluation. The first classification is known as the Water Quality Limited (WQL), which means "any segment where it is known that water quality does not meet applicable water

quality standards and/or is not expected to meet applicable water quality standards even after the application of effluent limitations required in sections 301(b)(1)(A) and 301(b)(1)(B) of the Act." The second classification is known as Effluent Limited, meaning: "any segment where it is known that water quality is meeting and will continue to meet applicable water quality standards, or where there is adequate demonstration that water quality will meet applicable water quality standards after the application of the effluent limitations required by sections 301(b)(1)(A) and 301(b)(1)(B) of the Act."

To summarize the Water Quality Limited sections are areas where the water quality has been polluted from the discharges of point or non-point sources to such a degree that the water is not as pure as in other areas of the basin. Effluent Limited sections represent areas where the sources of pollution have not yet reached levels that substantially effect water quality. However, introduction of sources of pollution could have a degrading effect on the stream segment, thus placing it into the Water Quality Limited Category.

Figure 4.3 illustrates the water quality of stream segments located within Boyle County, as well as the significant waste dischargers (both point and non-point). This map provides an evaluation of water quality within Boyle County noting which areas have been affected by water pollution and which have not.

It should be noted that the lakes, streams, and rivers of Boyle County represent only a part of the water supply sources for the County's population. It is the groundwater supplies found in the geologic base of the area that represents the majority of water resources for Boyle County. While many people are concerned about water quality, the protection of groundwater resources has created little public concern, as groundwater pollution problems are not as visible as the pollution of surface waters. Yet the protection of the groundwater is very critical as pollution can eventually seep back into streams and wells. Careful notation of the previously mentioned sinkholes and steep slopes, particularly when locating landfills and dumps, can be a big step towards the protection of groundwater in Boyle County.

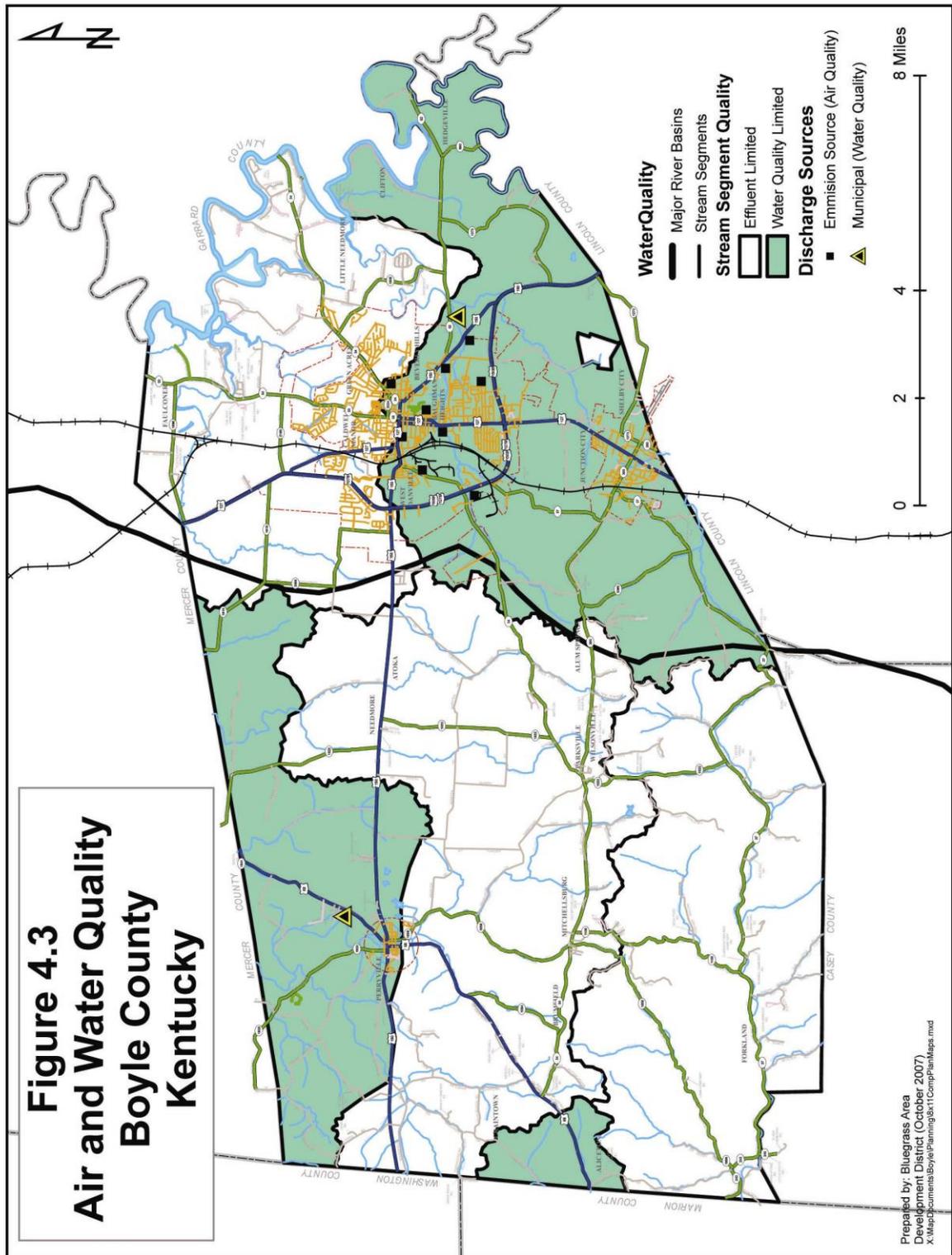
## **SOIL INFORMATION**

Soil is not only important for agricultural uses, but land uses as well. Soils are formed by and from the process of physical and chemical weathering upon on rock. The

properties soil exhibits are determined by the climate, physical and mineral composition, and topography. Each soil type is a unique combination of the characteristics that affect the nature of the soil, its reaction to stress, and its potential to sustain certain land uses. Development without regard for the limitations of the soil types has resulted in wet basements, unstable foundations, malfunctioning septic tanks, increased erosion levels, flood hazards, and other problems. These problems affect not only homeowners but the entire community as well. The identification and consideration of the characteristics of each of the major soil series found within Boyle County can and should be used to formulate land use alternatives and promote the highest and best use of each parcel of property in the area. By using the physical characteristics of each soil series to determine the soil's strengths and limitations for both agricultural and urban land uses, the Planning Commission and local leaders should be able to make the best decisions regarding future development within the county.

Due to the problems that may arise due to building on a variety of kinds of soil, it is important to identify the variety of soil found in Boyle County. The general soil map for Boyle County can be found in the Soil Survey of Boyle and Mercer Counties, Kentucky (1983) ([www.nrcs.usda.gov](http://www.nrcs.usda.gov)) and shows broad areas that have distinctive patterns of soils, relief, and drainage. Each map unit on the general soil map is a unique natural landscape, and normally consists of one or more major soils and at least one minor soil. It is possible for the soils of one general soil unit to occur in another, but in a different pattern. A general soils map can be used to obtain an idea of the soils typical of the county, to compare the suitability of large areas for general land uses, or to identify the location of suitable soils for a certain activity. Such a map is useful for general planning of engineering works, recreational facilities, and community developments. Yet, because of its small scale, it is not a suitable map for selecting the exact location of a road, building, or similar structure. The reason the general soils map is not a good source for individual developments, is because the individual soils in any one map unit ordinarily differ in slope, depth, stoniness, drainage, and other characteristics affecting their management. For site-specific development suitability, it is important to consult the Soil Survey of Boyle and Mercer Counties, Kentucky (1983). This soil survey provides useful information for analyzing soil associations and their relation to future land use planning.

**FIGURE 4.3 AIR & WATER QUALITY**



## DESCRIPTION OF GENERAL SOIL UNITS

The following general soil map units can be found in Boyle County:

EDEN: Steep to sloping, well drained, moderately deep soils that have a clayey subsoil; formed in residuum of weathered inter-bedded limestone, siltstone, and shale.

LOWELL-FAYWOOD-EDEN: Gently sloping to moderately steep, well drained, deep and moderately deep soils that have clay-like subsoil; formed in residuum of weathered limestone of inter-bedded limestone, siltstone, and shale.

EDEN-LOWELL: Steep to gently sloping, well drained moderately deep and deep soils that have a clayey subsoil; formed in residuum of weathered inter-bedded limestone, siltstone, and shale.

CHENAULT-FAIRMOUNT-McAFEE: Gently sloping to very steep, well drained, deep, shallow, and moderately deep soils that have loamy or clay-like subsoil; formed in residuum of weathered limestone or in old alluvium over limestone.

MAURY-CALEAST: Nearly level to sloping, well drained, deep soils that have a clay-like subsoil; formed in residuum of weathered limestone.

McAFEE-CALEAST-FAIRMOUNT: Gently sloping to very steep, well-drained, moderately deep, deep, and shallow soils that have clay-like subsoil, formed in residuum of weathered limestone.

CALEAST-McAFEE-MAURY: Gently sloping to moderately steep, well drained, deep and moderately deep soils that have clay-like subsoil; formed in residuum of weathered limestone.

CALEAST-MAURY: Sloping to nearly level, well-drained, deep soils that have clay-like subsoil; formed in residuum of weathered limestone.

TILSIT-TRAPPIST: Nearly level to steep, moderately well drained and well drained, deep and moderately deep soils that have loamy or clay-like subsoil; formed in colluvium or residuum of weathered black shale.

GARMON-CARPENTER-VERTREES: Very steep to gently sloping, well drained, moderately deep and deep soils that have loamy or clay-like subsoil; formed in residuum or colluvium of weathered limestone, siltstone, or shale.

TRAPPIST-McAFEE-COLYER: Gently sloping to very steep, well-drained, moderately deep and shallow soils that have clay-like or shale-like subsoil; formed in residuum of weathered limestone or black shale.

## **HYDRIC SOILS**

The presence of hydric soils is an indication that wetlands may exist in an area, and thus, wetlands or wet soils where wetland vegetation is missing may be a limiting factor for development in these areas. One hydric soil does exist in Boyle County, as well as inclusions of hydric soils in other soil types. A description and analysis of hydric soils, and their impacts, follows.

Hydric soils are those soils that are saturated, flooded or in ponds long enough during the growing season to develop anaerobic conditions. Under currently accepted definitions, an area is considered a wetland if it has hydric soils, hydrophilic vegetation (plants that are adapted to growing in wet conditions), and wetlands hydrology. Wetlands hydrology means that the area is either permanently or periodically inundated or the soil is saturated to the surface at some time during the growing season. The only hydric soil in Boyle County is Dunning silty clay loam. It is hydric due to saturation. Four other soil types, Boonesboro silt loam, McGary silt loam, Newark silt loam, and Nolin silt loam may have inclusions of hydric soils. This means that areas mapped as these soil types may include small areas of hydric soils in poorly drained areas or low spots. In Boyle County, these hydric soils support or would have supported woody vegetation under natural conditions except those identified as swamp or ponded phases.

Dunning silty clay loam is found only in limited locations in Boyle County. These areas include along Quirks Run, Dry Branch, Mocks Branch, Spears Creek, Salt River, Clark's Run and tributaries to these streams.

### **PRIME FARMLAND SOILS**

According to the U.S. Department of Agriculture, Soil Conservation Service, prime farmland is land/soil that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. Prime farmland has the soil quality, growing season and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime farmland can be cropland, pastureland, rangeland, forest land or other land but not urban built-up land or water. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time. They either do not flood frequently or are protected from flooding.

The following soils found in Boyle County are considered to be potential prime farmlands:

- Bo: Boonesboro silt loam, 2- 6% slopes.
- CaB: Caleast silt loam, 2-6% slopes.
- CgB: Carpenter gravelly silt loam, 2-6% slopes
- CmB: Chenault gravelly silt loam, 2-6% slopes
- Du: Dunning silt-like clay loam
- EkA: Elk silt loam, 0-2% slopes.
- EkB: Elk silt loam, 2-6% slopes.

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- LoB: Lowell silt loam, 2-6% slopes
- MaA: Maury silt loam, 0-2% slopes
- MaB: Maury silt loam, 2-6% slopes
- McB: McAfee silt loam, 2-6% slopes.
- Mg: McGary silt loam
- Ne: Newark silt loam
- NtB: Nicholson silt loam, 2-6% slopes
- No: Nolin silt loam
- Se: Sensabaugh silt loam
- TIA: Tilst silt loam, 0-2% slopes
- TIB: Tilst silt loam, 2-6% slopes
- TpB: Trappist silt loam, 6-12% slopes

In addition to prime farmland, the Soil Conservation Service has also identified farmlands of statewide importance. These farmlands include soils and conditions when treated and managed by acceptable agricultural methods, will produce as high as a yield as prime farmlands. Specific determinations as to the locations of prime and statewide importance farmland must be made on a site-by-site basis. However, six of these soils are found in large concentrations on the general soil map: Lowell-Faywood-Eden, Maury-Caleast, McAfee-Caleast-Fairmount, Caleast-McAfee-Maury, and Tilsit-Trappist.

The following are soils found in Boyle County that—if managed properly—contain farmland of statewide importance:

- CaC: Caleast silt foam, 6-12% slopes

- CgC: Carpenter gravel-like silt foam, 6-12% slopes
- CmC: Chenault gravel-like silt foam, 6-12% slopes
- FdC: Faywood silt loam, 6-12% slopes
- LoC: Lowell silt loam 6-12% slopes
- MaC: Maury silt loam 6-12% slopes
- McC: McAfee silt loam 6-12% slopes
- TpC: Trappist silt loam 6-12% slopes
- VeC: Vertrees silt loam 6-12% slopes

One paradox of soil-suitability is the fact that soils best suited for farmland, are generally also those best suited for development. This causes a vicious cycle, in which the best farmland is converted to residential development and other less productive lands, with steep slopes, erosion hazards, and low yields and profitability are used for agricultural development. Thus, it is critical for Boyle County to balance the appropriate uses of land, for both development and agriculture. This is particularly important, as nearly 40,000 acres (34%) of the land in Boyle County, meets the USDA requirements for prime farmland. Thus, if Boyle County and its Planning Commission wishes its agricultural traditions to continue, it must create a balance to make sure all this development-suitable prime agricultural land, is not lost to development.

### **ENDANGERED SPECIES**

A major concern of the impact of development on the environment is how development impacts plant and animal life. Some species habitats are inadvertently destroyed through development. The following is a list of 12 endangered species, and one endangered rock formation found in Boyle County:

**TABLE 4-2 SPECIES OF CONCERN**

<b>Taxonomic Group</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>Status</b>	<b>KY Rank*</b>
Vascular Plant	Calopogon tuberosus	Grass Pink	Endangered	Critically Imperiled
Vascular Plant	Viburnum Molle	Softleaf Arrowwood	Special Concern	Vulnerable
Freshwater Mussels	Pleurobema Clava	Clubshell	Endangered	Critically Imperiled
Insects	Pseudanophthalmus conditus	Hidden Cave Beetle	Threatened— Species of Management Concern USESA	Critically Imperiled
Insects	Pseudanophthalmus elongatus	A Cave Obligate Beetle	Special Concern	Critically Imperiled
Insects	Pseudanophthalmus puteanus	Old Well Cave Beetle	Threatened— Species of Management Concern USESA	Critically Imperiled
Reptiles	Eumeces anthracinus	Coal Skink	Threatened	Imperiled
Breeding Birds	Ammodramus henslowii	Henslow's Sparrow	Special Concern-- Species of Management Concern USESA	Vulnerable

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Breeding Birds	Dolichonyx oryzivorous	Bobolink	Special Concern	Imperiled
<b>Taxonomic Group</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>Status</b>	<b>KY Rank*</b>
Breeding Birds	Passerculus sandwichensis	Savannah Sparrow	Special Concern	Imperiled
Breeding Birds	Nyctanassa violacea	Yellow Crowned Night Herion	Threatened	Imperiled
Breeding Birds	Tyto alba	Barn Owl	Special Concern	Vulnerable
Communities	<u>Siltstone/Shale Glade</u>	=	=	Vulnerable

Rank in order of peril to species as determined by the Kentucky State Nature Preserves Commission: Source: Kentucky State Nature Preserves Commission 2014.

## HOUSING AND HISTORIC PRESERVATION

### HOUSING CHARACTERISTICS

Boyle County's housing stock grew by 7.3 percent between 2000 and 2010, from 11,418 units to 12,312. Table 5-1 shows comparative 2010 census data for Boyle County, Danville and Perryville. Danville had 7,180 housing units and Perryville had 362 units. Of 11,075 occupied housing units in Boyle County, 68.0 percent were owner occupied and 32.0 percent were renter occupied. This is an increase from 30.0 percent owner-occupied in 2010. Danville has rental occupancies greater than the county average. The rental rate for Perryville is slightly lower than the county average.

**TABLE 5-1 HOUSING UNITS BY TENURE 2010 CENSUS**

Area	Total Units	Persons per Household	Owner Occupied Housing Units		Renter Occupied Housing Units		Vacancy Rate
			Total	%	Total	%	
Boyle County	12,312	2.36	7,530	68.0%	3,545	32.0%	10.0%
Danville	7,180	2.25	3,806	59.4%	2,599	40.6%	10.8%
Perryville	362	2.30	204	62.6%	122	37.4%	9.9%

Source: U.S. Census 2010.

The overall vacancy rate for Boyle County in 2010 was 10.0 percent. Perryville and Danville had comparable vacancy rates, with Perryville at 9.9 percent vacant, and Danville at 10.8 percent vacant. Vacancy rates of four to five percent are considered necessary to provide choice and mobility in the housing market and meet short-term increases in demand. Too many vacancies will reduce demand for new units. Too few vacancies will often force housing costs up and generate demand for new units. An adequate supply of both rental and owner units is necessary to foster growth and meet the demands of new families moving into the area.

## HISTORIC HOUSING DATA

Historic housing information for Boyle County is available from U.S. Census Data. Table 5-2 shows comparative 2010 census data for housing units in Boyle County, Danville and Perryville. Single-family residences are the predominate type of housing in the county accounting for 74.0 percent of the housing stock. Multi-unit structures are concentrated in Danville. Manufactured homes are found in the greatest numbers in the—county Danville also has a moderate number of manufactured homes. In Danville, manufactured homes are concentrated in manufactured home parks.

**TABLE 5-2 HOUSING UNITS PER STRUCTURE 2010 CENSUS**

Area	Total	Single Family		Duplex		3-4 Units/Structure		5 or More/Structure		Manufactured Homes	
		#	%	#	%	#	%	#	%	#	%
Boyle County	12260	9075	74.0%	927	7.6%	495	4.0%	889	7.3%	874	7.1%
Danville	7044	4665	66.3%	835	12%	455	6.5%	815	11.5%	274	3.9%
Perryville	328	270	82.3%	10	3.0%	20	6.1%	28	8.5%	0	0.0%

Source: 2010 U.S. Census Table DP-04 Demographic Selected Housing Characteristics

Recent housing trends can be examined by comparing housing census data from 1990 through 2010. Table 5-3 presents a summary of housing units for Boyle County for this period.

**TABLE 5-3 SUMMARY OF HOUSING UNITS BOYLE COUNTY 1990-2010**

Housing Type	1990		2000		2010		% Increase 1990-2010
	#	%	#	%	#	%	
Single Family	7456	73.2%	8724	76.4%	9075	74.0%	17.84%
Duplex	644	6.3	669	5.9%	927	7.6%	30.53%
3-4 Unit	626	6.1	667	5.8%	495	4.0%	-20.93%
Multi-Family	599	5.9	668	5.8%	889	7.3%	32.62%
Manufactured Home	785	7.7	684	6.0%	874	7.1%	10.18%
Other	81	0.8	6	0.1%	0	0.0%	-100.00%
<b>TOTAL</b>	10191	100%	11418	100%	12260	100.0%	16.88%

Source: 2010 U.S. Census Table DP-04 Selected Housing\_Characteristics

The most significant change in the housing stock has been the increase in the number and percentage of multi-family and duplex homes. In 1990 there were 599 multi-family units and 644 duplex units in Boyle County. In 2010, the census found 889 multi-family units and 927 duplex units, for an increase of 32.62% and 30.53% respectively. This stands in contrast to a 17.84% increase in single family housing, and an increase in the number of manufactured homes.

It is interesting to note that the number of housing units increased 10.75 percent from 1990 to 2000 while the population of Boyle County only increased 7.4 percent. In the 2000s, the number of housing units increased 16.88 percent, while the population increased 9.8 percent. This can be attributed to the decrease in

persons per household. Over the same decade, the average household size decreased .85 percent, from 2.38 to 2.36 persons per household. The number of persons per household has been declining nationwide due to families having fewer children, couples waiting longer to get married and the increase in the number of elderly persons in the population.

### CURRENT HOUSING TRENDS

Housing trends can be analyzed by examining housing building permit information for Boyle County. This information may have some overlap with the 2010 census, which was conducted in April 2010. It will also not account for housing units, which may have been demolished or otherwise removed from the housing supply since 2010. Table 5-4 summarizes the housing permit information obtained from the Danville/Boyle County Planning and Zoning office. Information was available for Danville and Boyle County

**TABLE 5-4 SUMMARY OF HOUSING PERMITS FOR BOYLE COUNTY**  
**2006 - 2015**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<b>Housing Type</b>	<b>#units</b>									
<b>Single Family</b>	<b>103</b>	<b>81</b>	<b>36</b>	<b>18</b>	<b>27</b>	<b>17</b>	<b>19</b>	<b>28</b>	<b>28</b>	<b>23</b>
Duplex	16	20	4	0	4	2	2	4	0	0
Multi-Family	14	28	8	29	20	20	32	8	4	75
Manufactured Home	3	10	11	6	3	4	1	8	6	8
Total Residential Units	136	139	59	53	54	43	54	48	38	106

Source: Danville Boyle County Planning & Zoning Commission Permit Reports.

Of a total of 343 new permits for housing issued between January 2010, and December 2015, 41.4 percent were single-family homes, 3.6 percent were

duplexes, and 46.2 percent were multi-family units. Manufactured homes accounted for 8.8 percent of the permits. Manufactured home permits are not issued for manufactured homes located in manufactured home parks. New single family homes built are the best indicator of economic growth in a community. Since 2006, single family home permits are down 77%.

## **RESIDENTIAL DEVELOPMENT PATTERNS**

### **BOYLE COUNTY**

Recent residential growth in the unincorporated areas of Boyle County has primarily been located in three subdivisions. The three subdivisions are Old Bridge, Crawford Springs, and The Hunt Farm. The subdivisions are zoned GR-A. Old Bridge is located between Herrington Lake and new KY 34 in the northeast section of the county, Crawford Springs is located on US 68 north of Perryville and The Hunt Farm is located north of Danville on KY 33.

Housing development in areas zoned AR-1 for agricultural-residential has been in the form of minor subdivisions with lots a minimum of one acre in size. This type of development has been occurring along public maintained roads.

### **DANVILLE**

Several single-family residential subdivisions have developed and expanded within the Danville corporate limits. Three major subdivisions have developed in Danville. The two subdivisions that have developed in the northern section of Danville are Colonial Heights and Estate of St. James and both are located off of KY 33. The third major subdivision is Rolling Meadows and it is located in the eastern section of Danville. Multi-family residential units have been limited to the western section of the city and are located in Bluegrass Estates Development, Bluegrass Commercial Park and Argyll Woods. Duplex development has occurred in spotted areas around the city, but has been concentrated in the southern section of the city in Southgate Subdivision and Foxgate Subdivision. Duplex development zoning is GR-B.

**PERRYVILLE**

No new subdivisions have developed within the corporate limits of Perryville. Residential growth has been limited to infill within existing subdivisions and scattered sites throughout the city.

**FUTURE HOUSING NEEDS**

An estimate of the number of additional housing units needed, can be made using population projections and some assumptions based on demographic trends. In 2030 based on State Data Center projections of household size, the number of persons per household has been estimated to be 2.36 persons per household. In 2010, there were 2301 persons living in group-quarters in Boyle County, representing 8.1 percent of the population. This compares to 2.9 percent for the State of Kentucky overall for the same period. The group-quarters numbers are higher than average for Boyle County due to the following being located in the county: Centre College, Kentucky School for the Deaf, and Northpoint Training Center. For housing projection purposes, the group-quarters rate has been estimated to be 8.0 percent. Table 5-5 shows the projected number of additional housing units that will be needed in Boyle County for the years 2010 through 2020 and for the years 2020 through 2030. The projected housing needs data as shown in table 5-5, estimates additional future housing needs, taking the projected population of the county (from Table 2-1) and then subtracting the current population. This number was then divided by the projected number of persons per household.

**TABLE 5-5 FUTURE HOUSING UNITS NEEDED BOYLE COUNTY 2010-2030**

<b>Total</b>	<b>2010-2020</b>	<b>2020-2030</b>
Units Needed	<b>272</b>	<b>35</b>
Population Increase	616	78
Persons per household	2.26	2.21

SOURCE: US CENSUS DATA

As building permits were issued for approximately 32 new units a year between 2010 and 2014, these estimates appear extremely high.

### HOUSING CONDITIONS

Housing conditions can be evaluated by analysis of selected census data measures and by visual surveys. Census data indicators of substandard housing include age of the housing stock, structures lacking complete plumbing facilities and overcrowding.

Housing units constructed prior to 1940 are considered to be potentially substandard. Those lacking complete plumbing facilities are also substandard. A housing unit is considered to have complete plumbing facilities if it has hot and cold piped water, a flush toilet and a bathtub or shower. A unit is considered to lack complete plumbing facilities if any of the three facilities are not present. Overcrowding is considered to exist if there is more than one person per room in a household. In Kentucky, homes that lack a heat source, or use coal/wood as the primary heat source, are also an indication of potentially substandard housing. A summary of housing conditions using 2010 census data is presented in Table 5-6.

**TABLE 5-6 HOUSING CONDITIONS 2010 CENSUS**

Area	Total	Built Before 1940		Lack Complete Plumbing		More Than 1.0 Persons per Room		Wood/Coal or No Primary Heat Source	
		#	%	#	%	#	%	#	%
Boyle County	12312	1522	12.4%	22	0.2%	125	1.1%	368	3.4%
Danville	7180	822	11.7%	13	0.2%	62	1.0%	78	1.3%
Perryville	362	98	29.9%	1	0.3%	0	0.0%	0	0.0%

Source: 2010 U.S. Census Table DP-04 Selected Housing Characteristics

The greatest number of houses lacking complete plumbing facilities and using wood or coal as a primary heat source are located in Boyle County. Phillips Lane south of Junction City, Worldstown Road west of Junction City, KY 1822 south of

Parksville and KY 1108 south of Mitchellsburg. There are also scattered sites around Mitchellsburg and Parksville. While housing conditions in the county and cities are good overall, there are pockets of blighted housing conditions in each jurisdiction.

Danville has the highest number of homes constructed prior to 1940. This includes 822 homes representing 11.7 percent of the housing stock. Many of the blighted housing areas in Danville have been revitalized since 1975. There are two areas still of concern. These are along Duncan Hill east of Second Street and the area along South Third Street.

Boyle County has the highest percentage of overcrowded housing units (1.1%). Perryville has the highest concentration of homes constructed prior to 1940 (29.9%). The most prominent area of substandard housing is located west of Jackson Street on First Street.

### **PUBLICLY ASSISTED HOUSING**

A variety of financial assistance is available to help low-income elderly, handicapped persons and families, find decent, safe and sanitary housing. Assistance may be unit-specific or household specific. In unit-specific housing, the housing subsidy stays with the housing unit for a contract period, or indefinitely—as is the case with public housing. Household-specific assistance is committed to participating households. These households may relocate from one housing unit to another while continuing to receive the housing subsidy.

Assisted rental housing units in Boyle County fall under a variety of programs, as indicated in Table 5-7. Public housing programs serve low- and very low-income families, with rents based on income. Eligible tenants must pay the greater: either 30 percent of their adjusted income, or 10 percent of their gross income for rent and utilities. Ceiling and flat rents are set at 80% of fair market rents. The Farmers Home Administration (FHA) program (now Rural Economic and Community Development) serves low- and moderate- income people in rural areas. Low-income senior citizens or families paying rents of more than 30 percent of their adjusted annual incomes can qualify for rental assistance. In properties not offering rental assistance, tenants pay the greater: either 30 percent of adjusted income, or the base rent. Low interest rate loans are made to owners to reduce the rents (including utilities) paid by low-income tenants.

**TABLE 5-7 BOYLE COUNTY ASSISTED RENTAL HOUSING**

Complex Name	Location	Total Units	0 BR	1 BR	2 BR	3BR	4BR	5BR	Phone #	Program
<b>Housing Authority of Danville</b> Includes Coyle Manor - Perryville & Linietta - Junction City	Danville, Junction City & Perryville	394	80	103	115	78	17	1	(859) 236-6116	Public Housing
Heather Hills Apartments	Danville	42	0	20	10	8	4	0	(859) 236-9530	Section 8 & Section 236
Northtown Apartments	Junction City	24	0	12	8	4	0	0	(859) 854-9253	FmHA & Section 8
Parkside East Apartments	Danville	32	0	0	32	0	0	0	(859) 238-7101	Section 8
Parkview Apartments	Danville	48	0	8	32	8	0	0	(859) 236-5300	BMIR
Shaker Point Apartments	Danville	46	0	12	26	8	0	0	(859) 236-3928	Section 8
Patchen Pointe Apartments	Danville	32	0	4	20	8	0	0	(859) 236-1637	Section 8
KSD Village Apartments	Danville		0	3	23	2	0	0		
	<b>Total Units</b>	<b>618</b>	<b>80</b>	<b>162</b>	<b>266</b>	<b>116</b>	<b>21</b>	<b>1</b>		

Handicap Accessible Units										
Complex Name	Location	Total Units	0 BR	1 BR	2 BR	3BR	4BR	5BR	Phone #	Program
Housing Authority of Danville	Same	28	5	4	11	5	3	0	(859) 236-6116	Public Housing
Shaker Point Apartments	Same	2	0	2	0	0	0	0	(859) 236-3928	Section 8

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<b>Total Handicap Access Units</b>		30	5	6	11	5	3	0	Note: These units are included in Total Unit count from above
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The Section 8 program helps low- and very low-income people pay their rent, with rents based on the same formula used for public housing assistance. The Section 236 program serves lower-income families who contribute no more than 30 percent of their adjusted income toward rent. Many Section 8 apartments, but not all, are reserved for elderly people. Some are also specially designed for the handicapped. The Below Market Interest Rate (BMIR) program serves lower-income people by limiting rents based on income limits set by the U.S. Department of Housing and Urban Development (HUD). Rent is not supplemented directly to a complex, but developers are eligible for below market interest rates on their mortgage loan.

A total of 618 assisted rental units are currently available in Boyle County (Table 5-7). This includes: 30 handicapped units, and 588 other units. Of these, 24 units are located in Junction City, 20 are in Perryville, and the rest are located within Danville.

Household specific assisted rental units are available under the Section 8 Existing and Section 8 Housing Voucher programs. These rental units are allocated in groups by the U.S. Department of Housing and Urban Development for a specific area, which may cover more than one county. The type of assistance available is the same as that outlined for the Section 8 program. Tenants served under these programs locate rental housing of their choice in the geographic area. The housing unit may be an apartment, mobile home, duplex or house, and must meet HUD housing quality standards.

There are a variety of other forms of financial assistance available to low to moderate-income persons for housing assistance. Assistance is available through both public and private non-profit groups. Many changes to these programs have been proposed in recent months; therefore, no specifics are included here.

This indicates that there remains a need for safe, decent, affordable housing for Boyle County's economically disadvantaged, elderly and handicapped persons. The waiting list for Housing Authority was 27 as of August 31, 2015.

## **HISTORIC PRESERVATION**

Historic preservation is of value to communities in many ways including: Historic resources house the stories of how our community came to be and how it has evolved over time- they literally mark our history; they are distinguishing assets that make us different from other communities and attract visitors and new residents.

Preserving and redeveloping our historic resources enables us to retain our denser and walkable historic environments; it discourages sprawling development and protects our farm and rural landscapes. Preservation promotes fiscal responsibility because historic dense development generates more property tax and is less demanding on the infrastructure system. Preservation is a sustainable form of community development.

## **HISTORIC DISTRICTS AND BUILDINGS**

There are a considerable number of historic sites in Boyle County. The master list of historic survey sites maintained by the Kentucky Heritage Council lists 47 sites in Perryville, 185 sites in Danville and 416 sites in the remainder of the county. There are thirteen National Register Historic Districts in Boyle County. Six of these districts are located in Danville, and include: the Constitution Square Historic District, the Danville Commercial District, the East Main Street District, the Lexington Avenue-Broadway District, the Maple Avenue District and the Warehouse District. The remaining historic district is located in Perryville and is known as the Old Perryville Historic District. The significance of each historic district is summarized below.

### **CONSTITUTION SQUARE HISTORIC DISTRICT**

Constitution Square Historic District is significant, not only as the birthplace of Danville, but as the birthplace of the Commonwealth of Kentucky as well. The present historic district encompasses eight acres—more or less—focused upon Constitution Square. The Square is a public park owned and maintained by Boyle County that includes replicas of the three original buildings on the Old Public Square where meetings were held that resulted in the formation of the Commonwealth of Kentucky. It also includes the relocated and reconstructed original building that housed the first U. S. Post Office west of the Alleghenies. The square is surrounded by nine other structures that are important to the city, state,

and nation. These include buildings of log, frame, and brick construction. Among these are:

- c. 1786 – Grayson's Tavern
- c. 1790 - The Apothecary Shop
- c. 1790 - Ayres Silversmith Shop
- c. 1802 - Ephraim McDowell House (listed on the National Register prior to the National Preservation Act of 1966 as a National Historic Landmark).
- c. 1810 - Alban Gold Smith House
- c. 1816 - Fisher's Row Houses (Blue Row)
- c. 1816 - Watt-Bell House
- c. 1820 - Brick Schoolhouse
- c. 1820 - Brick Dependency

### **DANVILLE COMMERCIAL DISTRICT**

The Commercial District is composed of four blocks on the north side of Main Street and two blocks on the south side in an area from Fourth Street to First Street. The district contains buildings that have traditionally housed the community's essential merchandising and banking establishments. There are also several churches and the Boyle County Courthouse. Half of the structures were built in the late nineteenth century and the remainder in the early twentieth century. The buildings are two and three story brick structures, two to ten bays in width, with detailing from the Italianate, Gothic Revival, Queen Anne, and Classical Revival styles.

### **EAST MAIN STREET DISTRICT**

The East Main District is a residential neighborhood located several blocks east of the commercial district. Developed as a unit in the late nineteenth and early twentieth century, the thirty-three residences are frame and brick, one and two story examples of the Queen Anne and Classical Revival styles.

The East Main District is a group of stylistically cohesive residences that distinguish it from the other residential areas surrounding it. The scale, materials and setback of these houses convey the blend of craftsmanship and technology that characterize turn-of-the-century architecture. The district is Danville's best example of this period.

### **HARRODSBURG PIKE RURAL HISTORIC DISTRICT**

Comprising approximately 1,500 acres, the Harrodsburg Pike Rural Historic District, listed on the National Register of Historic Places in 1998 and one of the largest such districts in the Commonwealth, extends 3.25 miles along the west side of the divided US 127 highway, from the Mercer-Boyle County line to the southern boundary of Cambus-Kenneth Farm. Four major properties, encompassing some of Kentucky's richest farmland and each with historic structures individually listed on the National Register, form the nucleus of the District, which is situated, for the most part, along Wilderness Road, one of the first corridors into the region. Recognized for its architectural, agricultural, and historic significance, the District is noted for its association with renowned local figures (including James Harrod, Ephraim McDowell, and James Granville Cecil), for its rare historic buildings (many of them antebellum), and, as the National Register listing confirms, for its extraordinary "savanna woodland remnants [and] broad vistas of large farm fields."

### **LEXINGTON AVENUE-BROADWAY DISTRICT**

Located north of the Commercial District, the Lexington-Broadway District is composed primarily of residential structures dating from the early nineteenth century to the first third of the twentieth century. These two-story wood and brick structures illustrate the variations of national styles practiced in Danville as the town grew from an early settlement to a regional center. The early twentieth century dwellings outnumber those from all other periods, but the district does contain excellent examples of other styles including Federal, Greek Revival, Gothic Revival, Italianate, and Queen Anne.

Despite occasional infill of more modern residential structures, the Lexington-Broadway District demonstrates high standards for style, materials, and craftsmanship. The site integrity of the architecture is maintained through the landscape architectural elements of mature trees, walks, and fences. The

consistency of land use and building setbacks creates a cohesive district distinct from the areas that surround it.

### **MAPLE AVENUE DISTRICT**

Located north of the west end of Main Street, the Maple Avenue District is a linear district of approximately eight blocks along Maple Avenue. The southern end of the district is adjacent to Centre College and includes the president's home: Craik House. There are forty-three residences and one school in the district. Greek Revival, Italianate and Classical Revival styles are represented.

The Maple Avenue District displays an evolution of national residential architectural styles. The setback and scale of the first house have been maintained as later houses were added. The craftsmanship and materials used in the execution of individual styles, from Greek Revival to Colonial Revival, make the area locally significant.

### **MOORE, CHRISTOPHER COLLINS, FARM ALSO KNOWN AS BLYTHEWOOD FARM**

Located at 3901 Harrodsburg Road, this farm was listed on the National Register in 1994. This two-story, five-bay Greek Revival house was built ca. 1852 by Christopher Collins Moore, a Harrodsburg merchant. A major architectural change occurred to the house in the 1920s when the owner Guy Hundley had it stuccoed. The stuccoed brick structure has a pitched roof and two large interior brick corbeled chimneys. It also has an exterior end stuccoed brick chimney located on the back side of the main section of the house and a central chimney situated on the back wing of the house.

### **OLD PERRYVILLE HISTORIC DISTRICT**

The Old Perryville Historic District includes most of the city. It encompasses 230 acres encompassing the core of the city. The district is significant for the similarity between the 1860's appearance and the present appearance of the town. Perrysville has always been an agricultural community built around the usually quiet Chaplin River. The District is also important for its role during the Battle of Perryville fought October 8 - 10, 1862 during the civil war. The nearby battlefield also retains its 1860's character.

The houses in the Perryville Historic District were built between the 1790's and the present—including some constructed of clapboarded log. Some of the buildings have been altered, but the present condition of most ranges from excellent to fairly good. Exceptions are "Old-Scuffle," the "Negro" (African-American) church and school, and some log buildings—all of which are no longer in use. However, some of the buildings in Merchant's Row still in use have deteriorated, but there are plans to restore others.

### **ST. MILDRED'S COURT-WEST LEXINGTON AVENUE HISTORIC DISTRICT**

Located between W. Main Street & W. Lexington Avenue. This area became a historic district in 1994. The district is contained within approximately 13 acres, and in closes 41 contributing buildings. The area that is defined by this district exhibits the most cohesive collection of period (1912-1927) middle class residences in Danville. It uniquely reflects the newly marketed ideas of suburban continuity and the American dream of middle class stature through residential design. The area has always had a strong identity with Centre College, the local paper, and the railroad. Leaders of these institutions selected their residences on these streets, forming a neighborhood of the town's solid citizens. As contemporaneous developments for working class citizens occurred elsewhere in Danville, the St. Mildred's Court-West Lexington Avenue District is an important display of social-economic segregation as was seen to be fitting in the first half of this century.

### **TERRACE COURT HISTORIC DISTRICT**

Located off of Wilderness Road, this area was added in 2010. "Terrace Court provides examples both of small-scale housing and, collectively, of small-scale subdivision development in Danville in the 1920's and 1930's," said David Taylor of Taylor and Taylor Associates. Architectural styles range from Craftsman and Tudor to Colonial Revival. The district retains integrity and represents the property type known as Early Automobile Suburb.

### **THREE GOTHIC VILLAS**

Located at NW of Danville off U.S. 127 S. (Warrenwood), 525 Maple Ave. (Mound Cottage), and 3245 Harrodsburg Rd. (Helm-Gentry) These houses were added to the National Register in 1977. The three Gothic villas, the Helm-Gentry House, Mound Cottage, and Warrenwood, are located within a three mile radius of

Danville, a small community, surrounded by fertile bluegrass farmland. Modeled on designs for villas in the "pointed" style by A. J. Davis and A. J. Downing.

**TODD-MONTGOMERY HOUSES ALSO KNOWN AS BEATEN BISCUIT ROW**

Located at 229, 243, 251, and 305 N. 3rd St. These houses were added to the National Register in 1976. Although surrounded by a residential area, the Todd-Montgomery houses, built within a six year period, have a character of their own. The Todd-Cheek house, the southernmost house, projects forward to the street line; the other three houses are setback equally. The houses located on the east side of North Third Street, which face the Todd -Montgomery houses, date from a later period (1870-1900).

**WAREHOUSE DISTRICT**

Located west of the Commercial District, the Warehouse District is composed of brick and frame vernacular structures. These structures served the transportation, manufacturing, and storage functions needs of the area since the late nineteenth century. Ownership of buildings has changed over the years

The Warehouse District provides visible evidence of Danville's late nineteenth and early twentieth century prominence as a rail transportation hub. The rail system attracted industries related to the refinement, storage, and distribution of local agricultural products such as: lumber, hemp, tobacco, and flour. The hemp warehouse has recently been converted into a student center for Centre College. While the railroad depot is still owned and operated by the Norfolk Southern Railroad, Centre College has purchased much of the remaining land in this district. A number of new sorority and fraternity houses have been constructed in the area.

**TABLE 5-8 List of Nationally Registered Historic Places**

<b>Individual National Register Sites</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>County</b>	<b>Date Listed</b>
Aliceton Camp Meeting Ground	657 Wards Branch Road	Gravel Switch	KY	Boyle	4/9/98
Barbee, John, House	KY 34	Bryantsville	KY	Boyle	6/23/1983

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H.P. Bottom House	Old Mackville Road	Perryville	KY	Boyle	1/1/76
Bower House	KY 34	Parksville	KY	Boyle	5/28/99
Boyle County Courthouse	Main and 4 <sup>th</sup> Streets	Danville	KY	Boyle	4/11/73
Boyle, Judge John House	Bellows Mill Road	Danville	KY	Boyle	11/25/80
Bright, T. B. House and Farmstead	KY 34, 1 miles east of Danville	Danville	KY	Boyle	11/19/97
Buster, Nimrod I. House and Farmstead	0.2 miles east of Buster Pike	Danville	KY	Boyle	11/21/97
Caldwell House	Off US 150	Danville	KY	Boyle	6/23/83
Caldwell, Charles W. House	0.2 miles north of KY 34, 0.6 miles west of US 127	Danville	KY	Boyle	5/28/99
Caldwell, W. Logan Farmstead	Irvine Road 0.4 miles north of KY 34	Danville	KY	Boyle	5/28/99
Cambus-Kenneth Estate	3 miles northwest of US 127	Danville	KY	Boyle	11/17/77
Carnegie Library	Center College campus	Danville	KY	Boyle	3/28/1986
Cincinnati Southern Railroad Culvert--CSRR	Crossing of Norfolk Southern RR and Mocks Branch	Danville	KY	Boyle	4/9/1998
Clifton Baptist Church Complex	Clifton Rd., 1 mi. NE of KY 52	Clifton	KY	Boyle	2/12/1998
Clifton Road Culvert	Clifton Rd., 0.6 mi. N of KY 52	Clifton	KY	Boyle	11/21/1997
Confederate Monument in Danville	Jct. of Main and College Sts.	Danville	KY	Boyle	7/17/1997
Confederate Monument in Perryville	Perryville State Historic Site (2.5 miles northwest of Perryville)	Perryville	KY	Boyle	7/17/97

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Constitution Square Historic District	Bounded by Main and Walnut Sts., 1st and 2nd Sts.	Danville	KY	Boyle	4/2/1976
Crawford House	US 68	Perryville	KY	Boyle	1/1/76
Crow, William, House	Off KY 52	Bryantsville	KY	Boyle	6/23/1983
Crow-Barbee House	Stanford Rd. and Alta Ave.	Danville	KY	Boyle	6/23/1983
Danville Commercial District	W. Main between N. Fifth and N. First, and area bounded by S. Third, W. Walnut, and S. Fourth	Danville	KY	Boyle	3/31/1986
Danville National Cemetery	277 N. First St.	Danville	KY	Boyle	5/29/1998
Dutch Barn	Jct. of Spears Ln., and KY33, E of Shakertown Rd.	Danville	KY	Boyle	7/31/1998
East Main Street Historic District	419--619 E. Main St.	Danville	KY	Boyle	3/31/1986
First Presbyterian Church	W. Main between N. Fifth and N. Sixth Sts.	Danville	KY	Boyle	3/31/1986
Forest Hill	KY 34, 3 mi. NE of Danville	Danville	KY	Boyle	10/16/1989
Forkland School & Gymnasium	Curtis Road	Gravel Switch	KY	Boyle	2/12/98
Gentry House	KY 150, 0.4 mi. S of KY 150 bypass	Danville	KY	Boyle	11/19/1997
Goodall Building	470 Stanford Road	Danville	KY	Boyle	1/8/14
Granite Hill Farmstead	2570 Lancaster Rd.	Danville	KY	Boyle	11/19/1997
Grimes, Willis House	8803 KY 34	Danville	KY	Boyle	11/21/1997
Guthrie-May House	Routes 37 and 243	Gravel Switch	KY	Boyle	5/28/99

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Hankla-Walker House	.3 miles NW of KY 1920	Perryville	KY	Boyle	7/31/98
Harlan, Elijah House	U.S. 150	Danville	KY	Boyle	6/23/1983
Harlan-Bruce House	5 mi. (8 km) E of Danville off KY 52	Danville	KY	Boyle	11/14/1978
Harlan's Station Site	5 mi. W of Danville on Salt River Rd.	Danville	KY	Boyle	10/21/1976
Harrodsburg Pike Rural Historic District	W side of US 127, from County Line S 3.25 mi.	Danville	KY	Boyle	12/21/1998
Haskins, W. H., House	420 Lexington Ave.	Danville	KY	Boyle	3/31/1986
Hutchings, A., House	KY 52, 0.2 mi W of jct of KY 590 and KY 52	Danville	KY	Boyle	11/19/1997
Jacobs Hall, Kentucky School for the Deaf	S. 3rd St.	Danville	KY	Boyle	10/15/1966
Knox, Abner, Farm	U.S. 150	Danville	KY	Boyle	6/23/1983
Lazy Acres Farm	3910 Hustonville Rd.	Danville	KY	Boyle	5/28/1999
Lexington Avenue-- Broadway Historic District	W. and E. Lexington between N. Fifth and Old Wilderness Rd. and area bounded by N. Larrimore, W. Broadway, and N. Fifth	Danville	KY	Boyle	1/12/1987
Maple Avenue District	Both sides of Maple Ave. between W. Main and High	Danville	KY	Boyle	6/16/1987
Mason, Peter, House	Off US 127, 3 mi. N of Danville	Danville	KY	Boyle	11/27/1991
McClure-Barbee House	304 S. 4th St.	Danville	KY	Boyle	3/7/1973
McDowell, Dr. Ephraim, House	125--127 S. 2nd St.	Danville	KY	Boyle	10/15/1966
McFerran House	US 127, 0.2 mi. S of KY	Danville	KY	Boyle	11/21/1997

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Melrose	US 127	Danville	KY	Boyle	4/3/1986
Mitchell, James P. House and Farmstead	KY 34 (0.4 miles from KY 1856)	Mitchellsburg	KY	Boyle	11/19/97
Mitchellsburg Louisville and Nashville Railroad Culvert	L&N Railroad grade over Buck Creek	Mitchellsburg	KY	Boyle	4/9/98
Mock, Randolph, Farm	Off KY 33	Danville	KY	Boyle	6/23/1983
Moore, Christopher Collins, Farm	3901 Harrodsburg Rd.	Danville	KY	Boyle	12/29/1994
Moore, J. J. House	Junction of KY 34 and 1822	Parksville	KY	Boyle	11/21/97
Old Centre, Centre College	W. Walnut St., Centre College campus	Danville	KY	Boyle	8/25/1972
Oldham, Mary Simpson, House	2907 Perryville Rd.	Danville	KY	Boyle	11/19/1997
Penn's Store	0.1 mile west of KY 243 on Boyle-Casey County line	Gravel Switch	KY	Boyle	2/12/98
Perryville Battlefield	US 150 (west of Perryville)	Perryville	KY	Boyle	10/15/66
Perryville Historic District	Bounded by Sheridan Ave, Wood, Jefferson & 5 <sup>th</sup> Streets	Perryville	KY	Boyle	10/25/73
Pleasant Vale	Lexington Rd.	Danville	KY	Boyle	11/15/1984
Purdum-Lewis-Hutchison House	Curtis Road at the Rolling Fork River	Gravel Switch	KY	Boyle	11/19/97
Rice--Worthington House	.3 mi. S of Faulconer Rd., on S. Buster Pike	Danville	KY	Boyle	3/30/1995
Robinson, James House	KY 1856 (1.5 miles north of KY 34)	Mitchellsburg	KY	Boyle	4/9/98

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Roselawn	US 127	Danville	KY	Boyle	3/13/1986
St James A.M.E.	124 E. Walnut Street	Danville	KY	Boyle	1/23/13
St. Mildred's Court- West Lexington Avenue Historic District	125-162 St. Mildred's Court and 797-852 W. Lexington Avenue	Danville	KY	Boyle	1/28/94
Salt River Road	Along Salt River Rd.	Danville	KY	Boyle	11/19/1997
Second Street Christian Church	228 S. Second Street	Danville	KY	Boyle	1/23/13
Spears--Craig House	0.1 mi. W. of KY 33, 0.6 mi S of Spears Ln.	Danville	KY	Boyle	11/21/1997
Spring Hill (Thomas Lillard House)	S of Danville on U.S. 150	Danville	KY	Boyle	1/27/1983
Stone Bridge at Chaplin Creek	Junction of Cash Road and Old Mitchellsburg Rd	Parksville	KY	Boyle	4/9/98
Stone House on Old Stage Road	KY 34	Bryantsville	KY	Boyle	6/23/83
Tank Pond Railroad Underpass	Jct. of Tank Pond Rd. and KY 34	Mitchellsburg	KY	Boyle	4/9/1998
Terrace Court Historic District	Terrace Court (north & south sides)	Danville	KY	Boyle	8/31/10
Thompson, William House	Off US 68	Perryville	KY	Boyle	6/23/83
Three Gothic Villas	525 Maple Avenue	Danville	KY	Boyle	7/20/77
Todd-Montgomery Houses	229, 243, 251, and 305 N. 3rd St.	Danville	KY	Boyle	3/26/1976
Trinity Episcopal Church	320 W. Main St.	Danville	KY	Boyle	9/15/1977
Union Monument in Perryville	Perryville Battlefield State Historic Site. 2.5 mi. NW of Perryville	Perryville	KY	Boyle	7/17/1997

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Unknown Confederate Dead Monument in Perryville	Address Restricted	Perryville	KY	Boyle	7/17/1997
Vanarsdale, J.S. and Nannie, House	KY 52 in Atoka	Danville	KY	Boyle	11/19/1997
Vermillion House and Farmstead	378 Salt River Rd.	Danville	KY	Boyle	8/14/1998
Wallace, J.S., House	KY 34, 0.4 mi S of Mercer County Line	Danville	KY	Boyle	11/19/1997
Warehouse District	Intersection of Harding and W. Walnut Sts.	Danville	KY	Boyle	3/31/1986
Waveland	0.5 mi. S of Danville	Danville	KY	Boyle	5/6/1976
Wilson's Station	3750 Lebanon Rd.	Danville	KY	Boyle	11/21/1997
Worthington, Charles T., House	0.3 mi. W of Bluegrass Rd., 0.6 mi. N of Gentry Ln.	Danville	KY	Boyle	11/21/1997
Yeager, Samuel, House	KY 590, 0.7 mi. S of jct of KY 52 and KY 590	Danville	KY	Boyle	11/19/1997

Source: National Park Service, U.S. Department of the Interior, National Register of Historic Places. <http://focus.nps.gov/nrhp/>

In addition to the numerous historic sites that are considered to be contributing structures to the seven historic districts, there are a number of individual sites on the National Register of Historic Places. At the current time there are 10 individual sites in Danville and 25 in the remainder of the county. These sites are listed in Table 5-8. There are also numerous other sites that are considered to be eligible for the National Register but have not been placed on the register at this time. These sites are located throughout Boyle County. It is recommended that a set of topographic maps showing the location of the various significant sites be prepared and maintained in the Planning and Zoning office as a reference tool as this information is too extensive to include in the comprehensive plan.

## **HISTORIC PRESERVATION**

Boyle County's historic structures and event, have given Boyle County, its unique character. The county's historic character contributes to the area's current and future potential as a tourist attraction, and its economic development efforts. The restoration and promotion of the Perryville Battlefield will increase both the interest in the historic features of the area while at the same time encouraging new development. The challenge that Boyle County faces in the future, is how it will balance the preservation of the historic character of the community, with new development, without detriment to either. There are several ways to encourage preservation of historic sites. First, it is necessary to identify historic sites. Next, it is necessary to make people aware of the community's historic resources and their significance. While much work has been done in these areas, considerable work remains to be done. More formal preservation techniques are as follows.

## **NATIONAL REGISTER DESIGNATION**

While there are numerous historic districts and sites in Boyle County listed on the National Register of Historic Places, this does little to insure their preservation. An environmental assessment must be prepared for any project that involves a significant Federal action. While this usually means that Federal funding is involved, an assessment may also be necessary—for example, if Federal permits are required. During the environmental assessment, the potential impact of the project on properties either on, or eligible for listing on the National Register of Historic Places, must be determined. If there is a potential negative impact, mitigation measures are required. This may range from restoring the building in conformance with national restoration standards, to simply preparing detailed documentation about the site prior to demolition. No assessment of potential impact is generally required if the project is funded with state or local funds.

## **LOCAL HISTORIC DISTRICT DESIGNATION**

Local historic districts can be designated which can include special zoning provisions. These zones are usually known as "overlay" zones as they usually consist of requirements in addition to the underlying zoning for the area (commercial or residential for example). An overlay zone can be tailored to the area of concern and can include a variety of provisions to encourage or regulate historic preservation. This could include special setback lines to conform to existing

buildings, special sign regulations, restrictions on the demolition or modifications of buildings, additional restrictions on appropriate land uses and so on.

### **DANVILLE ARCHITECTURAL HERITAGE BOARD**

Often an Architectural Heritage Review Board is established in addition to the local district designation, to review proposed development projects and their impact on historic resources. Such a board usually includes persons with historic knowledge as well as building and design experience, who can review projects and determine if a project is compatible. The power of such a board can range from a voluntary program where advisory recommendations are made, to veto power over projects and approval of design elements.

In 1993, the City of Danville passed an historic preservation ordinance that established the Danville Architectural Heritage Board (DAHB). This board has the authority to identify and nominate historic sites, recommend local historic district designations, develop design guidelines, advise those interested in historic preservation, and regulate building alterations and other construction activities in designated districts. At this time, the DAHB has developed design guidelines and recommended local historic districts.

The City of Danville has expanded their downtown historic overlay district to include the downtown commercial district and a section of the adjacent Broadway and W. Lexington Avenue District. This designation requires all property owners to obtain a Certificate of Appropriateness before performing any work on the exterior of a building in the historic overlay district or before building any new structures in the district to ensure the character and scale of these central historic districts are maintained. Currently only Danville has authorized a local historic district through ordinance, but other historic districts in Boyle County should be considered for this extra layer of protection, particularly Merchants' Row in Perryville.

### **PRESERVATION RESOURCES**

- **Architectural Heritage Board**- Oversees rehabilitation projects, demolition, and new construction in the downtown historic overlay district; advises on appropriate signage, rehabilitation practices, and new construction in the overlay districts; maintains the City's status as a Certified Local

Government, which permits the DAHB to receive funding for local preservation training, National Register nominations, or preservation planning.

- **Boyle Landmark Trust**- Catalogues historic resources countywide; offers preservation education programs; consults on historic property purchases and rehab projects.
- **Main Street Perryville and Heart of Danville Main Street Programs**- Maintains and manages many of the properties along Merchants row; consults on historic property purchases and rehab projects, as well as appropriate commercial development of downtown properties; helps property owners seek out incentives to finance preservation projects.
- **Forkland Community Center** - Its aims are both to preserve and promote the rural heritage of our unique and scenic Knobs area, and also to provide a facility for many educational and recreational community activities. (as per their website: <http://forklandcomctr.org/joomla/>)
- **Danville-Boyle County Public Library**- Maintains extensive collections and digital archives of the County's historic resources; advises on deed and property research.

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## COMMUNITY FACILITIES

### INTRODUCTION

Community facilities are comprised of buildings, lands, and services that meet the needs of the general public. These facilities and services support and strengthen the social fabric of the community, and include: schools, libraries, parks, municipal buildings, public safety services and sanitary facilities. Not only do community facilities strengthen the social fabric of the community, but they also play a major role in attracting and retaining residents to Boyle County, and its cities. However, these facilities and services come at a cost; thus, this section will highlight the age and condition of existing facilities and services, providing information to Boyle County and its cities, on how the conditions of the buildings may affect future revenue needs of the jurisdiction. This chapter splits the community facilities into the corresponding sections: Education; Recreation Facilities; Public Protection (including Police, Fire, and Emergency Medical Services); Health Facilities; Public Utilities; Solid Waste; Local Government Buildings.

### PUBLIC SCHOOLS

The residents of Boyle County are served by two public school districts: Boyle County School District and the Danville Independent School District.

### BOYLE COUNTY SCHOOL DISTRICT

As of August 2015, the Boyle County School District had an enrollment of 2,741 pupils. Enrollment by school is shown in Table 6.1. The school district operates five schools, including: three elementary schools, one middle school, and one high school. The elementary schools are: Woodlawn Elementary, Perryville Elementary, and Junction City Elementary. The Boyle County School District Central Campus is located near west Danville at the intersection of U.S. 150 and the U.S. 127 Bypass. The Boyle County High School, Boyle County Middle School, Woodlawn Elementary School, and Board of Education offices are all located on the central campus. The Boyle County School System also operates a day treatment. Table 6-1 is a summary of school facilities for both the Boyle County School District and the Danville Independent School District. Recently completed improvement projects for Boyle County include: total renovation of Perryville Elementary and Junction City Elementary Schools, the addition of a gym at Woodlawn Elementary

School, and the addition of science labs and administrative offices, as well as the renovation of the kitchen and cafeteria at the Boyle County Middle School. A facilities plan was completed but still on-going for the school district in 2015. Major renovations to Boyle County High School and Boyle County Middle School included all new lighting, ceiling, windows and new state of the art geothermal HVAC systems. Plans are currently being prepared through the LPC that would either totally renovate Woodlawn Elementary School or include a process of implementing a new school building on the campus as well in the next two years.

**TABLE 6-1 SCHOOL FACILITIES, 2015**

School	Year built	Acres	Building area (S.F.)	Classrooms	Grades	Enrollment
<i>Boyle County District</i>						
Boyle County High School	1963	82.22	126,500	52	9-12	863
Boyle County Middle School	1971		66,281	25	6-8	632
Woodlawn Elementary	1977		46,171	30	P-5	598
Junction City Elementary	2002	23.5	49,765	21	P-5	374
Perryville Elementary	2002	13.6	49,765	14	P-5	274
<i>Danville Independent</i>						
Danville High School	1963	15	139,000	51	9-12	515
Bate Middle School	1974	28	85,000	22	6-8	420
Edna L. Toliver Elementary	1928	6	55,500	23	K-5	300
Marg G. Hogsett Elementary	1958	10	37,000	21	PK-5	280
Jennie Rogers Elementary	1956	5	36,500	19	K-5	250

## **DANVILLE INDEPENDENT SCHOOL DISTRICT**

The Danville Schools serve about 1,800 students Pre-Kindergarten to 12<sup>th</sup> Grade. Enrollment at each school is shown on Table 6-1. The District includes three elementary schools (K-5), one middle school (grades 6-8), and one high school (grades 9-12). The district also serves students housed at the Christian Church for Children. The student population is quite diverse, with 21% minority students, and over 55% of students economically disadvantaged.

The Danville District in 2013-2014 was designated as a District of Innovation by the Kentucky Department of Education. This status allows the district to uniquely create teaching and learning opportunities for 21<sup>st</sup> Century students. The district provides comprehensive program opportunities that include extra-curricular activities such as sports, after-school services and family resource support. Technology is a major component in the District agenda to serve all students. The District's technology needs are constantly being updated, and the District has a strong focus on the arts—employing a full-time Arts director to oversee the program.

In the last decade, the District has completed several major facility renovation projects, as well as renovations at each school. Danville High School experienced the renovation of its Performing Arts Center and its science labs. The middle School, and the three elementary schools, had HVAC upgrades in 1999. The District is also considering a major HVAC upgrade at the high School that will also include energy conservation measures. The current district facilities plan reflects over \$30 million dollars of unmet facility needs. In 2018-2019, a newly renovated Toliver Elementary will become the district wide elementary school for grades 2-5. Jennie Rogers Elementary will become a primary school, housing the district's Kindergarten and 1<sup>st</sup> graders. Hogsett Elementary will become the preschool and central office for the Danville Board of Education. Work on the elementary redesign is underway, and groundbreaking at the Toliver site started in 2016.

## **KENTUCKY SCHOOL FOR THE DEAF**

Kentucky School for the Deaf (KSD), established in 1823, is a state operated public school serving the education (grades P-12) needs of deaf and hearing-impaired students. KSD is located on a 160-acre campus, including historic Jacobs Hall (erected 1857), classrooms, dormitories, and student activities building. The 2015-

2016 enrollment was 95 students. Approximately 75% of the students live on campus during the week. The balance of the students live in Boyle and nearby counties and are transported daily by the respective local school districts.

KSD is collaborating with the Danville and Boyle county school systems to house programs: Danville's Central office is housed in Barbie Hall at KSD, and KSD has implemented a CCR Exchange Program that is housed in the Argo McClure Hall that includes students from Burgin High School and Danville High School. KSD has identified a need for a new campus design based on a facility planning process. It recommends a downsizing of the present campus, to a more compact design, with the majority of the services on the eastern side of South Second Street.

## **PRIVATE AND HIGHER, POST-SECONDARY EDUCATION**

### **BLUEGRASS COMMUNITY AND TECHNICAL COLLEGE**

The consolidation of Lexington Community College and Central Kentucky Community College resulted in the formation of BCTC, a comprehensive community and technical college, with three Lexington Campuses (Cooper Drive, Leestown Rd, Newtown Road), and campuses in Danville, Lawrenceburg, and Winchester. BCTC is a public two-year postsecondary institution of the Kentucky Community and Technical College System (KCTCS). BCTC provides a wide range of education and training opportunities including: general education transfer courses, technical programs, and specialized training for business and industry. Students may earn certificates, diplomas, or associate degrees, or complete courses for transfer into a four-year university. The Danville Campus of the Bluegrass Community and Technical College (BCTC), which opened in 2002, is situated on 30 acres in the John Hill Bailey Industrial Park at 59 Corporate Drive. This facility represents phase one of the two-phase construction project originally planned. Phase 2, not yet funded by the General Assembly, will double the size of the existing facility which is 35,000 square feet.

### **DANVILLE MONTESSORI SCHOOL**

Danville Montessori School was founded in 1975 and is an affiliate of the American Montessori Society. The school provides Montessori education to over 100 students, early childhood through sixth grade. Danville Montessori School is located at 411 East Main Street near downtown Danville. The site includes two

classroom buildings and a large outdoor area comprised of a playground and garden.

The goal of Montessori education is to encourage the development of self-actualizing individuals capable of independent problem solving and responsible choice. Educational programs at the early childhood and elementary levels are designed to meet this goal. Supportive, individualized instruction encourages the child, through success with concrete Montessori materials, to move toward abstraction. Personal responsibility is an outgrowth of the self-control required by membership in a working community of children and adults. Developed in the early 1900's by Italian physician and anthropologist, Dr. Maria Montessori, the Montessori Method of education has been validated by over a century of research in the areas of cognition and learning. Dr. Montessori observed that children learn through purposeful movement and interaction with concrete materials in an enriched environment supported by interaction with a mixed-age group of peers and teachers trained in child development and the method.

### **CENTRE COLLEGE**

Centre College, founded in 1819, is a small private, co-educational, 4-year liberal arts college, which confers Bachelor of Arts and Bachelor of Science degrees. Over the past five years, enrollment has experienced modest but steady growth. The 2015 fall enrollment was 1367.

Centre's campus is located west of and adjacent to Danville's Central Business District. Centre now has approximately 130 acres.

The major recent improvement has consisted of the expansion/renovation of the multimillion-dollar College Center—a state of the art academic/athletic complex. The renovation of and expansion of Sutcliffe Hall gives the Centre a 122,000 square foot fitness, recreation, and athletic facility, with 62,700 square feet, in new construction, and 59,300 square feet in renovation space. Crouse Hall, which includes the Grace Dougherty Memorial Library, classrooms and faculty offices, is a 75,000 square foot education facility with 25,000 new square feet and 50,000 square feet of renovated space.

Since 2006, Centre College has built Pearl Hall dorm, which is 5,900 square feet, and Brockman Residential commons, which is 47,394 square feet. Additional new

construction has included Chowan multipurpose building, 21,200 square feet, as well as Campus Center, a dining/student center which is 46,569 square feet. Young Hall science building added a 40,000 square foot addition to the existing 45,000 square foot building. In 2013, Centre built an artificial turf Lacrosse field and a softball field. Additional improvements include an ongoing renovation of all existing dorms.

### **EASTERN KENTUCKY UNIVERSITY - DANVILLE CAMPUS**

Eastern Kentucky University Danville is one of three extended campuses of EKU. Located in Danville Manor Shopping Center, EKU Danville opened its current facility in 1995 and has more than tripled its student enrollment over the last ten years. This center has seventeen classrooms; among them five interactive TV rooms, a science laboratory, and three computer labs with high-speed Internet access. Classes are available from 8 a.m. through 10 p.m., and on Saturdays. Currently the campus serves almost 500 undergraduate and graduate students from Boyle County and the surrounding area in traditional classrooms and online.

Almost 150 classes are offered on-site for each semester. Most students can complete all of their general education classes at the Danville campus. In addition, they can complete entire degrees or substantial portions of degrees in the following areas:

- Associate degree in General Studies
- Associate degree in Paralegal Studies (online)
- Associate degree in Corrections and Juvenile Justice Studies
- Bachelors degree in Corrections and Juvenile Studies
- Bachelors degree in General Studies
- Bachelors degree in Paralegal Studies (online)
- Bachelors degree in Psychology

Student services offered at EKU Danville include academic advising, library resource, free tutoring, financial aid counseling, residual ACT testing, class registration, and opportunities to serve on the Student Government Association. Service learning opportunities are also available. Area high school seniors can

participate at ECU Danville in the Dual Credit program, which allows eligible high school seniors the opportunity to take free college classes in each of their junior and senior semesters. This program also pays for the student's tuition.

### **AMERICAN NATIONAL UNIVERSITY**

American National University (ANU), formerly known as National College, has been located on East Lexington Avenue in Danville since 1974. ANU changed their name to reflect their status as a graduate-level institution offering diverse academic, online, international, ESL, and corporate training programs. ANU is an accredited College, dedicated to the training of its students in a variety of different fields. American National University—which has 31 campuses in five different states—offers Associate Degree, and Diploma programs in the allied medical, business and technology fields. Enrollments have steadily decreased over the years from 400 students, to approximately 100 students in 2016.

### **DANVILLE CHRISTIAN ACADEMY**

In 1994, Calvary Baptist members formed a group to study the idea of starting an interdenominational Christian school in Danville, KY. After two years of prayer and preparation, Danville Christian Academy opened for operation on August 15, 1996. DCA began with one full time teacher and twelve students. Despite some early adversity, the school has been blessed with continued growth as many DCA supporters have maintained their faithful support and God has provided.

After a successful capital campaign, DCA moved into its permanent Shakertown Road home in January 2010. Over 200 students are now enrolled, ranging from Pre-K through grade 12. The school is currently conducting a second capital campaign to meet the demands of its growing enrollment.

Danville Christian Academy's mission is to provide students academic excellence in a Christ-centered environment, and to help them grow spiritually, academically, and socially. The curriculum offers traditional subject areas as well as music, art, foreign language, and physical education. In addition, students have the opportunity to participate in a variety of varsity sports. The academy's rigorous curriculum, coupled with an experienced, qualified teaching staff, aims to produce Christ-like scholars, leaders and servants who will influence their

communities and the world. Students pay tuition to attend the academy, but financial assistance is available.

## **RECREATION FACILITIES**

### **CITY OF DANVILLE**

Danville has a variety of recreational opportunities available to residents. However, Danville's recreation facilities provide service to a much larger population than that contained in the city itself. Besides serving most of Boyle County, residents in portions of Garrard, Lincoln and Mercer Counties also use Danville's recreation facilities.

The City of Danville owns and maintains the following parks and recreational properties:

### **COMMUNITY AND NEIGHBORHOOD PARKS**

1. Henry Jackson Park - a 46-acre community park located in the northwest quadrant of the city. It contains a lighted Little League size baseball/softball field, a practice baseball/softball field, a picnic area, playground facilities, a handicapped accessible walking trail, and an 18-hole disc golf course.
2. Batewood Park - a seven-acre neighborhood park located in south central Danville. It contains a picnic shelter, playground facilities, basketball courts, hardscape areas, and access to the Clark's Run Multi-use connector walking trail (connecting E. Main and Henson Road).
3. Cowan Street Park - a five-acre neighborhood park located in west central Danville. It contains a football/soccer field, one basketball court, a walking trail, playground and picnic area.
4. Henson Park - this nine acre site located near the water treatment plant pond facility at the east end of East Main Street is currently being developed as a passive natural wetlands area. The park was completed in 1996 and will contain a seven acre lake vegetated with cypress trees, black gum and other wetland species. The park will be used for educational purposes and will also include a handicapped accessible trail and picnic shelter.

5. Millennium Park: a 125 acre regional park that has little league baseball complex with 4 fields, softball with 4 fields, a soccer complex, football complex, a fishing pond, walking and biking and pedestrian trails, shelters and pavilions, and multiple playgrounds.

### **PLAYGROUNDS/MINI-PARKS**

1. Lexington Avenue Park - a 2-acre water education park in front of the Coldiron (Danville) Water Plant. The space will be renovated in 2017 to include multiple playground areas, a picnic area, splash play feature, interpretive water education area, and walking trail.
2. Butler Drive Park – a 0.75-acre park with a wooded trail, playground and picnic facilities.
3. Weisiger Park - a newly renovated 0.65-acre urban plaza adjacent to Boyle County Courthouse. The park contains a performance stage, hardscape plaza, ornamental garden areas, and water features. This park provides central event space for downtown events
4. McDowell Park -formerly a 2.4-acre city park is actually a historic cemetery adjacent to the Presbyterian Church and adjacent to Centre College. The park is mostly lawn and trees. The park was conveyed to the Presbyterian Church in May 1993.

### **PROPOSED PARKS AND PROPOSED & CONSTRUCTED TRAILS**

The City and County governments continue to work with the volunteer group known as the Boyle County/Danville Trail Alliance to develop a multi-use pedestrian trail system to be maintained as a linear park system. This system will contain features such as a Mountain Bike area among other active and passive spaces. The park, when completed will encircle most of Danville proper and will provide access to schools and natural features such as Clarks Run and Spears Creeks. The park will be developed in stages as easements are obtained through purchase or dedication during development. The main feature of the park will be a trail along the Clark's Run creek corridor. This trail will tie together other park areas and neighborhoods. In more open, developed area, the trail will be wider and possibly paved for exercise cycling, jogging and walking. In less developed areas with dense vegetation, the trail would be unpaved for hiking and nature study.

## **CITY OF PERRYVILLE**

There is only one city owned park in Perryville. In 1986, assisted by Army Corps of Engineers funding, Baril Park, a linear park, was developed along the Chaplin River in the center of town, behind Merchant's Row. The park contains walking paths and green space. Because the park is in the floodplain, no structures may be built.

## **BOYLE COUNTY**

County maintained facilities include Whites Park, Constitution Square and the Boyle County Fairgrounds—which contains 25 acres including horseshow rings, playground, two small shelters, restrooms and an exposition building. A Fair Board operated shelter with a stage and a cattle and sheep exhibition building. There is also an outdoor exhibit area with bleachers for truck pulls and similar activities. The fairgrounds are located on the U.S. 127 Bypass north of Perryville Road. Constitution Square historic site is a three-acre historic park, owned and maintained by Boyle County Fiscal Court, and containing outdoor museum log cabin replicas. Ten constitutional conventions took place here between 1784 and 1792. The park is located at 105 E. Walnut Street in the Central Business District of downtown Danville and includes green space, historic building reproductions and picnic areas. The state Barbeque Festival is held here each year. The county also maintains a park in Mitchellsburg. The Mitchellsburg Park is a one-acre park at Mitchellsburg with a playground and general-purpose playfield. Crawford Springs Park, which is managed by Perryville Battlefield Preservation group, contains four acres on Harrodsburg Road (U.S. 68) north of Perryville. It has picnic areas, nature trails and a multi-purpose building.

## **SCHOOL RECREATIONAL FACILITIES**

In addition to the other facilities mentioned above, there are numerous recreational facilities owned by the two school districts in Boyle County, Kentucky School for the Deaf and Centre College. There is a cooperative agreement between the schools and cities whereby residents can sometimes use school facilities and likewise, the schools can use city facilities for school sponsored activities. This greatly enhances the efficient utilization of these facilities and the quality of life in Boyle County. The major recreational facilities owned by the Danville Independent School District are located at Bate Middle School. These facilities include Admiral Stadium with a football field and track, four tennis courts,

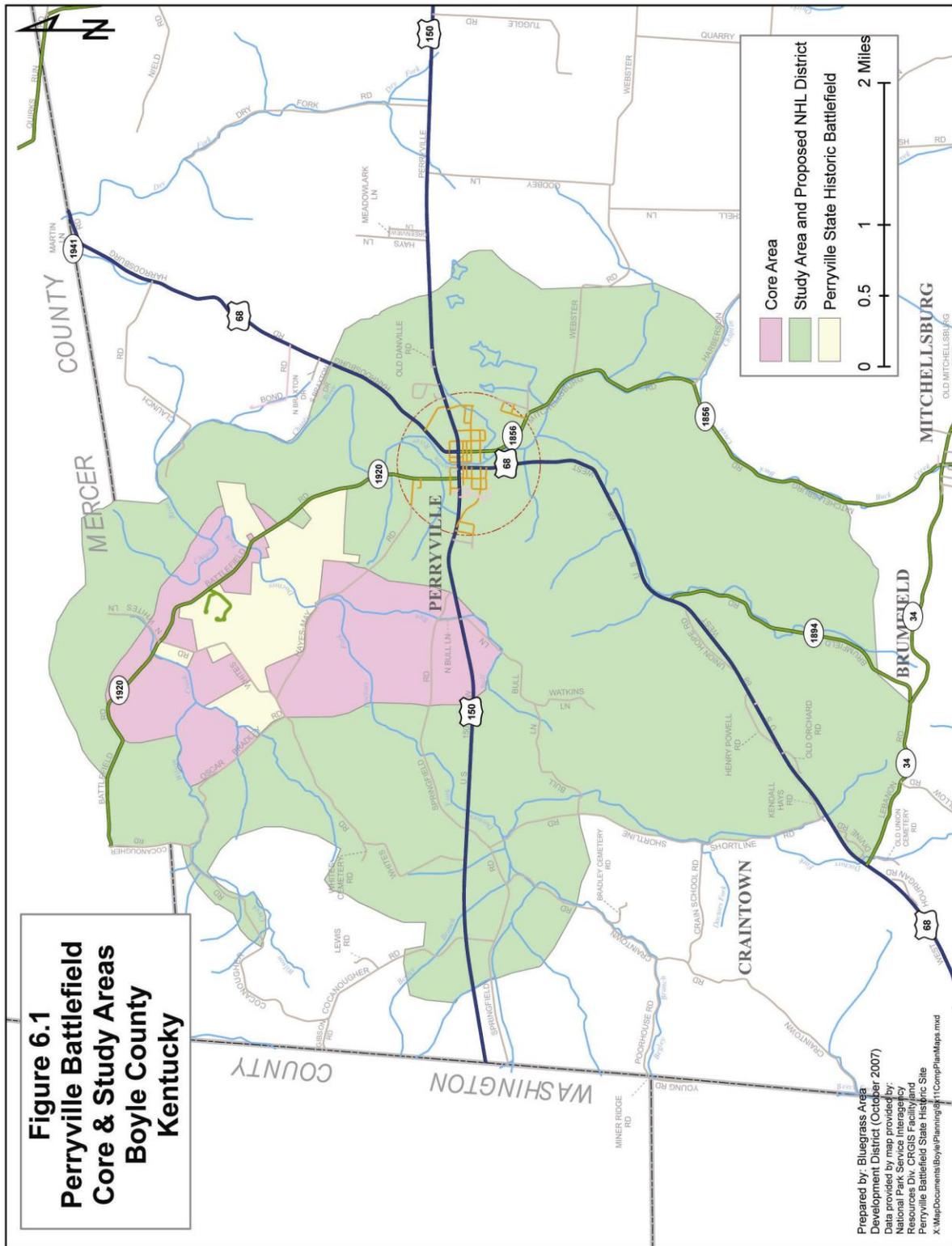
an unlighted baseball complex, a soccer field and gymnasium. Danville High School has a practice football field and indoor gymnasium. Each of the three elementary schools has a playground and gym.

The majority of public recreational facilities in the unincorporated areas of Boyle County are those belonging to the Boyle County School District. The District's properties include an 86-acre site at Boyle County High School with four tennis courts, one baseball/football field complex, playgrounds, two soccer fields, and a gym. In addition, Boyle County Middle School has a gym and Woodlawn Elementary School has a playroom inside and a playground outside.

There is also a five-acre recreational area at Junction City Elementary School. It contains basketball courts, general playing fields, playgrounds, a concession stand and a picnic pavilion with grills. This recreational area is maintained by Junction City. A playground is located at Perryville Elementary School. Both Junction City and Perryville Elementary schools have gymnasiums.

Centre College has an indoor pool, two gymnasiums, a three-court multipurpose recreational gym, an elevated three-lane jogging track, two racquetball courts, a wallyball court, and the Buck Fitness Center: a fully equipped facility offering free weights, plate-loaded and machine-lifting opportunities as well as a variety of aerobic machines; outside, there is a full-size track, multipurpose field, soccer fields, and tennis courts.

**FIGURE 6.1 PERRYVILLE BATTLEFIELD CORE & STUDY AREA**



## STATE PARKS

### PERRYVILLE BATTLEFIELD STATE HISTORIC SITE

The Perryville Battlefield State Historic site contains approximately 1000 acres on which the heaviest fighting of the October 8, 1862 Civil War Perryville Battle took place. This historic site is owned by the Commonwealth of Kentucky and is managed as Perryville Battlefield State Historic Site by the Kentucky Department of Parks. It is located northwest of Perryville off of KY 1920. An additional 250 acres is owned by the Civil War Trust and managed by the KY Department of Parks and Friends of Perryville.

The Battlefield Park received an estimated 200,000 visitors in 2005. The park is available for passive recreational uses such as picnicking, hiking, reunions, and re-enacting. An annual re-enactment of the Battle of Perryville has been held in early October since 1962 and is growing in popularity each year. Military training exercises and staff rides are conducted at the Park regularly as part of Army and National Guard maneuvers. The troops come from Fort Knox, Kentucky and Fort Benjamin Harrison, Indiana. The drills involve up to 150 participants at a time. The park serves an estimated 2,000 Kentucky school children each year as well.

The Perryville Battlefield is designated a National Historic Landmark. In 1990, the American Battlefield Protection Program identified the Perryville Battlefield as one of 25 priority Civil War Battlefields in the nation. The significant battlefield land to the north and west of the town of Perryville is roughly 3,400 acres, and purchase of more of this property is the principle goal of the Perryville Battlefield. This area is shown as the core area on Figure 6-1 and has been included in the National Historic Landmark Boundary. It is comprised of small and moderate size farms with rural residences and agricultural structures. This land is as important historically and the parkland includes important private lands that relate to the Battle and define its view-shed (page 3, Battle of Perryville, [Resource Management Plan](#)).

Besides the continuing initiative to purchase battlefield land north of the existing park, the park has added over 21 miles of interpreted trails. The park also has entered into a partnership with Kentucky Fish and Wildlife and has turned 624 acres into natural wildlife habitat. The museum has recently been renovated by the Friends of Perryville and includes a 28 minutes interactive movie.

## **OTHER RECREATIONAL RESOURCES**

A 30,000 square foot Wellness Center is located on eight-acre site along the U.S. 127 Bypass which is owned by the Ephraim McDowell Regional Medical Center. The center is used for physical therapy, occupational therapy and recreational uses. This facility will allow the hospital to offer outpatient rehabilitation services, nutrition counseling and general physical fitness programs for the public. The Wellness Center includes fitness and exercise equipment and an indoor swimming pool that can be used for water therapy.

Herrington Lake borders Boyle County on the northeast, and affords recreational opportunities for fishing, boating, and skiing. Several privately owned boat docks/ramps are located in Boyle County on Herrington Lake.

Forkland Community Center, in western Boyle County near the Casey County line, is located on approximately 14 acres. The community center, founded in 1971, is located in the Old Forkland School building, which also houses a museum of area-related importance. In October of each year, the Forkland Festival draws thousands of tourists to the museum. This property is owned by a non-profit organization. The grounds also contain a tennis court, picnic shelters, and softball field, as well as nature trails.

Central Kentucky Wildlife Refuge containing 525 acres is located in southwest Boyle County on Carpenter's Creek Road. This refuge was founded in 1965 as a nature preserve for environmental education and research. This facility offers 5.3 miles of nature trails and picnicking for small groups.

Additional recreational opportunities are available at private and semi-public facilities such as Danville Country Club, Old Bridge Golf Course, Streamland Community Pool, an outdoor pool at the William E Bunny Davis Recreational Complex, two soccer fields at Matthews and two soccer fields at American Greetings and a softball field at Donnelley.

## **OTHER ARTS OPPORTUNITIES**

It should be noted that high quality cultural activities are available in Danville at the Community Art Center, the Norton Center for the Arts at Centre College, and the Pioneer Playhouse on Stanford Road. The Norton Center for the Arts offers a

variety of music, theater, and dance performances, as well as a changing art exhibit area. The Pioneer Playhouse is an outdoor dinner theater that stages Broadway plays during the summer months. Additionally, West T. Hill theater, located in downtown Danville, provides indoor plays throughout the year.

## **PARKS AND RECREATION DEPARTMENT**

The Danville - Boyle County Parks and Recreation Department is funded jointly by the City of Danville and Boyle County. This agency is responsible for managing city and county recreational facilities. They also conduct a variety of recreational programs. The Parks and Recreation Department is also responsible for implementing the Danville - Boyle County Master Park Plan. The major goals of the plan are as follows:

1. Maintain Millennium Park, a regional park (65 acres or more) as a joint effort by Danville and Boyle County.
2. Develop a linear park in the City of Danville, along Clark's Run Creek as described earlier. The Danville-Boyle County Trails Alliance plans to develop county wide connections for pedestrian/bike ways. (Chapter 7 Danville/Boyle Pathways & Trails)
3. Develop activities accessible to the handicapped, disabled and aged.
4. Other needs that have been identified are the need for a multi-purpose building/water complex with a public outdoor pool. Additional soccer fields are also needed to reduce the dependency on private facilities.

## **PUBLIC PROTECTION**

### **LAW ENFORCEMENT**

Based on current generally accepted standards, 1.5 to 2.0 police officers are recommended for every 1,000 persons in the population. The nationwide average number of police department personnel per city, is 1 police officer per 600 residents. Larger, more urban areas tend to have more employees per capita. Smaller, more rural or suburban areas tend to have somewhat fewer police department employees per capita. Boyle County and its incorporated areas have approximately 43 uniformed officers. Based on an estimated 2005 population of 28,132, this means that there are 2.13 officers per 1,000 of population.

### **DANVILLE POLICE DEPARTMENT**

Danville employs 35 full-time police officers, has a fleet of 40 cruisers and utilizes its own canine unit. The Danville police station is located on Main Street in City Hall. The Department prides itself on maintenance of an emergency response time of less than three minutes. The Department has added a school resource officer for the Danville School System. Goals over the next five years include adding new and modern equipment, and adding additional officers.

### **PERRYVILLE POLICE DEPARTMENT**

The police department is located in the old city hall building. Perryville employs one full-time and one part-time police officer/patrolmen. The city owns one police cruiser. The Department has no future plans for expansion. The Department utilizes a program of regular maintenance of equipment.

### **BOYLE COUNTY SHERIFF'S DEPARTMENT**

The Sheriff's Office operates and is located inside the Boyle County Courthouse. The Boyle County Sheriff's office employs the Sheriff and 10 full-time deputies who are assisted by a number of part-time deputies, court security officers, special deputy sheriffs, administrative personnel and specialized support personnel. The office maintains a fleet of cruisers, 4-wheel drive units, ATVs and bicycles. The Boyle County Sheriff's Office collects taxes, transports prisoners, serves court processes, responds to traffic accidents, responds to 911 calls and is the primary law enforcement provider for unincorporated areas of Boyle County. With the support of the Boyle County Schools, the office provides a School Resource Officer for the Boyle County Schools. The agency will assist Junction City, Perryville, and Danville Police Departments as needed, as well as the Kentucky State Police. As a community resource the office offers and can assist with emergency management, security assessments, community education, K-9 demonstrations and much more.

The goal of the Boyle County Sherriff's Office is to add more deputies to assist with the different functions that are assigned to the office. Maintaining a proper fleet of vehicles is an on-going goal.

## **NORTHPOINT TRAINING CENTER**

Northpoint, owned and operated by the Kentucky Department of Corrections, was established in February 1983. This medium-security prison was converted from a state hospital. Northpoint is located on a 484-acre farm that is still being cultivated. The prison currently installing new energy efficient boilers for heat. The prison is accredited by the American Correction Association and is currently rated for approximately 1,256 prisoners. Over 300 employees staff the jail.

Northpoint water service is provided by Danville water systems through Lake Village and sanitary sewer is provided by City of Danville.

## **FIRE PROTECTION**

### **DANVILLE FIRE DEPARTMENT**

The Danville Fire Department operates two fire stations, one located in downtown Danville on West Main Street (Central Station) and the second one located on the 150/127 Bypass at 100 Fireside Drive. The Central Fire Station is slated for renovation in five years. The fire department has 25 full-time fire fighters and 26 volunteer positions. All full-time fire fighters are trained as Emergency Medical Technicians. The fire crew is all HAZMAT certified, and have IFSAC International Fire Accreditation Service accreditation at level one firefighter or higher. In fact, 96% of Danville's fire department personnel have attained level two accreditation. The Fire Department also has 12 IFSAC instructors. The city has a Class 4, ISO fire insurance rating. In 2014, the Danville Fire Department responded to 803 fire incidents, and 165 incidents to motor vehicles.

The fire department has three frontline, triple-combination, and 1,500 gallon per minute pumper trucks. They also have a 100-foot aerial platform ladder truck with a 1,500-gpm pump. The Fire Department recently acquired a Rescue truck, to provide response to hazardous materials incidents, mobile decontamination, confined rescue spaces, and support services to Danville and Boyle County. The Fire Department administration is provided with two Ford Explorers, and two large and two light-duty pick-up trucks. Danville also maintains 901 hydrants, tested twice a year.

Danville Fire Department maintains mutual agreements with Junction City, Perryville, and the Boyle County Fire Districts, and Harrodsburg, Burgin, Lancaster,

and Stanford. Danville is currently changing their NIM's National Incidents Management Assistance Federal Homeland Security regulations in regards to mutual agreements with other fire departments.

### **BOYLE COUNTY FIRE PROTECTION DISTRICT**

Fire protection in the unincorporated areas of the County is provided by Boyle County Fire Protection District. The Fire Protection District maintains seven stations located as follows:

- Station #1 1500 Lebanon Road - (Industrial Park area)
- Station #2 Perryville Road - adjacent to Perryville city limits
- Station #3 Cemetery Road - Parksville
- Station #4 Airport Road – Stuart Powell Field in Junction City
- Station #5 Mitchellsburg - Old New Pike
- Station #6 Forkland – behind the Community Center
- Station #7 4022 Lexington Road

All these stations have been renovated since 2000. Each station is equipped with a tanker, pumper, and utility truck with six (6) rescue trucks located throughout the county. The oldest pumper is a 1995 model. The fire district has an ongoing program of purchasing new pumpers to insure quality equipment. The communications system has been updated to include hand held portable radios with a repeater system to enable countywide contact with the Department. The county maintains 34 fire hydrants and has an ISO rating of six/nine.

The County fire district is manned by: a full-time chief, two part-time assistant chiefs, and one full-time clerk. Approximately 90 volunteers are available to respond to calls and for training. Half of the volunteers are certified fire fighters. Approximately 10% of the fire fighters are EMT trained, even though the fire district is not directly affiliated with Boyle County EMS.

In 2014, the Department responded to 263 calls for service. Sixteen (16) were actual structure fires, while car/vehicle accidents accounted for 71 calls.

## **PERRYVILLE FIRE DEPARTMENT**

The Perryville Fire Department is located adjacent to Perryville City Hall. The Perryville Municipal Volunteer Fire Department has a force of 25 volunteers including one chief and an assistant chief. The department has approximately 40 calls for service per year, with an average of 1 structure fire call per year. The balance of the calls are alarm drops, hazardous materials related, weather related, vehicle/grass fires and medical assists with Boyle County EMS. The department has increased training for the firefighters to include EMT, medical first response and Haz-Mat training in order to better fit the response needs of the community. The department has 7 Kentucky certified instructors on the roster, and approximately 50% of the firefighters are certified to the IFSAC 1 or 2 level. PFD also has staff certified for inspection and investigation activities.

The city has one 1,250-gpm pumper truck and is in the process of replacing an out of service 2<sup>nd</sup> engine.

The department provides a full range of services to the citizens of Perryville such as fire inspections, fire investigations, fire education and fire prevention activities. Commercial occupancies are inspected yearly to pre-plan and provide lifesaving improvements to the businesses.

Perryville Fire Department maintains a state mutual aid agreement for surrounding agencies to assist. There are 78 fire hydrants in the city assisting fire protection. The city's current insurance rating is a class 4, recently improved from class 5 in 2014. This is the second rating improvement for the department.

## **BOYLE COUNTY EMERGENCY MEDICAL SERVICES**

### **BOYLE COUNTY E.M.S.**

The EMS headquarters is located on 1856 S. Danville Bypass. The Boyle County Fiscal Court operates on a paid ambulance service; consisting of 21 full-time paid personnel (11 paramedics and 10 EMT's). Boyle County owns six ambulances—four are operated twenty-four hours a day, and three chase vehicles, and two response vehicles. These aforementioned ambulances and chase vehicles carry cardiac defibrillators, advanced airway equipment, and a plethora of medications. Boyle County EMS is in the process of adding a special operations

regional response team that deals with hazardous materials and technical rescue training

## **HEALTH FACILITIES**

### **EPHRAIM MCDOWELL REGIONAL MEDICAL CENTER**

Medical and surgical services are provided for residents of Boyle County and surrounding counties by Ephraim McDowell Regional Medical Center in Danville. The 222-bed facility serves as a regional hospital for patients in and around its service area, which includes Boyle, Casey, Garrard, Lincoln, Mercer, Marion and Washington counties.

Services provided include a Level III Trauma Center offering 24-hour emergency care, an accredited Chest Pain Center with PCI, diagnostic services, critical care, women's health, Level I and II newborn nursery, outpatient services, oncology services, outpatient pharmacy, physical therapy, occupational therapy, speech language pathology, cardiovascular catheterization labs, 3-D digital mammography, nutrition services, nuclear medicine, respiratory care, behavioral health, transitional care, community education and dialysis.

Other services include an Ortho Spine Center accredited by the Joint Commission, Wound Healing Center and a Pain Management Center. The medical center also offers the Ephraim McDowell Diagnostic Center, which provides outpatient laboratory and diagnostic imaging services, including an Open MRI, CT Scan and 3-D digital mammography. Other entities in Boyle County within the Ephraim McDowell Health system are McDowell Place of Danville (an independent and assisted living community), Ephraim McDowell Heart & Vascular Institute, Ephraim McDowell Commonwealth Cancer Center, Ephraim McDowell Sleep Disorders Center, Ephraim McDowell Urology, Ephraim McDowell Diabetes & Endocrinology Center, Ephraim McDowell Adult Medicine, Ephraim McDowell Family & Internal Medicine, Danville Family Physicians, Bluegrass Immediate Care, Ephraim McDowell Neurology, Ephraim McDowell Pulmonology, Ephraim McDowell Kids Can Do Pediatric Therapy Center, Ephraim McDowell Spine Physical Therapy, McDowell Wellness Center, MedSource (durable medical equipment and supplies) and A Children's Place (a children's learning and development center). The Medical Center has a growing medical staff of more than 100 physicians offering 39 specialties.

## **PUBLIC UTILITIES**

### **PUBLIC WATER SYSTEMS**

The City of Danville and the Parksville Water District, and the Lake Village Water Association provide public water in Boyle County. The City of Danville has roughly 10,172 total water customers and the Parksville Water District, serves 1,491 customers. In addition, Danville and Lake Village provide service to the Northpoint Training Center serving 1,256 persons. The service population of each utility is listed in Table 6-2. All of these systems depend upon the Danville Municipal Water Treatment Plant as the supply and treatment source. The Lake Village Water Association also purchases treated water from the City of Harrodsburg which serves a portion of the system in Mercer County owned by the Association.

### **DANVILLE WATER SYSTEM**

All public water in the county is provided by the City of Danville. In addition to its own customers, Danville is the sole potable supplier to Parksville Water District and Hustonville. It is also a joint supplier with Harrodsburg to the Lake Village Water Association, as well as a joint supplier with Lancaster to the Garrard County water Association. Danville has emergency supply connections with the Stanford Utility Commission and the Springfield Water and Sewer Commission.

This system, managed as a direct function of the mayor and city commission, is the third largest in the Bluegrass Region. Water storage for the Danville system is provided by a clearwell at the water treatment plant as well as by eight storage tanks. These tanks provide 6.7 million gallons of storage capacity. Water is also sold in bulk from the Danville South End Fire Station, Junction City's City Hall, and West First Street, Perryville. The project provides for the construction of a new western Boyle elevated storage tank, the construction of an industrial 12" transmission loop, and a 16" transmission main extension.

<b>Table 6-2 Boyle County Water and Sewer Customers</b>		
	<b>Water</b>	<b>Sewer</b>
Danville	10,172	6,825
Northpoint Training Center	1,256	1,256
Parksville Water District	1,580	
Lake Village Water Assoc.	292	
Hustonville	15	
<i>Source: Bluegrass ADD Water and Sewer Rates 2016</i>		

### **PARKSVILLE WATER DISTRICT**

The Parksville Water District serves a total of 1,580 customers. The Parksville Water District describes its territory as all areas of Boyle County west of KY 37, U.S. 127 Bypass, and U.S. 127 west of Junction City and exclusive areas served by the Danville municipal water systems. However, the area of actual service is somewhat smaller.

### **DANVILLE WATER TREATMENT SYSTEM**

Danville's source of water supply is Herrington Lake, which is an impoundment of the Dix River. The intake structure is located at a point midway between Gwinn Island and Dunn Island. Raw water is pumped three miles to the Danville treatment works on East Lexington Avenue. Danville is completing a treatment expansion project moving production capacity to 12 million gallons per day. Provided with the production increase are treatment process enhancements designed to meet treatment objectives along with changing drinking water regulations. Operational reliability was increased with new treatment facilities, pumping systems, chemical facilities, and redundancies such as back-up power generation and back-up pumps.

Danville's Lexington Street Water Treatment Plant was originally constructed in 1926. It has been expanded three times in the past and with the latest upgrade now has a capacity of 12 MGD. Table 6-3 shows water production at the Danville municipal water treatment plant for the years 2010 through 2015. Potable water transmission and potable water storage have been much enhanced at Danville in recent years. Still remaining, however, is the installation of several more segments of the potable water transmission line, particularly to serve developing areas.

**TABLE 6-3  
DANVILLE POTABLE WATER PRODUCTION**

Year	Average	
	Daily Production	Peak Day Production
2010	5.262	7.238
2011	5.132	6.835
2012	5.153	7.151
2013	4.975	7.693
2014	5.307	7.7
2015	5.097	7.574

*Source: Danville Utilities*

## **SEWER**

All three Boyle County municipalities, as well as Northpoint Training Center, have sanitary sewer systems. Both Junction City and Perryville's sewage systems are owned and operated by the City of Danville. Junction City's wastewater is pumped to Danville for treatment while Danville continues to operate Perryville's wastewater treatment plant. The Northpoint Training Center currently has its own wastewater collection system while Danville provides treatment at its municipal facility. The service population for each system is shown in Table 6-2. Danville, Junction City and Perryville are essentially fully sewered within their respective corporate limits, and each provides some sewer service to residents outside, but close to their corporate limits.

## **DANVILLE**

The Danville wastewater treatment plant was constructed in 1980 then expanded and upgraded in 1990 and 2000. Danville has an oxidation ditch advanced secondary wastewater treatment facility with a rated capacity of 6.5 MGD. Average dry weather flows are about 4.0 MGD. Acting under a state permit, Danville utilizes land application of sewage sludge. Discharge of the treated wastewater effluent goes to Clarks Run Creek.

## **PERRYVILLE**

Perryville Wastewater treatment Plant is owned and operated by the City of Danville. The Perryville Wastewater Treatment Plant consists of a lagoon, slow sand filters, chlorination and de-chlorination facilities, and aeration steps. The facility is designed for a flow rate of .10 MGD with the lagoon providing equalizing storage for higher wastewater flow rates.

## **SOLID WASTE FACILITIES**

Sixty-four (64) percent of Boyle County (including incorporated areas) residents are served by door-to-door solid waste collection services. The balance of the households in Boyle County, are served by a staffed convenience center system. Locations of convenience centers are designed so that each household in the county is within five to six miles of a collection facility.

## **BOYLE COUNTY - UNINCORPORATED AREAS**

There are five staffed convenience centers in the county. The Gose Pike Convenience Center is located at 140 Gose Pike, Danville KY 40422. Gose Pike is open Monday through Saturday 7:00 a.m. to 5:00 p.m. except holidays. The Alum Springs Convenience Center is located at 775 Yates Road, Junction City KY 40440. Alum Springs is open Tuesday through Saturday 9:00 a.m. to 5:00 p.m. except holidays. The Perryville Convenience Center is located at 995 Harrodsburg Road, Perryville KY 40468. Perryville is open Monday, Thursday, Friday and Saturday from 7:00 a.m. to 5:00 p.m. except holidays. The Mitchellsburg Convenience Center is located at 4175 Mitchellsburg Road., Mitchellsburg KY 40452. Mitchellsburg is open Tuesday through Saturday from 9:00 a.m. to 5:00 p.m. except holidays. The Forkland Convenience Center is located at 16480 Forkland Road., Gravel Switch KY 40328. Forkland is open Monday, Tuesday, Friday and Saturday from 9:00 a.m.

to 5:00 p.m. Boyle County Fiscal Court has a contract with Republic Services for servicing the convenience centers from November 1, 2015 to October 31, 2015, with the possibility of a five-year extension. Several private haulers also offer door-to-door collection service within the unincorporated areas pursuant to individual arrangements with each household.

### **DANVILLE**

The City of Danville has a contract with Republic Services for weekly curbside collection of solid waste and every-other-week collection of recyclables. There is a charge to residential customers. Collected solid waste is transported directly to Tri-K Landfill, 1905 HWY 3249, Stanford. Recyclables are taken to Lexington-Fayette County Recycle Center in Lexington, Kentucky.

### **PERRYVILLE**

The City of Perryville contracts with Republic Services for collection and disposal of solid waste. There are 331 residential and 30 commercial customers. Curbside recycling is available every-other-week by the Boyle County Department of Solid Waste Management.

### **DISPOSAL**

Currently, solid waste collected in Boyle County (including incorporated areas) is being disposed of at the Tri-K Landfill in Lincoln County, 1905 HWY 3249. The Tri-K Landfill, permit #069-00004, intends to operate well beyond 2025, and has indicated it has capacity for Boyle County for the next 67 years.

### **LAND FARMING FACILITIES**

The City of Danville utilizes land-farming techniques to dispose of sludge from the wastewater treatment plant. There is a city owned site, Permit Number 011-00011, located approximately one mile east of the wastewater treatment plant on Old Stanford Road. Treated sludge is transported to the site injected into the soil with a plow truck and sown with Fescue, which is cut the next year. Danville also has a licensed leaf composting facility at this farm. Leaves collected at the curb in the fall are taken for composting to the land farm. They are transported, laid out in rows, and turned regularly for two (2) years. The City of Danville gives away the leaf compost free to residents each April.

## **RECYCLING OPERATIONS**

The City of Danville has contracted with Republic Services for every-other-week single stream curbside recycling collection. Materials are brought to the Lexington-Fayette County Recycle Center in Lexington, Kentucky. Items not accepted by single stream such as electronics, bulky scrap metal, and batteries are accepted at Boyle County Convenience Centers. The Cities of Junction and Perryville have single stream curbside recycling every-other-week by the Boyle County Department of Solid Waste Management. Items not accepted by single stream such as glass, electronics, bulky scrap metal, and batteries are accepted at Boyle County Convenience Centers.

The unincorporated areas of Boyle County have recycling drop-off available at each of five (5) Convenience Centers. Business, industry and educational institutions can choose to contract with a private hauler, have materials picked up by the Boyle County Recycle Center or make scheduled drop-offs at the Boyle County Recycle Center located at 1862 South Danville Bypass, Danville, Kentucky 40422.

## **BIOMASS ENERGY (WASTE-TO-ENERGY)**

Boyle County Fiscal Court has contracted with Cox Interiors, Campbellsville, Kentucky to grind and remove all trees, limbs, and industrial wood waste accepted at the Alum Springs Convenience Center.

## **SOLID WASTE MANAGEMENT PLAN**

Boyle County and its municipalities are organized as a county wide solid waste management area for planning purposes. A county solid waste management plan is updated every five years. It was last updated October 2012, and runs from January 1, 2013 thru December 31, 2017.

## **LOCAL GOVERNMENT BUILDINGS**

### **CITY OF DANVILLE**

Danville City Hall is a brick veneer concrete block construction single story building with basement, which was completed in 1967. The building houses offices for the Mayor, City Manager, City Clerk, Purchasing Department, Finance Department, Water/Sewer Billings Department, Code Enforcement Officer, City Engineer,

Planning and Zoning Department, and Cemetery Office. The City Commission Chambers and Conference Room are also located in this building.

### **CITY OF PERRYVILLE**

The community building is located on 216 South Buell Street, and houses the Police Department, as well as City Council Chamber. The Public Services department (the Fire Department, Police, and Danville-run Water Department) is housed in the old City Hall, south of Highway 150.

### **BOYLE COUNTY**

The Boyle County Fiscal Court maintains and operates the Boyle County Courthouse. The courthouse was renovated in 1995 and is handicapped accessible, however, it does not have ample space. The county also maintains a government services' building that was built in 1998, and is located on the U.S. 150 Bypass. This facility houses the Boyle County Emergency Medical Services, Public Works Department, Solid Waste Department, Recycling Center, and the Boyle County Detention Center.

### **LIBRARY**

The Boyle County Library is located along the north side of Broadway between Third Street and Fourth Streets in downtown Danville. The library was first organized in 1893 as a subscription service with 300 volumes kept in a Main Street drug store. Incorporated in 1920, the Library was solely private until 1971 when citizens were successful in creating a public library taxing district, now termed a Special Purpose Governmental Entity. The public and private boards continue to operate the present library through a joint contractual agreement.

The older portion of the building, at the corner of Third Street and Broadway is privately owned by the Danville Public Library Inc., and was dedicated in 1938. The 10,000 square-foot addition facing Broadway is publicly owned by the Library District, and was completed in 1989. In late 2007, the Library District undertook a major renovation of the existing library building with plans to add an additional 23,000 square feet of space and incorporate a 4,000 square foot 19<sup>th</sup> century house, located at 211 N. Third Street. Opening in January 2010, the completed building comprised 44,000 square feet, tripled the size of the children's library, allowed for the placement of 53 publicly accessible computers, created three

community meeting room spaces, more than doubled the shelving capacity to hold the library's collections, and adapted the 19<sup>th</sup> century house for use as administrative office space and a small art gallery.

During the next two years, the Library was able to purchase the two properties immediately to the west of the renovated library in order to create sufficient parking to meet state standards and to integrate the space into the neighborhood as a library park. The completed park area opened in December 2012 and included extensive landscaping with seating, multiple small sculptures, a small water feature, and sufficient parking to serve the needs of library patrons. Most importantly, the parking area was created with water-permeable pavers in order to allow rain water to return to the water table and not over-burden the storm sewer system in the city.

Data from the Annual Report for Fiscal Year 2015 indicate a steady increase in public usage of the library facilities. Average daily attendance is 535 people, totaling over 187,000 visits for the year. The library houses over 147,000 print and media items and provides access to over 113,000 downloadable titles. During FY 2015, community members used meeting room spaces 350 times and attended 1,182 library sponsored programs. The Bookmobile and Outreach Van continue to provide library services throughout Boyle County, serving daycares, senior care and living facilities, schools, and those who are homebound.

## TRANSPORTATION

### INTRODUCTION

It is well known that increased mobility is a stimulant to sub-urbanization and has a pronounced effect on location of industrial and commercial development. Improved accessibility—which in most rural areas means improved highways—increases land development potential, thereby increasing land values for residential areas. The effect that transportation has on land use dictates that the study of transportation be included in the Comprehensive Plan.

The major components of the Boyle County Transportation Plan focus on the City of Danville, the county seat that is located in the eastern portion of the county at the confluence of several primary state roadways. The Danville Urban Services Area constitutes the largest concentration of developed land within the county. The road network has encouraged past growth within the Danville area, and the resulting growth is now creating a demand for safer and more efficient transportation facilities within the entire Danville/Boyle County area. This demand will continue to increase, particularly in the Danville area, as future population levels also increase. In an attempt to provide solutions for some of the current and future transportation problems, the Danville the Small Urban Area Study was conducted in 2013 by the Kentucky Department of Transportation. Encompassed within this study was the identification of major traffic carriers within the county's highway network (Figure 7.1), accomplished by utilizing a traffic count analysis. Two major traffic carriers were identified within the Danville area, each facilitating the movement of over 20,000 cars per day through the city. These two roads are listed below, and use 2014 traffic count data.

1. Hustonville Road (US 127), approximately 21,400 (2015) cars per day between Third Street and the US 127 Bypass.
2. US 127 Bypass, which carries over 21,700 (2015) cars per day between Hustonville Rd/US 127 and Lebanon Rd/KY 34.

Other major traffic carriers identified around Danville include:

1. The remainder of US 127 Bypass, which carries no less than 12,800 cars per day along its length;
2. West Main St (US 127/US 150), which carries over 12,000 cars per day, more than double the traffic in 1993; and
3. US 127 (south to Junction City), which carries over 17,700 cars per day and serves as the major access to Danville from Junction City and Lincoln County;
4. Lexington Avenue (KY 34), which carries as many as 15,500 cars per day in Danville; and
5. Perryville Road/US 150 between the Bypass and Lebanon Road/KY 34, which carries nearly 10,800 cars per day.

Major highway traffic carriers in Boyle County included:

1. US 127 to the north of Danville, which is a link to Harrodsburg and carries 13,900 cars daily;
2. KY 34, which carries nearly 12,600 cars daily and is the link to Lexington to the northeast; and
3. US 150, which links Danville to Stanford and carries over 11,800 cars daily.

### **FUNCTIONAL CLASSIFICATION SYSTEM**

Also included within the analysis of existing highway systems is the determination of the function performed by individual facilities within the system. The function of individual facilities ranges from the exclusive traffic-carrying purpose of freeways/expressways to the provision of individual land access by local streets. Boyle County streets can be classified by the following functional categories (these categories are graphically portrayed in Figures 7.2 and 7.3).

Figure 7.1 Major Transportation Route

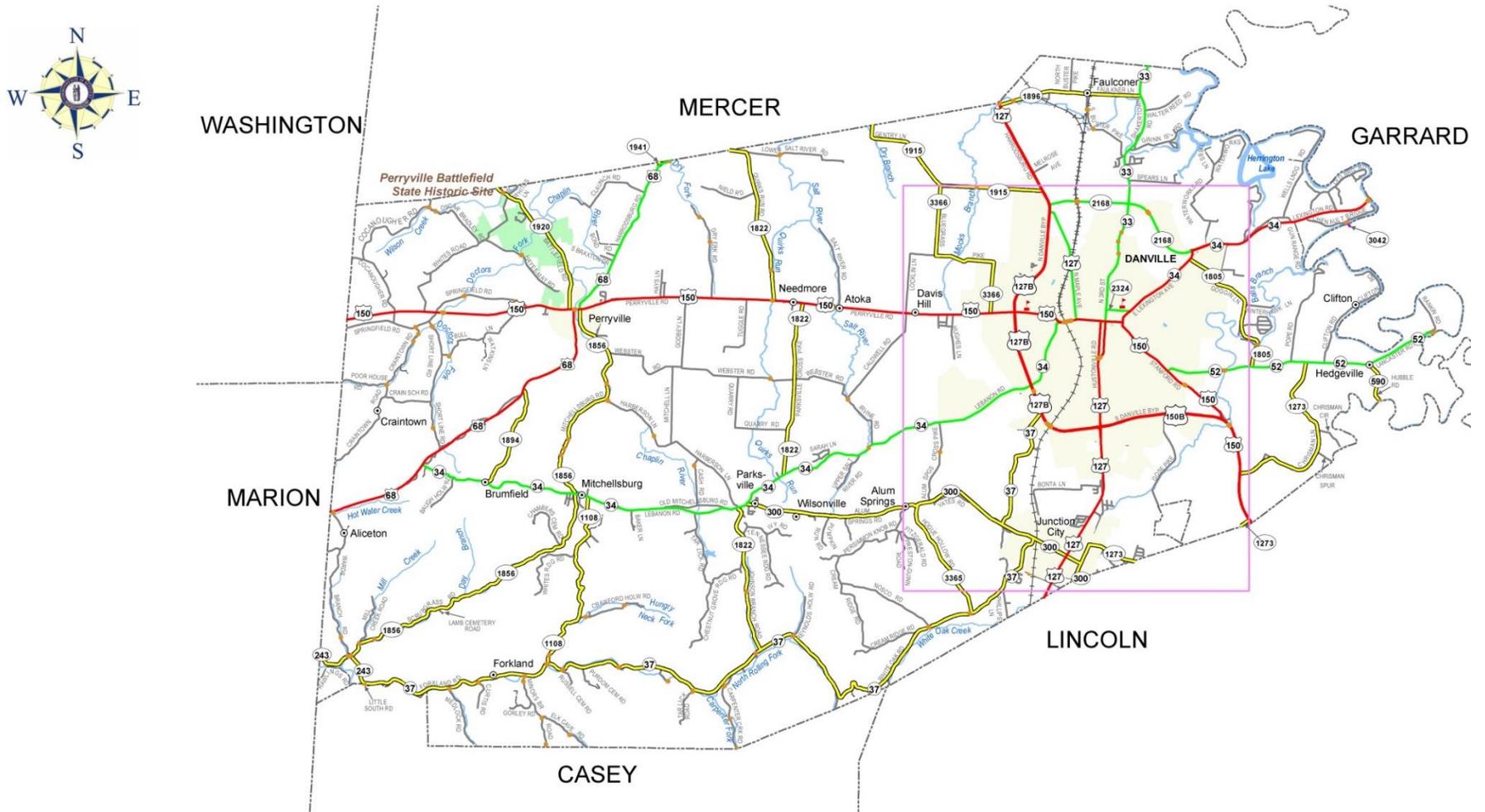
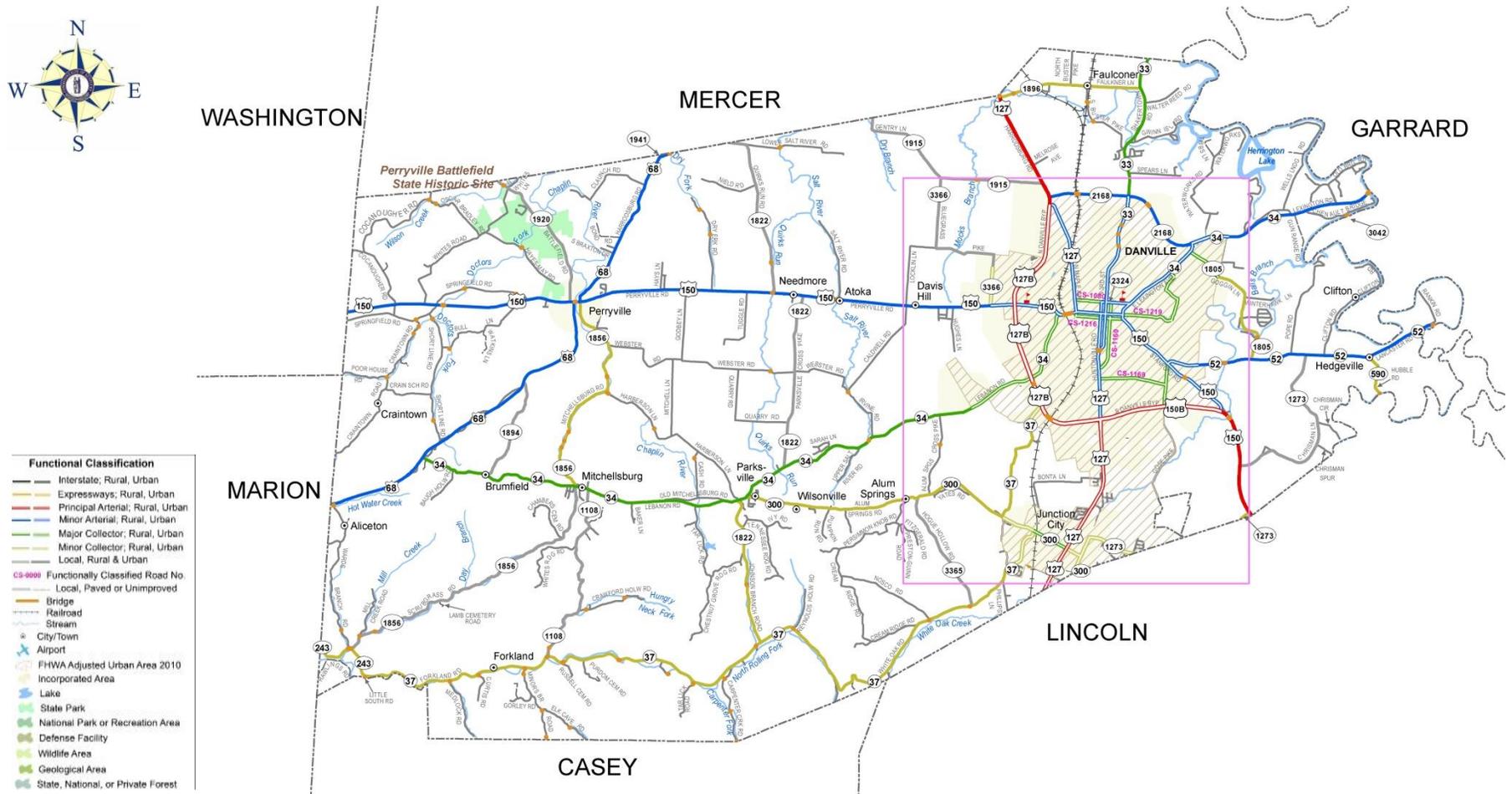
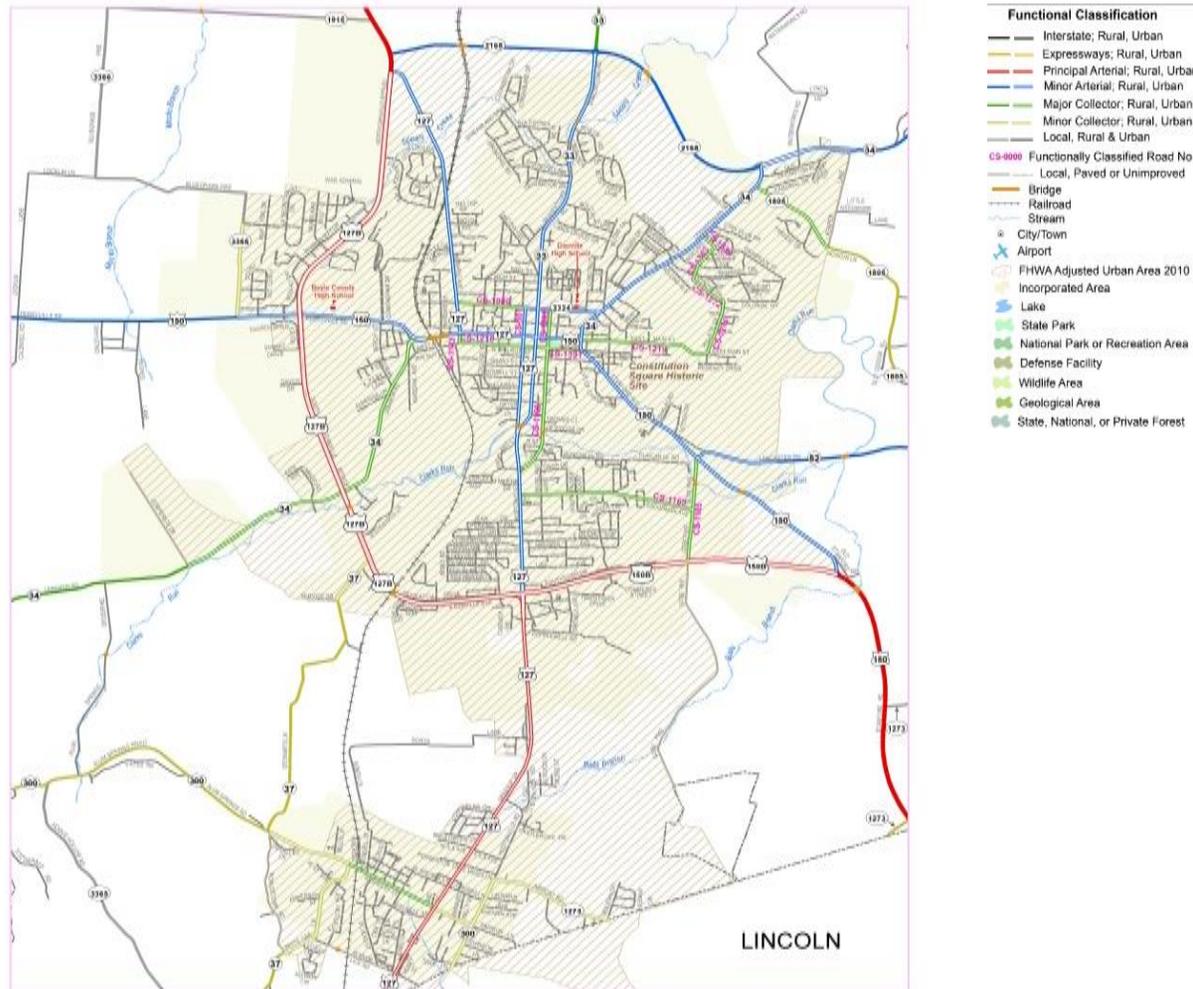


Figure 7.2 Highway Function Classification Boyle County



**Figure 7.3 Highway Function Classification Danville**



## **FUNCTIONAL CATEGORIES**

1. **Principal Arterials:** The system of principal arterial streets and highways serves the major centers of activity of an urban area; includes the highest traffic-volume corridors; carries travel desires with the longest trip length. The principal arterial system should carry the major portion of forecasted trips entering and leaving the urban area, as well as the majority of through movements desiring to bypass the city. For principal arterials, the concept of service to abutting land should be subordinate to the provision of travel service for major traffic movements.
2. **Minor Arterials:** This system interconnects with and augments the principal arterial system and provides service to trips of moderate length at a somewhat lower level of travel mobility than principal arterials. The system includes all arterials not classified as principal and includes facilities that place more emphasis on land access than the principal system.
3. **Collectors:** The collector street system differs from the arterial systems in that facilities on the collector system may penetrate neighborhoods distributing trips from the arterials through the area to the ultimate destination, which may be on a local or collector street. The collector system should provide both land access service and local traffic movements within residential neighborhoods, commercial areas, and industrial areas.
4. **Locals:** The local street system comprises all facilities not in one of the higher systems. It serves primarily to provide direct access to abutting land and access to the higher-order systems. It offers the lowest level of mobility. Service to through traffic movement should be discouraged.

## **TRAFFIC ANALYSIS**

Another important facet of transportation planning is the analysis of travel patterns in relation to the existing land use. This analysis aids in the determination of future travel projections, and the definition of network deficiencies that must be improved to meet future demand. Thus, it becomes necessary to realize that the amount of traffic in Boyle County is dependent upon several important

factors. These include: the population, the amount and location of employment, commercial, and public facilities, and the degree to which automobiles are used.

A most useful method of defining travel patterns is to differentiate between the types of trips that are taken. These can be classified into three main categories:

1. External-Internal Trips: Either the origin or destination of the trip is in Boyle County, while the other end of the trip is in another county.
2. Through Trips: Both the origin and destination of the trip are outside the county.
3. Internal Trips: Both the origin and destination of the trip are in Boyle County.

These three types of trips are of special importance to the Danville transportation situation because the City's commercial and industrial activity influence not only Boyle County, but nearby counties as well. This influence is most noticeable in the commuting patterns of residents from surrounding counties, which indicate that a significant number of vehicles enter Boyle County daily for employment and shopping purposes. These trends indicate a large volume of traffic entering and leaving the county each day. The majority of trips occur on five roads: US 127 South and North, US 150 East, KY 52 East, KY 34, and KY 33.

In reference to through trips, Boyle County is located in a sub-region of Kentucky that is without major expressway facilities. In many cases, access to locations outside of Boyle County is very poor over the various state and federal routes. This factor, along with the lower population densities in the rural areas, tends to reduce the amount of traffic going through Boyle County. Although reduced, it should be noted that the many major roads that intersect Boyle County produce a significant amount of through traffic. US 127 has been improved to four lanes and is considered an alternate route to Interstate 75 for north-south travel through Kentucky. US 127 is also promoted as a tourist attraction due to historic significance, scenic attractions and yard sales along the highway. Therefore there are high traffic volumes on these roads, as well as on the US 127 Bypass that was constructed to direct some of this through traffic away from Danville's inner-city streets.

Internal trips within the county are the most important category of trips to be considered in the analysis of traffic patterns. The land uses that generate the heaviest traffic volumes are as follows:

1. Danville: CBD commercial and governmental area-industrial concentration to the west of town-commercial facilities along South Fourth St. and US 127 Bypass.
2. Junction City: Commercial facilities along US 127 near route 300
3. Perryville: Central business area commercial development on Second Street-Merchants Row on Buell Street
4. Boyle County: Industrial sites to the southwest of Danville-commercial development in south Danville along US 127 Bypass

### **DANVILLE PROPOSED ROAD IMPROVEMENTS**

Only two road improvements are proposed in the 2014-2020 Six Year Highway Plan the replacement of the Chaplin Bridge on US 68/US 150 in Perryville and the replacement of a bridge on Curtis Road (CR 1226) over N Rolling Fork. Construction of the Chaplin Bridge \$364,940 has been allocated for construction in 2014. The Curtis Road bridge replacement has \$490,000 allocated for construction in 2015.

### **JUNCTION CITY ROADS**

The relocation of US 127 greatly improves traffic movement along US 127 between Danville and Junction City and through Junction City. The new road also opens up land for new development. The major traffic concern in Junction City is to insure limited access to new US 127 to preserve the road's ability to carry traffic in the future. When possible, existing side streets and new service roads should be used to connect new development with US 127. It is likely that the land between new US 127 and Hustonville Road (Old US 127) just north of Junction City will be developed in the future. Access to this area should be off of Hustonville Road. One additional improvement proposed in Junction City is noted in the Kentucky Transportation Cabinet's list of non-funded needs. This is reconstruction of one

mile of KY 1273 from old US 127 to improve access to the Danville-Boyle County Airport.

The other major transportation problem in Junction City involves circulation and access within the city itself. Junction City contains a large amount of undeveloped land within the corporate boundary. One problem associated with developing this land in the future will be the provision of access to that land. Therefore, the construction of new streets in both the northeast and the southeast sections of Junction City will be appropriate. This will provide access to this presently undeveloped land, as well as encourage traffic patterns within the city that are not solely dependent upon US 127 and KY 300.

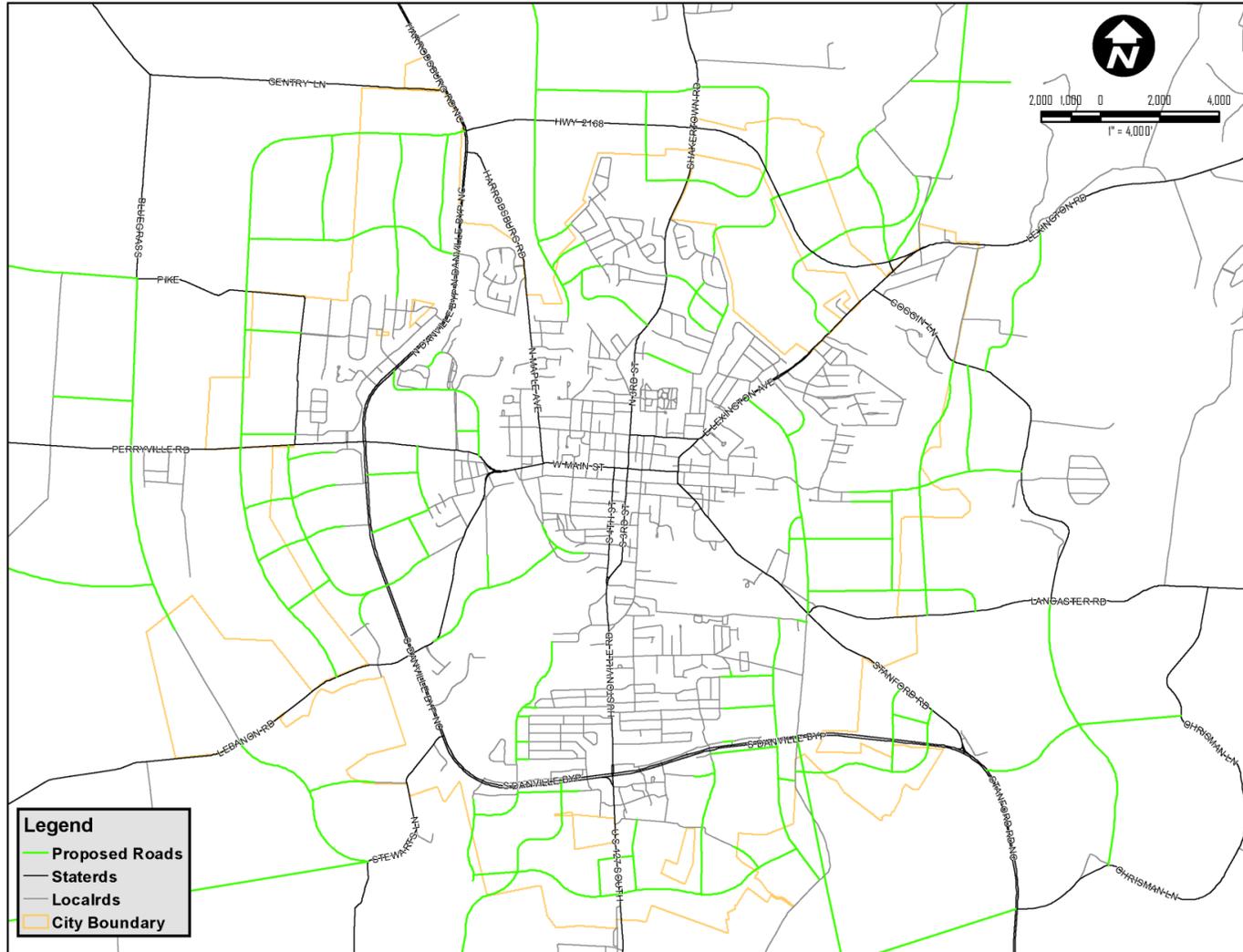
### **PERRYVILLE ROADS**

The City of Perryville has only one serious traffic problem that will affect circulation and access in the future. At present, only one bridge crosses the Chaplin River in Perryville. This situation presents a serious circulation problem, especially for safety vehicles. It is recommended that a second bridge be constructed, either at Third or Fourth Streets. This improvement will not only ensure access across the Chaplin River, but will improve the overall circulation pattern in the city that is presently dependent upon Second Street.

Due to the proposed increase in traffic in Perryville expected in relation to the Perryville Battlefield enhancements, additional improvements are proposed for roads around Perryville. These include a Perryville Southern Bypass that would connect US 150 west of Perryville to US 150 east of Perryville around the southern side of the city. A further extension of this Bypass would be from US 150 east of Perryville to US 68 northeast of Perryville. The reconstruction of US 68 from Perryville to Harrodsburg, a distance of 10.1 miles is also proposed.

One concern is that construction a Bypass around the south end of Perryville will encourage development that will adversely affect the historic nature of the community and downtown businesses. At the current time, these proposed improvements are listed as unscheduled future needs and are not listed in the six-year plan. If they are considered as additions to the six-year plan in the future, a more detailed study of land use around Perryville should be conducted.

Figure 7.4 Proposed Collector Streets





### **BOYLE COUNTY ROADS**

Based on projected population increases and a study of the existing traffic circulation patterns of the County, a conceptual plan for collector streets within Boyle County is proposed (Figure 7.5). The purpose is to provide future collector streets that can effectively transport people traveling in and around the county. These street plans should be coordinated with proposed development taking place and attempts should be made to ensure that development occurring where collector streets are proposed conform as closely as possible to the recommended street plans for Boyle County (Figure 7.5) and the City of Danville (Figure 7.4) in relation to alignment, location and dedication of adequate rights-of-way.

### **RAILROAD TRANSPORTATION**

Railroad transportation service in Boyle County is provided by one major rail line. The Norfolk-Southern Railroad operates its main north-south lines through Boyle County, with links to Louisville and Cincinnati to the north, and Atlanta and Knoxville to the south. The line serves many of the industries in the county, and switching facilities are also provided. There is no passenger service in the area.

The level of rail service within the planning period should be sufficient to cover any additional demand brought by future industrial expansion. Rail sidings can be provided to most new industrial sites, since a majority of the proposed industrial sites in the county lie directly west of the Norfolk-Southern Railway.

### **BIKES AND BIKEWAY TRANSPORTATION**

Over the past few years, the use of bicycles as a viable means of transportation has shown a substantial increase. This trend involves bicycle usage by all ages for employment, recreational, and educational trips. Accompanying this increased usage has also been the desire for improved bikeway facilities to make bike trips as safe as possible, since most trips must occur within existing roads and roadway networks. This overall trend should be seen as a very desirable addition to most communities.

The potential for bikeway development is great in Boyle County. Danville, for instance, contains many potential bike trip generators that could support a bikeway development. The two high schools, the Central Business district, the Community Sports Field, Kentucky School for the Deaf, and Centre College are facilities that could support the development and usage of an integrated bikeway design for the City of Danville. Bicycle accommodating enhancements could connect these community assets to residential neighborhoods, Clark's Run Creek, and public facilities. Attention should be given to developing safer routes for bicycling to schools.

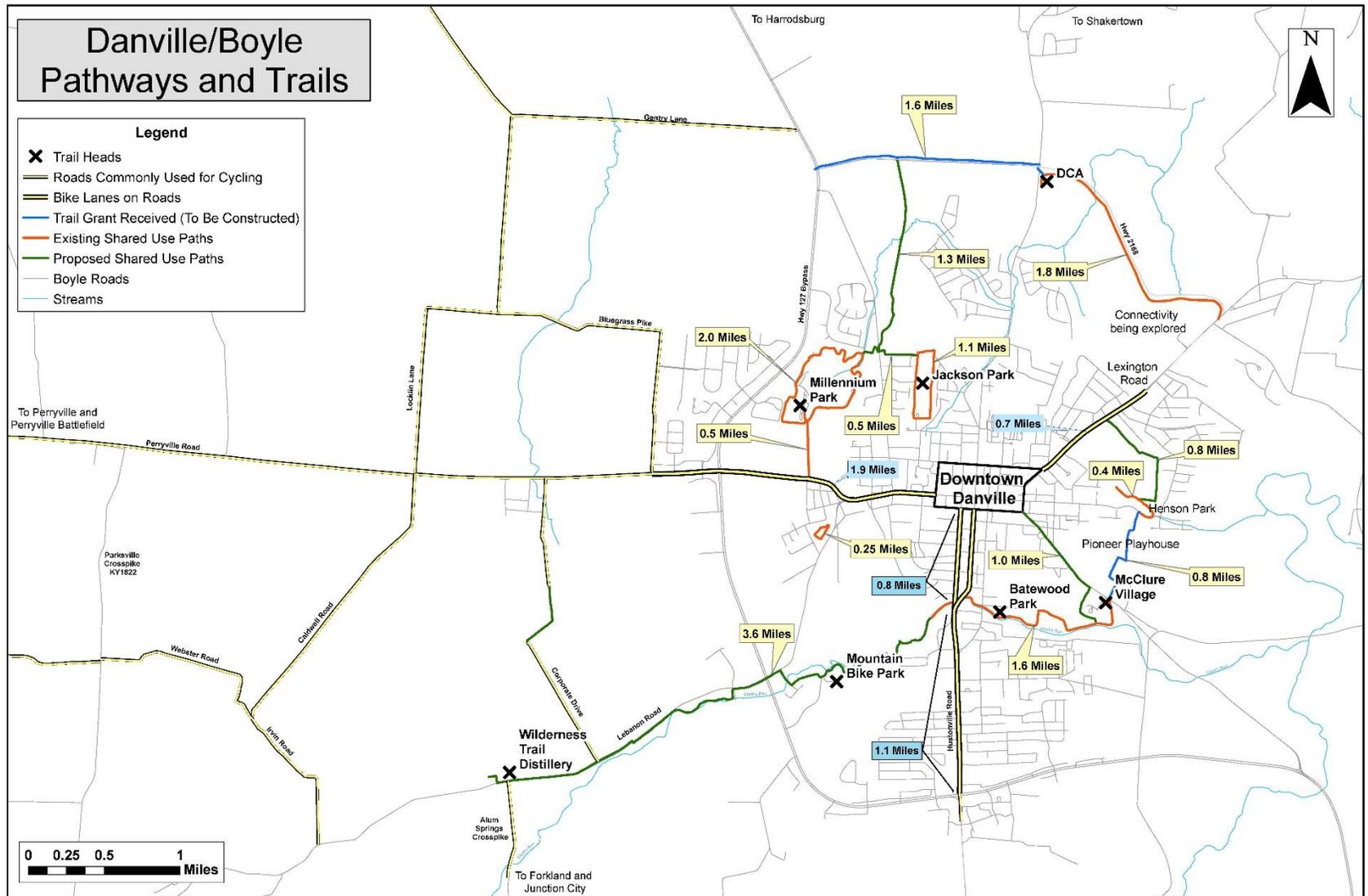
The bikeway potential is also great in rural Boyle County. This historic heritage of the county is an excellent basis on which to establish a bikeway system. This system could include bikeways near the Perryville Battlefield, the Perryville Historic District including the Chaplin River, and any historical landmarks in Danville, including Constitution Square State Shrine. The historic landmarks in Mercer County, such as Harrodsburg and Pleasant Hill, would provide an excellent opportunity for a coordinated bikeway tour through the two counties. In addition, this historical tour could provide an alternate route through Boyle County for the Trans-America Bike Trail, which presently runs through Mercer County and Harrodsburg. One state bike tour route does go through Boyle County. The Midland Kentucky Bike Tour route follows KY 37 from the Marion County line north to Danville and then KY 33 north to Burgin. At Burgin it connects to the Trans-America Bike Trail that follows KY 152 on an east-west route through Mercer County.

The development of bikeways must be carefully coordinated with the existing road network and traffic volumes to provide safe facilities for both biker and motorist. The safest bikeway is a multi-use path that is separated from the roadway and is dedicated solely to bicyclists, walkers, runners, rollerbladers, and users of non-motorized vehicles—including people who are disabled. Multi-use paths and trails should be used in areas where heavy traffic volumes exist and large numbers of non-motorized users are expected. In similar areas that do not have adequate width for separate paths, bicycling, and walking ought to be accommodated—as an element of planning, design, and operation—unless there are substantial safety or cost reasons for not doing so. The needs of pedestrians and users of non-motorized vehicles should be taken into consideration when planning and building all transportation infrastructures, and should concur with prevailing State

and Federal policies that promote the many benefits associated with increased walking and bicycling. Shared-lane markings and dedicated bicycle lanes are other possible solutions. Bicycle lanes are located adjacent to an existing lane or curb. Shared lane markings do not indicate a designated bicycle lane, but instead direct the bicyclist to travel outside the hazardous car-door zone and are designed to encourage safe coexistence between bicyclists and motorized traffic. In addition, the availability of usable rights-of-way for bikeways must also be a consideration.

**Figure 7.6 Pathways and Trails**

(Next Page)



### **AIR TRANSPORTATION**

The nearest scheduled commercial airline service is available at the Bluegrass Airport in Lexington, approximately 38 miles north of Danville. Boyle County is served by one airport. In May 1993, Goodall Field was renamed Danville-Boyle County Airport (Stuart Powell Field). The airport is situated on approximately 155 acres adjacent to Junction City and the Boyle-Lincoln County line. The airside facilities consist of two runways, 5,000 and 1,971 feet long and a relatively new parallel taxiway. Both the primary runway and taxiway are lighted. Landside facilities at the airport include two conventional hangars, two six-unit T-hangars, and a terminal with offices and passenger lounge. The airport has 24-hour instrument landing capabilities.

## EXISTING LAND USE

### INTRODUCTION

An inventory and analysis of existing land uses is the essential first step in preparation of a Land Use Plan. The existing land use is utilized in addition to the chapters analyzing population and the economy, to provide the foundation for the future land use plan. This existing land use inventory is compared to past inventories to reveal trends in the changing land use patterns of an area and to predict future needs and problems.

The amount and arrangement of land uses are primary determinants of whether the community is a desirable or undesirable place to live. Improper land use arrangements can result in traffic congestion, physical and visual pollution, depreciation of property values, and lack of adequate community facilities and infrastructures. In general, land use conflicts result from the lack of a unified approach to land use allocation. It is important to note that although land use data are reported relative to political boundaries, land use trends do not respect such boundaries. Moreover, land use trends of bordering or regional counties and political jurisdictions, may affect Boyle County; and vice versa (land use trends in Boyle County may affect trends in Mercer County). Land Use is thus regional in scope. The existing arrangement of land uses in Boyle County is the result of daily actions taken by countless individuals, institutions, public agencies, and corporations.

The following land use data were collected from 2012 to early 2016. The results are presented on Land Use maps labeled Figure 8-1, "Boyle County Existing Land Use"; Figure 8-2, "Danville Existing Land Use"; and Figure 8-3, "Perryville Existing Land Use".

### BOYLE COUNTY EXISTING LAND USE

The land use pattern in Boyle County is structured by the locations of the three urban centers of Danville, Junction City and Perryville, as well as the transportation network and topography. The most extensive land development has occurred in and around these aforementioned population centers or nodes, and properties suitable for development and made accessible by state and federal highways.

However, a number of small rural villages have developed along U.S. 150, KY 34 and KY 300. They include: Mitchellsburg, Parksville, Alum Springs, Atoka and Needmore. Apart from these rural villages, a number of subdivisions have also been built in the northeast quadrant of Boyle County, due east and south of Danville, and along US 150. Much of the rest of the county is comprised of the steeply-sloping land of the Knobs region, which is not suitable for extensive development.

### **AGRICULTURAL**

The majority of the land in Boyle County is devoted to active and inactive agricultural uses. The most fertile soils with the least slope--prime farmlands--are located in the north central and northeastern portions of the county. Most of the land in the northern half of the county is tillable and thus suitable for agriculture. The most noticeable changes of agricultural land use have occurred with the development of residential subdivisions, especially along US 150 between Danville and Perryville, off US 127 between Danville and Junction City, on Lebanon Road in between Danville and Parksville, on KY 1805, and off KY 33.

### **RESIDENTIAL**

Residential uses occupy the majority of non-agricultural developed land in Boyle County. Those houses that have been constructed outside the three cities, have been constructed in residential subdivisions, with developments taking place along U.S. 150 between Danville and Perryville, on U.S. 127 northwest of Danville, KY 33 north of Danville, KY 34 in Wandering Hills between Danville and Parksville, KY 1805 east of Danville, and KY 1822 west of Danville. There is also residential development east of Danville along KY 34 and along the shores of Lake Herrington, which forms the east boundary of Boyle County. Intensive strip-like development has occurred along the U.S. 127 corridor, on the northern boundary of Junction City, and this development has occurred in conjunction with the commercial development at US 127 and the Bypass near Danville.

The small rural villages along U.S. 150 and U.S. 68 have also experienced increased residential construction. The remainder of the county, outside of the cities, villages, and subdivisions, is sparsely spotted with residential uses.

There are a number of mobile home parks in the county, with much scattered development in the southern portion of the county along road systems. Three manufactured home parks are located south and southeast of Junction City, near or straddling the Boyle-Lincoln County line. One of these manufactured home parks is scheduled for considerable expansion in Lincoln County. Concentrations of manufactured\_homes outside of manufactured home parks occur along KY 300, KY 34, KY 37, and Phillips Lane. Other - homes are spotted throughout the county.

### **COMMERCIAL**

Commercial uses sparsely spot the county. These include rural service areas with grocery stores and/or eateries. Such Rural service areas are established in Mitchellsburg and Alum Springs (on KY 300). The low-density residential character of Boyle County, outside of the cities, does not create sufficient demand or justify the establishment of sizable commercial operations. The majority of the residents of rural Boyle County depend on the Danville area commercial districts.

### **PUBLIC/SEMI-PUBLIC**

There are four major public/semi-public land uses in the county outside of incorporated areas. The Northpoint Training Center is located on KY 33 at the extreme northeastern tip of the county near Lake Herrington. The Perryville Battlefield State Park, northwest of Perryville, on KY 1920, is an important national historic site and tourist attraction that has undergone significant expansion since the last update—plans for further expansion of the park also exist. Lake Herrington, on the County's eastern boundary, is a major recreational facility. The other major semi-public use is the Central Kentucky Wildlife Refuge, located in the south central portion of the county in the Knobs region. Other public and semi-public uses, especially churches, are spotted throughout the county. A small community center is located in Forkland on KY 37.

### **INDUSTRIAL**

The majority of industrial uses in Boyle County are located adjacent to the western boundary of Danville along the U.S. 127 Bypass in the John Hill Bailey Industrial Park. Other industrial uses include the sawmills in the Knobs region and a seed-cleaning operation on Bluegrass Pike west of Danville.

## **MINOR SUBDIVISIONS**

Boyle County's current subdivision regulation allow a subdivision of land which will result in five or fewer lots to be processed as a minor subdivision. This can be done if the lots are all on an existing public street or road and involve no new widening or extensions of the road or street. Minor subdivisions are allowed to simplify and expedite processing and approval of subdivision plans when a division of land is considered to have less relative importance to the community's overall long-range development. However, as the number and acreage of such minor subdivisions has increased, the overall impact on development in the rural areas of the county must be considered.

## **DANVILLE EXISTING LAND USE**

The majority of Boyle County's new residential, commercial, and industrial growth is occurring in, or, near Danville. The availability of relatively level land, deep soils, and access to transportation and services has made Danville--and the adjacent tracts in the county-- the most desirable location for development of all kinds. This trend is continuing with the extension of commercial development south of Danville toward Junction City on US 127, on the western end of the city along U.S. 1150 and KY 34, along the northwestern half of US 127, along U.S. 150 near Perryville Road (KY 52) and to the east along Lexington Road (KY 34) and Goggin Lane.

## **RESIDENTIAL**

Suburban residential development is occurring in Danville in several areas. This includes northeast along Lexington Road, (KY 34), south towards Junction City, northwest near KY 3366 and US 127, and north along KY 33. The majority of the land suitable for residential uses within the Danville city limits has been developed, although many tracts currently zoned agricultural or vacant have the potential for residential development. Existing Danville residential neighborhoods appear to be stable. Several areas containing major subdivisions have been annexed into Danville over the last few years. There is one major manufactured home park located in the southeast end of Danville on Baughman Avenue.

## **COMMERCIAL**

There are four major commercial districts within the Danville City Limits. One major commercial district for Danville and Boyle County is the Central Business District (CBD) of downtown Danville. The number and variety of retail establishments, along with the concentration of financial, medical and service uses, continues to attract business traffic to this center. "Streetscape" improvements, such as the planting of trees and painting and refurbishment of facades has improved the attractiveness of the CBD to shoppers, although the Boyle County market is now being shared with newer shopping centers along the Bypass and Lexington Road.

Another significant commercial area is contiguous to the eastern edge of the CBD. This area, roughly defined, extends from First Street east along Main to Stanford Avenue. The Stanford Avenue area is composed of a variety of businesses, including restaurants. This type of business district is generally not well organized in physical appearance or functional relationships due to the diverse requirements of the businesses. Lack of proper zoning controls has resulted in unsightly development on Stanford Avenue, a multitude of confusing curb cuts, and unsightly advertising signs.

The third major commercial district in Danville is the "strip" development on South Fourth Street (U.S. 127). This area is similar to the Stanford Avenue district, although the businesses are generally more recent and attract more traffic. This area is also disorganized visually and functionally, and the numerous curb cuts present a hazard to efficient traffic flow similar to the Stanford Avenue district.

The fourth, and now most popular shopping center in Danville is located near the corner of the U.S. 150 and U.S. 127 Bypass intersection, and continues northeast up US 127. This area is now home to big box stores, chain restaurants, fast food restaurants, and similar type of development. Commercial development along US 150 and US 127 attracts residents from the surrounding counties, and also produces heavy traffic.

## **INDUSTRIAL**

There are three areas of industrial land use in Danville: (1) the Industrial Park on U.S. 150 and the U.S. 127 Bypass and KY 34 and the U.S. 127 Bypass; (2) on U.S. 150 directly west of the Southern Railroad tracks ; (3) along the 127 Bypass, on the

west end of Danville. These are all relatively small, clean industries having little adverse effect upon nearby residential areas.

### **PUBLIC/SEMI-PUBLIC**

Public/semi-public land uses are located throughout Danville. The largest public land holdings include the Kentucky School for the Deaf, Bellevue Cemetery, Centre College, and Danville City Parks (scattered sites). Other notable public holdings include the Courthouse Square, City of Danville properties (City Hall, fire station, maintenance garage, etc. on scattered sites), and the Constitution Square. Semi-public uses include the various church properties.

### **PERRYVILLE EXISTING LAND USE**

The City of Perryville is a small incorporated area which was formerly dependent upon the agricultural activities of the surrounding land. Perryville has seen little significant change in land use in the past few years. The town has experienced a minimum of land use conflict due to its minimal growth rate. The growth pattern of the city has been determined by the existence of two U.S. highways running north-south and east-west through town, the Chaplin River, and the single bridge crossing the river.

### **RESIDENTIAL**

The majority of Perryville's residences are low-density, single-family homes. The neighborhoods are generally compact, although the layout of the parcels has resulted in an overabundance of streets in the central area. A well-maintained public housing development is located on West Fourth Street.

### **AGRICULTURAL AND VACANT**

A large portion of the land within the city limits is under agricultural use or is vacant. This unusual proportion is due to the circular boundary of the city. Within the developed area, the vacant lands include vacant residential building lots scattered throughout the city, and the undeveloped floodplain of the Chaplin River.

### **PUBLIC/SEMI-PUBLIC**

Public/semi-public land uses, including churches, cemeteries, and public buildings are scattered throughout Perryville. Perryville Elementary School is located on West Fourth Street, and Charles Baril City Park was developed along the Chaplin River behind Merchant's Row.

### **COMMERCIAL**

Perryville's commercial district is concentrated along Second Street. A few other commercial uses exist in the historic area along Buell Street. This is known as Merchant's Row. The Second Street district is the dominant commercial area due to the traffic generated by U.S. 150/KY 52 passing over the Chaplin River bridge through the center of town and is likely to remain strong if not challenged by strip developments.

### **INDUSTRIAL**

There is no current industrial activity, however there is an abandoned rock quarry southeast of the city.

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## FUTURE LAND USE

### INTRODUCTION

The purpose of the future land use section of this plan is to provide the Planning Commission with a proper and detailed guide to make sound land use decisions. The following factors listed below, should be reviewed periodically and, if significant changes occur, the plan should be altered accordingly.

1. The continuing growth of the economy and accompanying population growth will result in an increased demand for all land use categories, especially in the Danville area. However, population growth rates portend to be much lower than in the recent past.
2. The population of Boyle County will grow at a stable but low pace. By the year 2030, approximately 31,810 persons can be expected within the county. Migration will be the most important factor in population changes.
3. There will be an increasing demand for community facilities and services throughout the planning area, especially for an increasing elderly population.

The Future Land Use Plan generally consists of three parts: an estimate of acres required for each of the major land uses, a set of guidelines for the location of various land uses, and the design of future land use areas. This information is then used to develop future land use maps which show the most appropriate placement of future land use. The results are presented in Figure 9-1 the Boyle County Future Land Use Map; Figure 9-2, Danville Future Land Use Map; and Figure 9-3, Perryville Future Land Use Map.

It is important to mention that an ample surplus of land for all uses should be set aside above and beyond that which is needed to satisfy future growth needs. It is impossible to predict the exact amount of land needed for an exact location due to a variety of unknown factors and variables (such as topography, economic, climate, etc) the result can be detrimental in the long term, especially where topographic conditions come into play in selecting sites for development. In assuming that suitable land for development cannot always be acquired, a community can generally place itself in a comfortable position by providing more

acreage than is actually needed within all land use categories. Thus, the Future Land Use Plan may be implemented regardless of problems in acquiring and/or developing land. With this method of allocation, deviation from the plan due to physical, social or economic changes should be rare. The future land use needs for urban type uses (i.e., residential, commercial, industrial) within the planning area are based upon the 2030 growth projections for Danville, Junction City, Perryville and unincorporated Boyle County. It should be noted that the estimates of acreage used in the analysis that follow use information taken from the existing land use maps and future land use maps.

### DANVILLE - FUTURE LAND USE

The growth that is anticipated in the Danville Urban Area will create a need for additional acreage for all urban land uses. Approximately 10,080 acres are currently developed to support a population of about 16,218 (Kentucky State Data Center 2011). The total acreage devoted to the various uses and the acreage per 100 persons for the City of Danville is presented in Table 9-1.

<b>TABLE 9-1            EXISTING AND FUTURE LAND USE - DANVILLE CITY LIMITS 2016</b>			
<b>Land Use</b>	<b>Existing Land Use Acres</b>	<b>Acres Per 100 Persons</b>	<b>Future Additional Land Acres</b>
Residential	2,138	13.2	3,007
Multi-family	127	.8	495
Commercial	803	4.9	583
Public/Semi Public	786	4.8	389
Manufactured Home	53	<1.0	14
Industrial	733	4.5	876
Agricultural	1,052	6.5	558

Vacant	4,388	27.1	0
<b>TOTAL</b>	10,080	66.4	5,922

Current projections indicate that the population of Danville will increase from 16,218 in 2010, to approximately 16,602 residents by 2030 - an increase of just .2% percent over the 2010 population.

### **RESIDENTIAL USE**

Residential land use will occupy most of the acreage required for future development. Currently, approximately 14 acres of residential land are utilized for every 100 persons in the city. Based on the housing data in Chapter 5 (table 5-6), there are approximately 7,180 housing units in Danville in 2010. Residential density figures are anticipated to remain constant. However, the city may be influenced by newer trends in residential development that result in smaller or mixed-use development, such as condominiums, planned unit developments and townhouses. The higher densities of such development require less land than traditional forms of residential development.

The Future Land Use Map for Danville (Figure 9-2) shows a total of 3,007 acres of low-density residential use, 495 acres for multi-family use, for a total of 3,502 acres designated for potential residential uses. According to the housing analysis in Chapter 5 (Table 5-5), an additional 455 housing units will be needed to serve the needs of all of Boyle County by 2025; therefore, as Danville accounts for 56% of all housing units in Boyle County, 255 additional housing units will be needed based on current trends.

As can be seen, much more land is designated on the Future Land Use Map as residential than is required for the planning period. Thus decisions to rezone should be based on the Development Review Provisions discussed later in this chapter rather than on the simple criteria that the request is in agreement with the Future Land Use Map.

### **COMMERCIAL USE**

Additional land will also be required for the development of commercial uses.

There are 803 acres of existing commercial use and 583 acres designated for future commercial use. Combined existing and future commercial land makes up 8.7% of available land for commercial development. Approximately 8 acres of commercial use is currently being utilized for every 100 persons. The areas designated for future commercial development are concentrated in the south end of Danville along U.S. 127, at the west end of Danville at the U.S. 150 and U.S. 127 Bypass intersection and could be considered in the northeast quadrant of the city, around the KY 2168 intersections with KY 33 and KY 34. There are spots of land close to Main Street designated commercial. It is recommended that land for the expansion of commercial uses be available in all sections of the Danville urban area. Highway business and shopping center commercial areas tend to draw business to the fringe areas of communities and away from the Central Business District.

In the past, commercial uses have been allowed to mix with residential developments in places and in concentrations that detract from the desirability and quality of both residential and commercial activities. Likewise, commercial uses that belong in the Central Business District or in a shopping center have been allowed to spread along the highways in a manner that causes congestion and traffic hazards. This problem is particularly obvious in spots along Stanford Road, South Fourth Street and along Maple Avenue, north of the residential district. It is recommended that applications for further curb cuts in these areas be carefully studied in relation to their effect upon through traffic, and that efforts be made, whenever possible, to combine access to commercial facilities into shared curb-cuts, service/access roads and shared parking lots.

The U.S. 127 Bypass has a strong demand for commercial development. Proposals for new commercial developments along the Bypass must be studied in order to assure high-quality developments and to assure that they will complement existing commercial developments, especially the Central Business District. As noted in the Development Review Provisions, clustered commercial development is more desirable from an economic perspective as it provides for better traffic movement, for customer access and convenience and for the preservation of parcels suited to land uses other than commercial.

Neighborhood commercial facilities such as small convenience grocery stores should be encouraged in planned locations which are convenient to residential

neighborhoods. Such facilities should not be strung out along the Bypass or arterial streets but rather clustered at locations near residential neighborhoods and served by collector streets.

### **INDUSTRIAL USE**

Attraction of industry to Danville and Boyle County has been a major community goal for over fifty years. The promotion, or retention, of industry is a major element of this Comprehensive Plan. According to the Danville land use maps, there are approximately 733 acres designated for existing industrial use, and 876 acres for future industrial use. Danville has long been an industry/manufacturing center, with a high amount of its workforce and economy based on industry. In addition, future land designated as industrial, was done so due to its unattractiveness and unsuitable nature for any other use.

### **PUBLIC/SEMI PUBLIC**

There is an abundance of land in public/semi-public land uses in Danville due to the Centre College campus, the campus of the Kentucky School for the Deaf, and large high school and elementary school facilities. There is 786 acres of existing land zoned PSP, and an additional 389 acres designated PSP in the future land use plan. This represents a large amount of land that is not taxed and cannot be developed. However, it is recommended that a coordinated series of parks and community facilities be developed to serve Danville residential areas. Small park and recreation areas should also be proposed in future subdivision developments.

### **PERRYVILLE - FUTURE LAND USE**

Currently land in urban use in Perryville totals about 469 acres for a population of approximately 751 persons (Kentucky State Data Center 2011 estimates). The total acreage devoted to the various uses and the acreage per 100 persons in Perryville is presented below in Table 9-2.

<b>TABLE 9-2            EXISTING AND FUTURE LAND USE - PERRYVILLE 2016</b>			
<b>LAND USE</b>	<b>EXISTING LAND USE ACRES</b>	<b>ACRES PER 100 PERSONS</b>	<b>FUTURE ADDITIONAL LAND USE ACRES</b>
Residential	169	22.5	450
Multi-family	6	<1	11
Commercial	7	<1	12
Public/Semi Public	39	5.1	40
Manufactured Home	<1	<1	0
Agricultural	217	28.9	0
Vacant	31	4.12	0
<b>TOTAL</b>	469	62.45	502

Perryville has had stagnant and declining population growth from 2000 to 2010, and only limited new development. As delineated by Table 9-2, almost the entirety of Perryville is of residential or agricultural land use. Any new development should be compatible with the historic character of the community.

Properties available for new residential construction are located in all quadrants of the city. There appear to be no limitations in any of these areas for development of residential neighborhoods as long as floodplain areas are avoided. It is recommended that new residential development be clustered where possible and constructed in areas contiguous to existing residential areas in order to minimize the cost of extending services. It is also recommended that any new development be a neo-traditional pattern to preserve the historic nature

of the city. This neo-tradition pattern essentially means that existing street patterns should be extended with new streets parallel to existing streets rather than curved streets with cul-de-sacs. Trees should be required along new streets. Sidewalks should be required which tie into existing sidewalks and the river walkway. It is recommended that a green space be preserved along the Chaplin River and that the walking path and perhaps a bike path be extended along the river both north and south of town.

### **COMMERCIAL USE**

Commercial uses in Perryville currently utilize approximately 7 acres while 12 acres of land have been designated for future commercial uses. This represents a relatively small percentage of the total developed land within the urban area.

Strip commercial development along the major highways passing through Perryville should be restricted in order to preserve the commercial values of the downtown area. There is sufficient room for commercial expansion in the downtown area. It is recommended that commercial/historic redevelopment efforts be encouraged. This redevelopment will benefit the economy and character of the entire City of Perryville. Proposals for commercial expansion in Perryville should be evaluated in consideration of the architectural and historic character of the city. Any increase in tourism will create a demand for lodging, camping facilities, restaurants, gift shops and other tourist related commercial enterprises. Development of these facilities should be encouraged within the Perryville city limits in order to stimulate support for the downtown and historic restoration projects and to prevent overextension of community facilities.

### **INDUSTRIAL USE**

The only existing industrial site in Perryville is the quarry, which is no longer being used. No major industrial expansion is anticipated during the 20-year planning period.

### **PUBLIC/SEMI-PUBLIC**

Perryville has 39 acres of existing public/semi-public land, and an additional 40 acres designated as future public/semi-public. The Battlefield is expected to continue its expansion. It is recommended that the open space along the river be preserved as a green space and bike paths and walkways be extended along

the river. These paths should connect to existing and future residential and commercial areas.

### **BOYLE COUNTY LAND USE**

The principal objective of the Future Land Use Plan for Boyle County is to contain urban development into areas where urban services are either presently existing or to areas where such services can easily be extended without undue cost. Urban development includes, but is not limited to industrial, commercial, high-density residential and concentrated single-family uses. It generally does not include agricultural uses and their related housing. This objective accomplishes two basic purposes:

1. Future development will have minimal impact upon the direct and indirect costs of providing government services and will thereby assure government of sound utility and service planning and future residents of a continued high standard of service.
2. Prime agricultural areas will be protected from multifamily residential and non-compatible commercial uses.

<b>TABLE 9-3 EXISTING AND FUTURE LAND USE – BOYLE COUNTY 2016</b>		
<b>LAND USE</b>	<b>EXISTING LAND USE ACRES</b>	<b>FUTURE LAND USE ACRES</b>
Residential	2,400	633
Multi-family	3	0
Commercial	46	50
Public/Semi Public	1,406	336
Manufactured Home	61	0

Industrial	184	854
Agricultural	97,421	1,013
Vacant	1,013	0
<b>TOTAL</b>	102,534	2,886

### RESIDENTIAL USE

In recent years an increasing amount of land has been subdivided into lots as small as one acre in the unincorporated areas of the county under current agricultural-residential zoning (AR-1). This type of residential development may have disadvantages. First it makes inefficient use of land, creating subdivisions with lots an acre or more in size. Yet, overloading of septic systems is also a concern. Second, it threatens prime agricultural lands as these lands, although still zoned agricultural have really been converted to residential use.

There are several alternatives to this type of development which could be considered by Boyle County. The first would be to increase the minimum lot size in the AR-1 zone to five or ten acres. The advantages of this would be to reduce development and maintain larger lot sizes more suitable for agricultural use. It is generally accepted that a minimum of ten acres is needed for most agricultural enterprises to be economically viable. The disadvantages of this option are that it greatly increases development costs and therefore housing costs. It makes it more difficult for owners of agricultural land to realize a gain on sale of their land and it is less likely to meet the demand for housing in rural areas. It is also still inefficient use of land. In some areas of the county, five-acre lots have later been subdivided into five, one-acre lots causing the same area to essentially be developed twice.

A second alternative to one-acre lots would be cluster zoning. In this scenario, a concentrated area of housing is allowed in exchange for set aside open areas. Instead of twenty houses scattered over twenty-one acre lots, twenty houses could be placed on five acres with 1/4-acre lots. The remaining fifteen acres would then be used for open space, agricultural use, or recreational use. This

type of development preserves open land and allows more efficient development. The disadvantages are that more complicated legal mechanisms must be used to insure that the open area is not developed and concentrated houses on septic systems can be a problem. Alternative waste disposal systems such as group septic systems may be an option.

The third alternative to one-acre lots would be to develop rural residential zones. This would require a more detailed study to determine the best use of land in the unincorporated areas based on such criteria as soils, prime farmlands, proximity to urban development and so on (see discussion of criteria below). Rural land would be designated as various types of agricultural or rural residential zoning rather than a combined AR-1 zone.

For example, the best agricultural land could have a prime agricultural zoning requiring minimum lot sizes of twenty-five acres. A general agricultural zone might require a ten-acre minimum. The rural residential zones could allow much smaller lot sizes based on soils and septic requirements. There could be an "Estate" Rural Residential Zone with minimum lot sizes of five acres. Another rural residential zone could allow one-acre minimums and a third 1/2 acre lots, etc. The key to this plan would be that only agricultural uses and their directly related housing would be allowed in agricultural zones. Areas developed with the primary use of residential housing would be restricted to a rural residential zone.

The advantages of this system would be that the use is clearly designated, protecting property values. Also, public input would be allowed when land changes use. This is not currently the case with development in the AR-1 zone. The major disadvantages would be that it would take local time and effort to develop the new zoning designations and determine the initial location of zones.

The solution to current development trends could be a combination of the above options. Recommendations should be developed as part of an overall review of current zoning regulations. County officials should be directly involved in such a study as the Boyle County Fiscal Court will ultimately have to approve any changes to the zoning ordinance.

The following criteria should be considered when rural residential development is proposed.

1. Soils considered prime farmlands by U.S. Department of Agriculture are of major importance in providing food and fiber. They have properties favorable for economic production of high yields of crops with minimal inputs of economic resources. Deterring urban development from areas with prime soils should be encouraged to be consistent with the goals related to agriculture. Many areas exist in Boyle County where prime soils are not located. Development of a residential nature in these areas will not greatly impact agricultural production.
2. Surrounding Land Use-Reducing conflicts between various land uses is a central concern. Farming requires use of heavy noisy machinery and produces dust that can be disturbing to non-farm rural residents. Residential developments should be discouraged in areas where little previous residential development has occurred.
3. Proximity to Closest Fire Station-This indicator is concerned with the costs of providing additional public services to previously undeveloped areas. If too much development is allowed in areas which are great distances from existing fire stations, the need to locate additional stations will increase costs to local government.
4. Type and Width of Road-This is another indicator of public service costs. New development on narrow, unpaved roads will eventually require road improvements. An orderly plan for county road improvements is the most desirable and cost-efficient method of managing public road systems. Consequently, rural residential development should be located near or along already improved roads.

### **EXISTING RURAL SETTLEMENTS**

Throughout the rural areas of Boyle County, there exist small settlements or communities that possess a strong historical, physical, and social identity. These settlements are characterized by public recognition of their existence, limited urban services, low density of development and a desire of the residents to maintain the identity of their community. These communities include: Parksville, Atoka, Needmore, Mitchellsburg and Alum Springs.

In order for these settlements to continue to exist, provisions must be made for limited residential expansion.

Where such settlement exists and fire protection, a public water supply, electrical service, a local school and environmental conditions conducive to the safe and effective operation of septic systems are available, it is proposed that only limited and controlled residential expansion be permitted.

### **COMMERCIAL USE**

It is proposed that the commercial service needs of Boyle County can be adequately met by the commercial areas of Danville, Junction City and Perryville. However, the existing general-store type commercial facilities in rural areas should be allowed to continue.

Commercial development in the unincorporated areas of Boyle County must be restricted to existing villages. Further spot zoning and violations of land use principles will result in spotty commercial development. Allowing only one or two such developments will set a precedent and negate any future attempts to prevent the spread of isolated commercial development. Commercial development at intersections in the rural area of the county has occurred; further occurrence on new isolated sites will violate the goals of this Plan. The small community zones, however, should be flexible enough to permit the existing villages to expand commercially.

### **INDUSTRIAL USE**

Except for sawmills located in the "Knobs" area, all future industrial development should be located in the planned industrial areas south and southwest of Danville.

Sufficient high-quality industrial sites and facilities exist in or near the existing Danville industrial area to meet the needs of new Boyle County industries for the planning period. New industrially zoned land should be located adjacent to the existing industrial park or in the general vicinity south of U.S. 150 and west of U.S. 127. All new sites should be evaluated against the Development Review Provisions for industry described in the following section of this chapter. The John Hill Bailey Industrial Park must be recognized as the primary source of industrial development for Boyle County residents. In addition, the Industrial Park serves as an employment generator for industrial workers from surrounding counties and serves as a regional resource. For these reasons, industrial development on other unincorporated Boyle County sites is not encouraged.

Some small industrial-type home occupations and agricultural accessory uses should be permitted in agricultural districts. These small industries should include services related to agricultural activities such as farm implement repair, ham curing, limited warehousing. Home occupations in agricultural districts should be flexible but moderately restrictive.

### **PUBLIC/SEMI PUBLIC**

Several types of public expansion should be considered for Boyle County. All involve recreational uses.

The first is the establishment of a bikeway from Danville to Perryville. This bikeway should be designed to supplement and take advantage of the trans-national bicycle route which presently passes through Mercer County.

The second potential area of public use is the expansion of public recreation lands in the "Knobs" area of the County. This development should take advantage of the region's interesting topography and make use of land which is not suitable for other land uses.

### **MUNICIPAL UTILITY SERVICE BOUNDARY**

As has been noted, the majority of growth in Boyle County is expected to occur in or around Danville, Junction City and Perryville. Current growth trends indicate that new commercial and residential subdivisions will continue to be developed in these areas. Delineation of this service area is intended to restrict further water and sewer development beyond it and therefore minimize the expensive extensions of those public facilities.

The following points can be made regarding the Municipal Utility Service Boundary:

- According to the population projections included in the Population chapter of this report, there is more than sufficient land area within this growth area to provide the land needs until the year 2030.
- Municipal water and sewer services, for the most part, have not been extended beyond this boundary.

- The U.S. 127 Bypass will serve as a major arterial for the extension of roads, sewers, water lines, gas mains, electric power and certain other facilities.

### **FUTURE LAND USE PLANNING**

The use of land can be divided into two broad categories: agricultural-recreational and urban use. Since these two uses are not compatible with each other, friction points must be reduced or eliminated as much as possible.

The adoption of a Future Land Use Map and Future Land Use Policy Plan (Development Review Provisions) for future development is recommended. Such a policy would state which areas could be provided with basic services.

The major objectives of the Future Land Use Map and Future Land Use Policy Plan are as follows:

1. To provide sufficient area for the needs and growth of a Boyle County population in excess of 30,000 in such a manner that the supply of land more than meets the demand, recognizing that some land cannot or will not be developed or available for development.
2. To establish a limit beyond which only single-family residential and agricultural uses are permitted, in order to separate major urban and agricultural activities.
3. To ensure orderly development through the containment of urban development within an area that can be most easily and efficiently served with new services and facilities by the City of Danville, Junction City, Perryville and Boyle County.
4. To promote the public health by requiring use of sanitary sewers in new developments, and generally permitting the use of septic tanks only in those areas located in rural areas of Boyle County.

The Future Land Use Map and Future Land Use Policy Plan delineates the portion of Boyle County that should house nearly all of the community's growth. Any new growth which desires urban services should locate inside this perimeter, thereby encouraging the most efficient use of tax money in providing urban services, such as police and fire protection, street repair, school service, postal service, park

service, transit, water, gas, electricity, storm water, and sanitary sewage disposal, etc.

An important part of any community is the attraction of new industry and an increase in jobs, which expands the tax base of the community. Not only is the tax base expanded through income from occupational tax, but also from increased tax revenue from property tax as new homes are built for people moving into the county.

These services are important to the growth of the community, and with proper planning; Boyle County can assure that the area is increased to meet the demands of new homeowners moving into the community.

If the land within the Future Land Use Map and Future Land Use Policy Plan is not updated and expanded regularly as the community expands, the cost of land within the area will increase disproportionately thus jeopardizing housing affordability in Boyle County.

Without a policy such as the Future Land Use Map and Future Land Use Policy Plan (Development Review Provisions) for guiding the community's growth, the rural areas would be subject to random development by all types of residential, commercial and industrial land uses. It is for this reason that the planning commission should plan to grow from the boundary to insure enough developable land, which includes urban services, is available to assure affordable housing for all residents.

Therefore, the Danville-Boyle County Planning and Zoning Commission should, when reviewing the development plans, be prepared to meet the needs of the community by utilizing the Future Land Use Map and Future Land Use Policy Plan (Development Review Provisions) in an orderly fashion, which includes expanding the infrastructure when necessary.

### **FUTURE LAND USE MAP (FLUM)**

The purpose of a Future Land Use Map (FLUM) is to depict, in generalized fashion, the desired and expected future land use pattern. The term "generalized" is used because the map does not attempt to represent future land use at the scale of individual properties. Rather, it represents the predominant land use which

currently exists and which is expected to remain stable; or land uses that are expected to occur from anticipated future development in response to population growth and factors such as transportation and infrastructure improvements.

While KRS 100.187 does not specifically require a Future Land Use Map as a component of the Land Use Element, KRS 100.203 does specifically require that zoning regulations include “a map, which shall show the boundaries of the area which is to be zoned, and the boundaries of each zone”, along with the manner in which local government will regulate the use of property and the density, intensity of development and building. The amendment of the Zoning Map and its consistency with Future Land Use Map will be required with all new development proposals.

Kentucky law also requires that consistency with the comprehensive plan (which includes the Future Land Use Map) is a primary consideration in reviewing rezoning requests, as defined in KRS 100.213, as follows:

Before any (zoning) map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan or, in the absence of such a finding, that one (1) or more of the following apply and such a finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate; and
- That there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

FLUM depicts conceptually the pattern of land use which will accommodate growth over the next 10 to 20 years. While, in most cases, it reflects present land uses in developed areas which are expected to remain stable over this time

period, most importantly it anticipates likely future land uses in areas that are presently undeveloped, but which lie in the path of future growth. Specific future land use designations of presently undeveloped property are influenced primarily by two factors: (1) transportation/ accessibility and (2) adjacent existing land uses. The Future Land Use Maps (Figure 9.1, 9.2 and 9.3) shall be used to determine the consistency which exists between future land use and development proposals.

The following land use categories are depicted on the FLUM and shall be used in conjunction with the map to determine the consistency of land use and development proposals:

- **Agricultural**

This land use designation applies to those rural areas relatively remote from the expanding rural-suburban fringe, where agricultural uses are predominant with small and large-scale farm operations. It also applies to areas of property fragmentation which has occurred through provisions for one-acre subdivision of land for residential development sites with gross densities ranging from zero (0) dwelling units per acre to one (1) dwelling unit per acre.

- **Low Density Residential**

This land use designation comprises areas designated for single family development with gross densities ranging from one (1) dwelling per acre to five (5) dwellings per acre.

- **Moderate Density Residential**

This land use designation consists of areas developed for higher density single-family detached and single-family semi-attached (patio homes, small lot homes and zero lot-line homes), as well as multi-family semi-detached development such as duplexes, townhouses, apartment buildings and condominiums. Densities in this land use should range from five (5) dwellings per acre to sixteen (16) dwellings per acre.

- **High Density Residential**

This land use designation consists of areas occupied by multifamily housing, including higher density townhomes, apartment buildings and condominiums, developed at densities exceeding sixteen (16) dwelling units per acre.

- **Mixed-Use Residential**

This category applies to mixed-use areas where, taken as a whole, the primary land use is residential or commercial in a variety of development types and densities, balanced by complementary residential, retail, office, public and/ or open space uses. The distribution of land among these various activities shall be implemented through specific zoning, with standards addressing the form and character of development to ensure compatibility. This designation applies to the historic core of downtown areas or undeveloped or developing areas where the basic qualities of those existing mixed-use areas (efficient use of land, higher development intensities, pedestrian friendliness) are intended to be replicated. Here, development standards should be tailored to emphasize an urban character and a mix and intensity of development appropriate to this unique center of activity.

- **Mixed Use Employment**

This category applies to strategic mixed-use areas, mostly undeveloped today, that are located near designated industrial areas, employment centers or industrial parks and accessible from major transportation corridors. These areas are envisioned as predominantly larger-scale employment and business centers, supplemented by compatible retail, services, and, where appropriate, higher density residential development. The distribution of land among these various activities shall be addressed through specific zoning. However, primary activities in these areas may include low and medium-rise office complexes, or environmentally friendly manufacturing. On large tracts, these uses should be encouraged to develop in a campus-like setting, with quality architecture and generous, connected open space to maximize

value, promote visual quality, and encourage pedestrian activity between employment areas and areas of supporting uses such as retail, restaurants, and residential.

- **Commercial**

This land use designation consists of a broad array of commercial development, including individual commercial (retail, service, hotel or office) businesses that may exist along a highway corridor or a business district, as well as larger planned shopping centers and office parks.

- **Industrial**

This land use designation consists of areas developed or suitable for the uses permitted in industrial zoning categories.

- **Public**

This land use designation consists of major public or semi-public institutions, including the city and county public schools, other schools and colleges, governmental functions and operations such as the airport, government offices, and police and fire stations. This land use designation also applies to all existing City and County-owned public parks, other semi-public recreational facilities, and permanently protected open spaces of countywide significance.

### **Development Review Provisions**

Requested re-zonings (zone changes) shall be reviewed for consistency with the Future Land Use Map (FLUM) and the Development Review Provisions listed below. Unless specifically exempted by the zoning ordinance or by the Planning Commission, all zone change requests must be accompanied by a general development plan (conceptual exhibit) including any or all of the following: location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, signs, drainage of surface water, access points, a plan for screening and buffering utilities, existing and man-made and natural conditions, and all other development conditions requested by the Planning Commission and agreed to by the applicant.

All proposals for new development must be assessed to determine their compatibility with the existing surrounding development. Compatibility may be shown because the proposed use is the same as the surrounding neighborhood, or it may be established by site design, buffering, control of access through the adjacent neighborhood, or other agreed upon development measures.

### **Guidance for Residential Development**

- A detailed traffic impact study (TIS) performed by a certified traffic engineer must be submitted on any residential development that will generate traffic greater than 500 Average Daily Trips (ADT) and/or 100 vehicles per hour during peak hour.
- Residential development should not exceed the density of immediately adjacent developments (defined as those developments contiguous to the external property boundary of the subject site) by more than 50 percent.
- Residential development should have streetlights, sidewalks curbs, and gutters installed at the time of development. Electric, telephone and CATV utilities should be placed underground.
- Residential neighborhoods should be protected from adverse impacts of proposed developments and land use changes.
- Residential development should be discouraged on lands with greater than 12 percent slopes.
- High-density residential development should be located where there is a major access point on or very near an arterial street.
- High-density residential development should only be allowed where such development can be connected to the municipal sewer system.

### **Guidance for Commercial Development**

- A detailed traffic impact study (TIS) performed by a certified traffic engineer must be submitted on any commercial development that will generate traffic greater than 500 Average Daily Trips (ADT) and/or 100 vehicles per hour during peak hour.
- Commercial areas should be accessible to major traffic arteries however, new curb cuts should be kept to a minimum by requiring commercial facilities to share service access roads or parking lots.
- Concentrated clusters of stores, as opposed to linear developments along major thoroughfares, should be encouraged in as much as they are more convenient and tend to protect overall property values.
- Buffering or screening shall be considered when a commercial area is proposed next to existing residential areas.
- Commercial development should be designed to include, where appropriate, circulation patterns for pedestrians and bicycles.
- Where appropriate, trees, landscaping, benches, and other site amenities should be incorporated into the design.
- The Central Business District serves a variety of functions such as: retailing, entertainment, administration, and government. In addition, the functions of the CBD are oriented towards a city wide, county wide and regional market.
- Development of neighborhood commercial areas should be allowed when it can be proved that the need clearly exists. There should be a smooth transition between the commercial area and adjacent land uses which reflects the existing architectural and residential character.

### **Guidance for Industrial Development**

- A detailed traffic impact study (TIS) performed by a certified traffic engineer must be submitted on any industrial development that will

generate traffic greater than 500 Average Daily Trips (ADT) and/or 100 vehicles per hour during peak hour.

- Sites for all industrial development must be carefully selected, giving appropriate consideration to the topography, the carrying capacity of the underlying soils and to prevailing wind directions, so the possibility of adverse effects on the environment or surrounding uses will be minimized. Proposals for industrial development larger than twenty (20) acres should be accompanied by a detailed geologic analysis to determine the carrying capacity of the underlying soils with respect to the possibility of accidental spills of hazardous materials and impacts on ground water. This analysis should assess the impacts of the proposed development and identify steps to be considered and taken to mitigate any adverse impacts.
- Industries should be located in planned industrial parks or adjacent to an existing industry to form industrial clusters.
- Industrial sites should have good access to highways and when required, rail facilities.
- Water, electricity, gas, and sewage facilities in sufficient scale or quantity should be a prerequisite for an industrial use.
- Industrial areas should be separated from other areas by such buffers as major highways, railroad lines, park or open areas, or natural geological features.

### **Future Land Use Map (FLUM) Compliance**

The following is a recommended protocol for the use of the Future Land Use Map (FLUM) and for amending the FLUM.

- While the Zoning Map, and its associated zoning districts, defines specific uses and development types currently permitted for individual properties, the Future Land Use Map (FLUM) depicts more broadly the likely pattern of land uses that may exist in the future. Therefore, the FLUM does not directly determine the specific development that may be approved for a particular

property. Applicants for zoning changes must demonstrate that the proposed use / development is consistent with the land use designation on the FLUM. However, consistency with the FLUM is only one of several considerations, and all other development criteria must be met for a rezoning approval, per the process laid out in this chapter, the Zoning Ordinance and in KRS 100.213.

- Because FLUM designations are considerably broader than provided in specific zoning districts, several different zoning districts may conform to the provisions of a single FLUM land use category. However, in cases where a proposed development type and associated zoning district is clearly inconsistent with the FLUM, and/or other provisions of the Comprehensive Plan, such rezoning approvals shall not be granted until and unless the FLUM is amended.

**Exceptions** - The following types of rezoning requests shall not require a FLUM amendment prior to consideration for approval:

- Emergency situations requiring immediate actions to protect public health, safety and welfare (e.g., providing temporary housing for those displaced by a natural disaster)
- Corrections of zoning map errors
- Residential rezoning requests for non-conforming parcels that are less than 5 acres in size and are compatible with existing residential land uses
- Rezoning requests of 10 acres or less, where a proposed development site lies within two or more future land use designations, if at least 50% of the property lies within a future land use designation which is consistent with the requested proposed zoning district

**Procedures for Amending Comprehensive Plan Text and the FLUM** - The Planning Commission will accept applications for Comprehensive Plan text or Future Land Use Map (FLUM) amendments. Public Hearings for text amendments shall be advertised, approved and adopted by the Planning Commission in the same manner as per plan adoption. Public hearings for FLUM amendments shall be

advertised, noticed and approved by the Planning Commission in the same manner as zoning map amendments, however the Planning Commission's decision on a FLUM amendment request will be considered final action. The rezoning application that necessitates the FLUM amendment can be submitted concurrently. The Planning Commission's approval of a FLUM amendment request should be based on at least one of the following criteria:

- A demonstrated over-riding public benefit of the proposed development (this may include the provision of a major public facility or amenity, the provision of a major source of employment or an economic development asset that cannot be accommodated in a location consistent with the current FLUM).
- The request is a correction of inconsistencies or mapping errors contained within the FLUM.
- That the proposed use is clearly compatible with existing surrounding development as demonstrated by the applicant. This review should include a FLUM Compatibility Assessment of the proposed use, which includes, but is not limited to, location and bulk of buildings and other structures, building height, building materials, intensity of use, density of development, location of parking and signage within the surrounding area. In addition, the applicant must prove that the proposed FLUM amendment will not result in development that exceeds the capacity of existing public infrastructure and/or facilities (such as roads, water, sewer, stormwater, police, fire, parks and/or public education).

## **IMPLEMENTATION**

A community's preparation of a comprehensive plan typically requires a considerable commitment of time and interest. During the review process, citizens, commission members, and the legislative bodies make important decisions affecting the direction of Boyle County's future development. The resulting plan is a guide on which future decision can be based. However, the most important step in the development, adoption, and subsequent use of the Comprehensive Plan, is the Plan's Implementation.

In developing this Comprehensive Plan, goals for land use in Boyle County were established and recommendations made for the attainment of each objective. The recommendations are of little value, however, unless steps are taken to implement them. Planning is a continuous process that includes constant updating, refinement, and alteration as conditions change. This plan is intended to cover the next thirty-year period, with updates every five years. During the next five years the plan is intended to serve as a guide for public and private decisions, after which time, thorough re-evaluation should be made to determine its applicability for the future. The existence of this plan, however, does not preclude a thorough examination of each recommended project or regulatory approach, as it is developed to consider whether it continues to be in accordance with the planning program.

### **LOCAL LEADERSHIP**

The public officials of Boyle County and the cities of Danville, Perryville and Junction City bear the primary responsibility for the implementation of this plan. It is important that the public officials understand, accept, and adopt the development policies and that public and private agencies understand and support the plan. The Boyle County Fiscal Court and the City Councils of Danville, Junction City, and Perryville have the power that is necessary to adopt policies and fulfill the goals of the Plan. These bodies should maintain a close relationship with the Danville-Boyle County Planning Commission so that the planning process is properly coordinated. Because of their statutory role in planning and development review, the Planning Commission and its staff possess special expertise as well as an understanding of the development forces and needs

within the county. If properly utilized by local elected officials, the Planning Commission is well positioned to act both as policy advisor and enforcer of local development policy. In addition, the public should be kept informed of community development plans to solicit input and support for the program.

### **SUBDIVISION REGULATIONS**

The subdivision of land is the initial step in the process of building a community. Subdivision regulations are locally adopted laws that set minimum standards for public improvements constructed by private developers. Enforcement of subdivision regulations at the time of construction can save the public future costs, by requiring the compatibility of privately installed infrastructure with city/county standards. Subdivision regulations also contain design standards that not only ensure the public safety, but also ensure that proposed development fits with the nature of existing development. Good standards help assure effective traffic patterns, adequate streets, adequate water pressure for domestic use and fire-fighting capacity, adequate provision for sewerage, stormwater drainage, appropriate spacing between buildings and between streets and buildings, adequate recreational facilities, and an aesthetically pleasing environment. This Comprehensive Plan Update makes no recommendations, which require amendment of the subdivision regulations. However, the Planning Commission should continue to make changes as new problems arise and new challenges need to be addressed.

### **ZONING**

The zoning ordinance is considered one of the principal tools for implementing the land use plan. Zoning ordinances are established to ensure orderly and compatible urban development, as well as to protect the rural character of the County. Zoning divides the community into exclusive use districts: agricultural, residential, multi-family, commercial, and industrial. Each of these use districts has specific regulations specifications on the particular uses that are allowed. These zoning standards regulate uses permitted, density of population and structures, lot sizes, percent coverage of lots by buildings, building setbacks, off-street parking, and the like. The theory behind separation of uses through zoning is that of protecting property values by preventing incompatible uses from locating next to one another. Zoning implements the land use plan because the use districts are based upon the land development policies established in Chapter 9 of the plan. Periodic review of the provisions of ordinances is encouraged to ensure that the requirements are the most efficient and effective means of accomplishing

the adopted goals and objectives. The zoning ordinances should reflect the Comprehensive Plan, and proper implementation of the ordinance should ensure that all future development conforms to the recommendations of the Plan text and map.

The unified zoning ordinance for all Boyle County jurisdictions was recently adopted with wholesale changes. A number of new policies were implemented in this new ordinance. As time goes by, any deficiencies in the ordinance will become apparent, and may require correction. This update requires no changes to the zoning ordinance at the present time.

### **SITE PLAN REVIEW**

An important element of any zoning or development regulation ordinance is the site plan review. While zoning specifies permitted uses of land, site plan review is the means by which the quality of new development (finding and mitigating any potential negative impacts) is protected through the expert evaluation by the Planning Staff, professionals and members of the Commission, of the proposed layout and design of a new development.

### **CODE ENFORCEMENT**

Compliance with housing, building, plumbing, and electrical codes is a critical step in the implementation of the Comprehensive Plan because it ensures adequate standards of health, sanitation, and safety. Codes are governmental requirements placed on private uses of land to protect the occupants from the hazards of living and working in unsound, unhealthy, or otherwise dangerous structures or conditions. Building, plumbing, electrical and fire codes provide minimum standards for the construction of both new buildings and the alteration of existing structures. The housing code provides that existing dwellings must be maintained in a safe and sanitary manner. Structures that are considered unfit for human habitation may be condemned and removed. Other regulations, such as health department regulations, provide minimum standards for on site septic installations. These codes apply to the community as a whole and are uniform in nature. In some cases the local government may establish its own standards, or the state may dictate a uniform or minimum set of standards for the whole state. In order for these codes to be useful an inspection system must be maintained with qualified inspectors enforcing the regulations in the code. Inspectors may be employed by the state to staff district offices throughout the state or may be locally hired to enforce local codes.

## **ROAD MANAGEMENT PLAN**

The Kentucky Transportation Cabinet, Department of Highways, has control over the development of State Highways and recommended highway improvements in Boyle County. However, much responsibility rests on the local units of government. Local agencies must work among themselves and with the Department of Highways to resolve differences with respect to location and features of particular road improvements. Local groups must actively support highway improvements in their areas—all the more important now that the KY 2168 extension is scheduled for construction in the near future. They must also be prepared, when required, to provide rights-of-way, for example. Local groups also have the responsibility of helping to maintain the traffic-carrying capacity of major streets and roads by supporting good local land use planning practices, subdivision regulations, and a sound zoning ordinance. It is imperative to mention that local communities have the right to mandate access control and signal standards in excess of those of the Transportation Cabinet. A specific study, as noted elsewhere in the Plan, should be undertaken to address these issues as they relate to HWY 2168 from US 127 to KY 34.

The responsibility for making improvements to roads not maintained by the State Transportation Cabinet rests with the fiscal court and Danville, Perryville, and Junction City. It is important that a systematic method of inventorying conditions on these locally maintained roads and scheduling needed maintenance and improvements be established in the form of county and city road management plans. Scheduling should be based on established criteria, such as volume of traffic, severity of need, and the like. In addition, the plan should be integrated into a multi-year capital improvements program for the county and cities.

## **CAPITAL IMPROVEMENTS PLAN**

A long-range capital improvement program (to document when capital facilities are expected to be constructed in the areas they will serve) is an integral part of the staging of development. This document would provide detailed information on the scheduling of the planning, land acquisition, and the design and construction of capital facilities.

### **PUBLIC FACILITIES ASSESSMENT**

The adequacy of all public facilities should be carefully assessed before any major development may occur. The capabilities of existing and proposed roads and sidewalk systems, water, wastewater, and stormwater treatment and/or collection facilities, other utilities, fire and police protection, schools, and recreation, must be examined to determine if they can adequately support the proposed development. If need be, conditions should be placed on developments to provide for such facilities or to ensure they are adequate. Particularly, as new commercial development occurs along major arterials, the Commission needs to ensure compliance with the adopted goals and objectives and location principles found in this plan, and should also encourage the use of frontage and access roads. By requiring frontage and access, both safety and access will be improved.

### **PUBLIC PARTICIPATION**

Community acceptance and cooperation is essential to the success of the comprehensive plan. The ideas and support of local civic clubs, neighborhoods groups and community clubs, private citizens, business and industrial leaders, are all needed to implement a successful comprehensive plan. A large part of achieving successful citizen participation is through a public education program designed to permit a two way flow of information between the citizens and the planning commission, county, and cities.

### **LAND ACQUISITION**

One means of implementing a comprehensive plan is through the acquisition of rights in land. This may involve advance acquisition or options on land for use in the future; or it may involve the acquisition of easements for use of certain features. Advance acquisition and options are most commonly used for industrial sites, but may also be used for future roads, school sites, and parklands. Easements are commonly used for utilities and roads, but can also be used to preserve scenic features, prevent use of floodways, and other purposes.

## **CONCLUSION**

The recommendations and proposals set forth in this Comprehensive Plan are the result of lengthy, detailed thought and consideration on the part of the Planning Commission and its staff, and through public input. It is the Commission's conviction that the implementation of this Plan will contribute significantly to the appropriate long-range development of Boyle County.

If this plan is to serve its purpose, this cooperative effort between the development sector, the public, the Planning Commission, the Fiscal Court, and other levels of government must be continued. Through this collaborative effort, this plan can be implemented and allowed to serve the community's needs. Also, to continue to be effective, the Plan must be reviewed regularly in light of changing social and economic conditions and trends and possible changing goals of the community. It is essential that the residents of Boyle County acquaint themselves with the Plan and continue to offer their constructive suggestions. The realization of the goals and objectives of the community will depend to a great extent on the degree to which there is public awareness, input, and support of the Plan and the planning process.

## **APPENDIX**

Figure 8.1 Boyle County Existing Land Use Map

Figure 8.2 Danville Existing Land Use Map

Figure 8.3 Perryville Existing Land Use Map

Figure 9.1 Boyle County Future Land Use Map

Figure 9.2 Danville Future Land Use Map

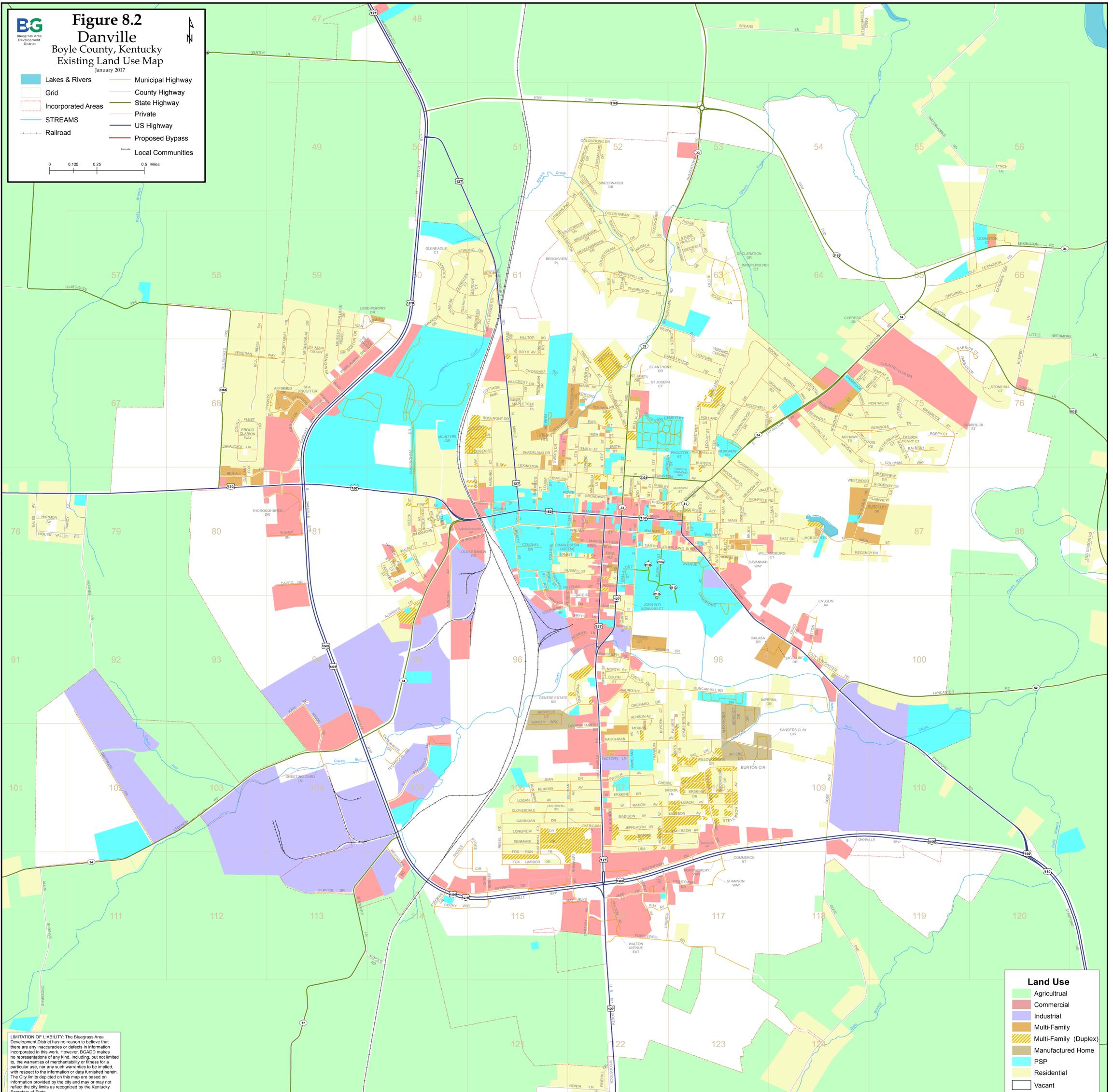
Figure 9.3 Perryville Future Land Use Map

Figure 9.4 Junction City Future Land Use Map



**Figure 8.2**  
**Danville**  
 Boyle County, Kentucky  
 Existing Land Use Map  
 January 2017

0 0.125 0.25 0.5 Miles



**LIMITATION OF LIABILITY:** The Bluegrass Area Development District has no reason to believe that there are any inaccuracies or defects in information incorporated in this work. However, BGADD makes no representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor any such warranties to be implied, with respect to the information or data furnished herein. The City limits depicted on this map are based on information provided by the city and may or may not reflect the city limits as recognized by the Kentucky Secretary of State.

**Land Use**

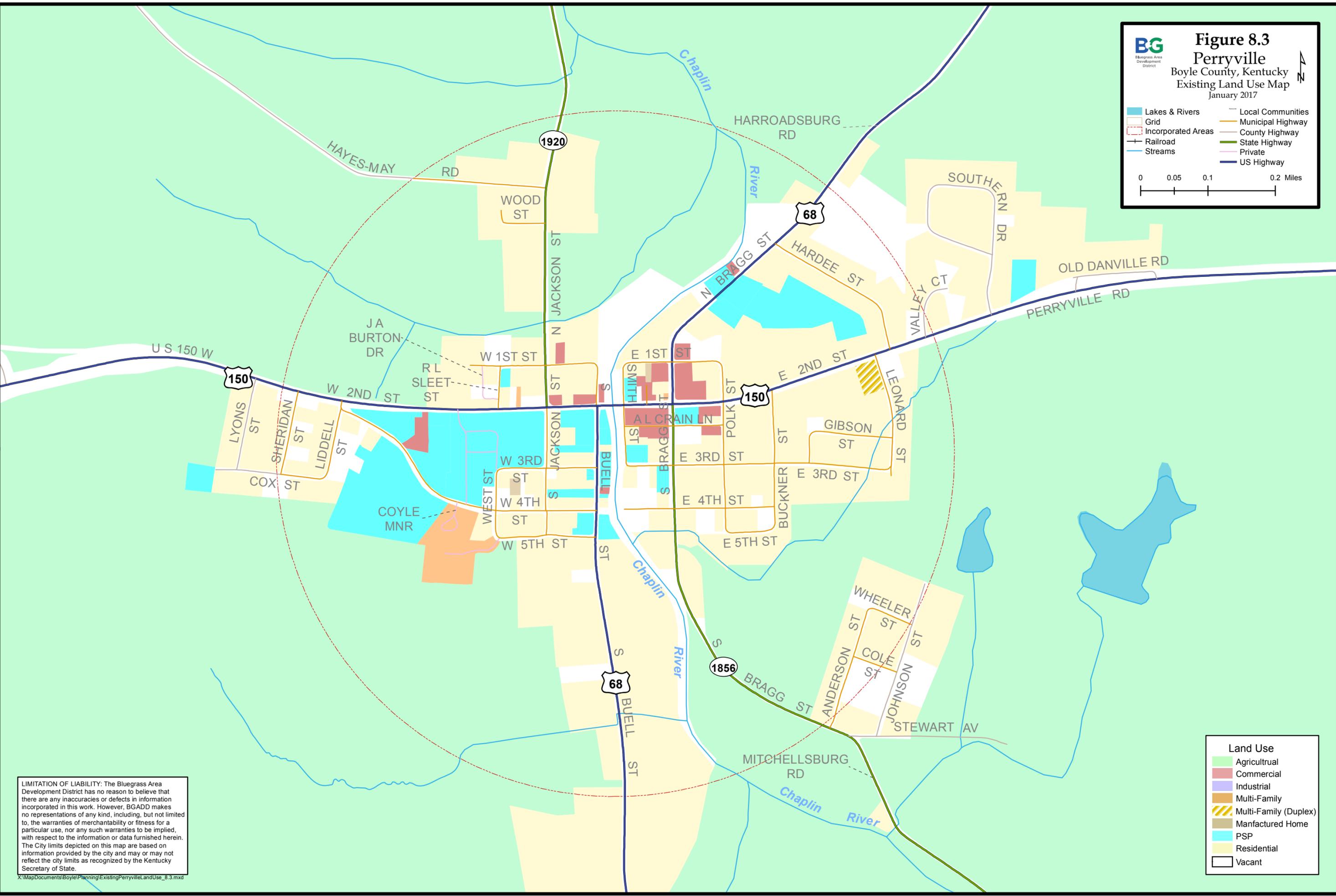
- Agricultural
- Commercial
- Industrial
- Multi-Family
- Multi-Family (Duplex)
- Manufactured Home
- PSP
- Residential
- Vacant

ABERDEEN DR	61	BELL PLACE	72	CARDINAL TER	65	COWAN ST	82	E WALNUT ST	84, 85	GENTRY LN KY-1915	6, 7, 47	HILLTOP RD	71	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILLMAN AV	107	W SECRETARIAT DR	69
ADAMS ST	61	BELLEVIEW CEMETERY	72	CAROLYN AV	72	CREEK RD	81	EARL ST	72	GEORGE MARTIN DR	107	HOLZCLAW AV	71	KELLY LN	82	MANOR HL	75	N 6TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
AFFIRMED DR	69	BEN-AVI DR	69	CARRIGAN DR	106	CREEKSIDE DR	83	EAST DR	83	GLENVIEW DR	61	HOLZCLAW AV	71	KELLY LN	82	MANOR HL	75	N 6TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ALDRIDGE LN	66	BERWICK DR	60, 61	CASSADY AV	116	CROSSHILL RD	73	EAST DR	83	GLENVIEW DR	61	HOLZCLAW AV	71	KELLY LN	82	MANOR HL	75	N 6TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ALEXANDER DR	98, 108	BETHY ROSS LN	63	CAUL CADE DR	68	CUNNINGHAM DR	70	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ALLEN DR	108	BLUEGRASS PKE	63	CECIL ST	73	CYRESS DR	66	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ALTON AV	71	BOLD VENTURE	16, 57, 68	CECILIAN TER	74	CYRESS DR	66	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ANGELA DR	62	BONNIE CT	107	CENTRE ESTATE DR	96, 97	DANIEL DR	107, 108	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ARCHER TR	74	BOYD TR	73, 74	CENTRE ESTATE DR	96, 97	DANIEL DR	107, 108	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ARGYLE WOODS DR	61	BOYD AV	71	CENTRE ESTATE DR	96, 97	DANIEL DR	107, 108	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ARNO RD	75	BRENT AV	116	CHURCH ST	84	DAVID RD	69	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ARNO RD	75	BRENT AV	116	CIRCLE DR	87	DECLARATION DR	106, 116	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ASHLEY WAY	106	BROOK LN	108	CLEARBROOK DR	52	DOGWOOD DR	73, 85	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
ASPEN DR	108	BROOKCOVE DR	62	CLERC ST	83	E BROADWAY ST	84, 85	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
AULTMAN CT	75	BROOKHAVEN DR	62	CLOVERDALE DR	106, 107	DUNCAN HILL RD	114	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
AVENUE OF CHAMPIONS	85, 98	BROOKSIDE DR	61, 62	COLDSPRING DR	62	FORD ST	83	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
BALASA DR	88	BURCKLEY DR	85	COLLEGE ST	52	E BROADWAY ST	84, 85	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
BANNICK DR	60	BURTON CIR	108	COMMERCE ST	117	E LEXINGTON AV	108	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
BARRETT AV	84, 87	BUTLER DR	108	CORPORATE DR	102	E MAIN ST	84, 85, 86, 87	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
BAUGHMAN AV	107, 108	CADWELL ST	73	COTTAGE MNR	102	E MAIN ST	84, 85, 86, 87	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
BEATTY AV	83	CANDLEWOOD DR	73	COUNT FLEET CIR	71	E MARTIN LUTHER	84, 85	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84
BELINDA BLVD	115	CARDINAL DR	66	COUNTRY LN	74	E SECRETARIAT DR	69	ENTERPRISE DR	105	GOGGIN LN	105	HUGHES LN	79, 92	KERR ST	71	MAJESTIC PRINCE	59, 69	N 5TH ST	72	PATRICK HENRY CT	106, 107	ROBERTSON LN	82	SILVER CREEK DR	74	WALKER CT	82, 83, 84

**Figure 8.3**  
**Perryville**  
 Boyle County, Kentucky  
 Existing Land Use Map  
 January 2017

Lakes & Rivers  
 Grid  
 Incorporated Areas  
 Railroad  
 Streams  
 Local Communities  
 Municipal Highway  
 County Highway  
 State Highway  
 Private  
 US Highway

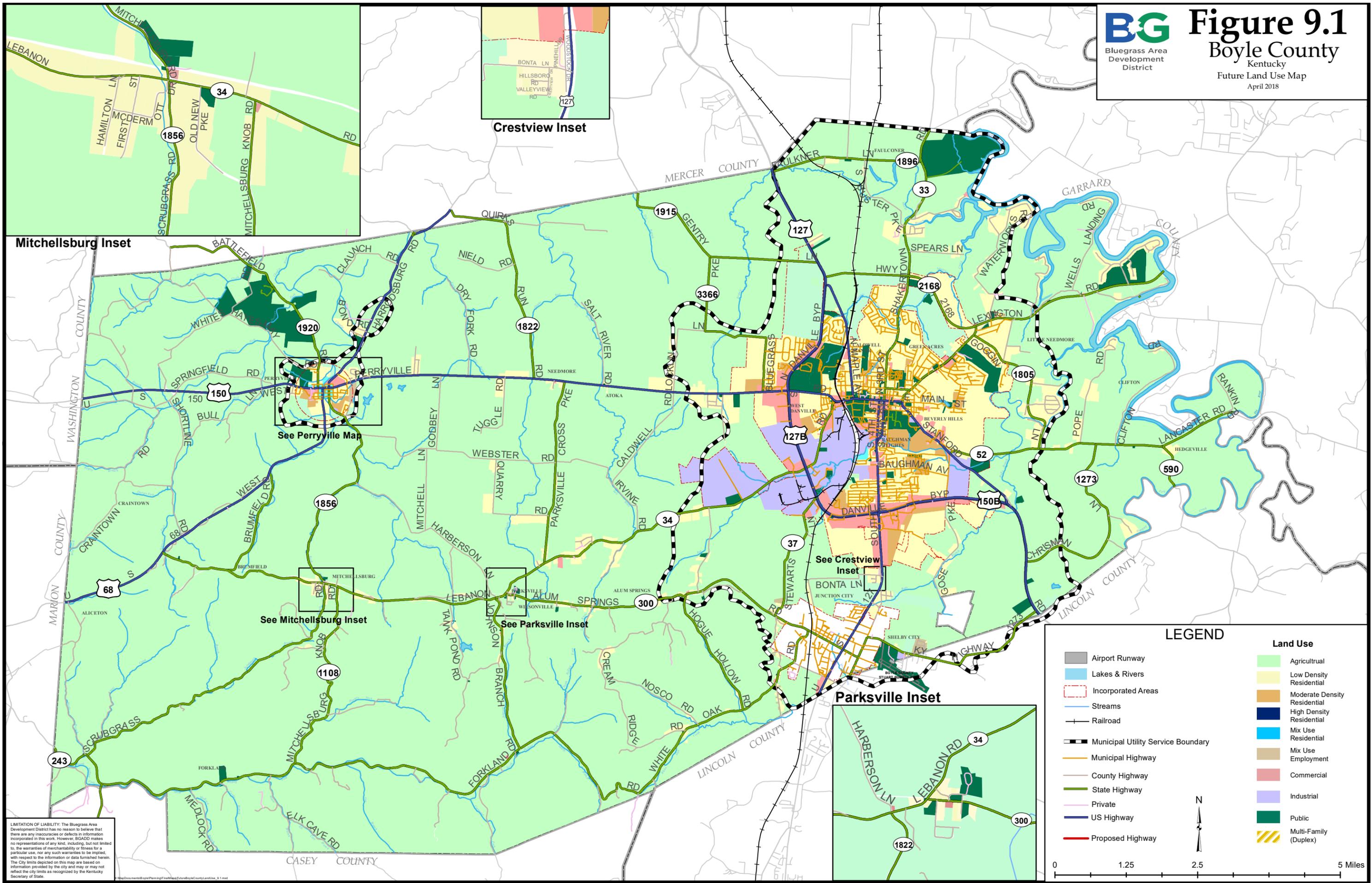
0 0.05 0.1 0.2 Miles



**Land Use**

- Agricultural
- Commercial
- Industrial
- Multi-Family
- Multi-Family (Duplex)
- Manufactured Home
- PSP
- Residential
- Vacant

LIMITATION OF LIABILITY: The Bluegrass Area Development District has no reason to believe that there are any inaccuracies or defects in information incorporated in this work. However, BGADD makes no representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor any such warranties to be implied, with respect to the information or data furnished herein. The City limits depicted on this map are based on information provided by the city and may or may not reflect the city limits as recognized by the Kentucky Secretary of State.



**Mitchellsburg Inset**

**Crestview Inset**

**Parkville Inset**

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**LEGEND**

Airport Runway	Agricultural
Lakes & Rivers	Low Density Residential
Incorporated Areas	Moderate Density Residential
Streams	High Density Residential
Railroad	Mix Use Residential
Municipal Utility Service Boundary	Mix Use Employment
Municipal Highway	Commercial
County Highway	Industrial
State Highway	Public
Private	Multi-Family (Duplex)
US Highway	
Proposed Highway	

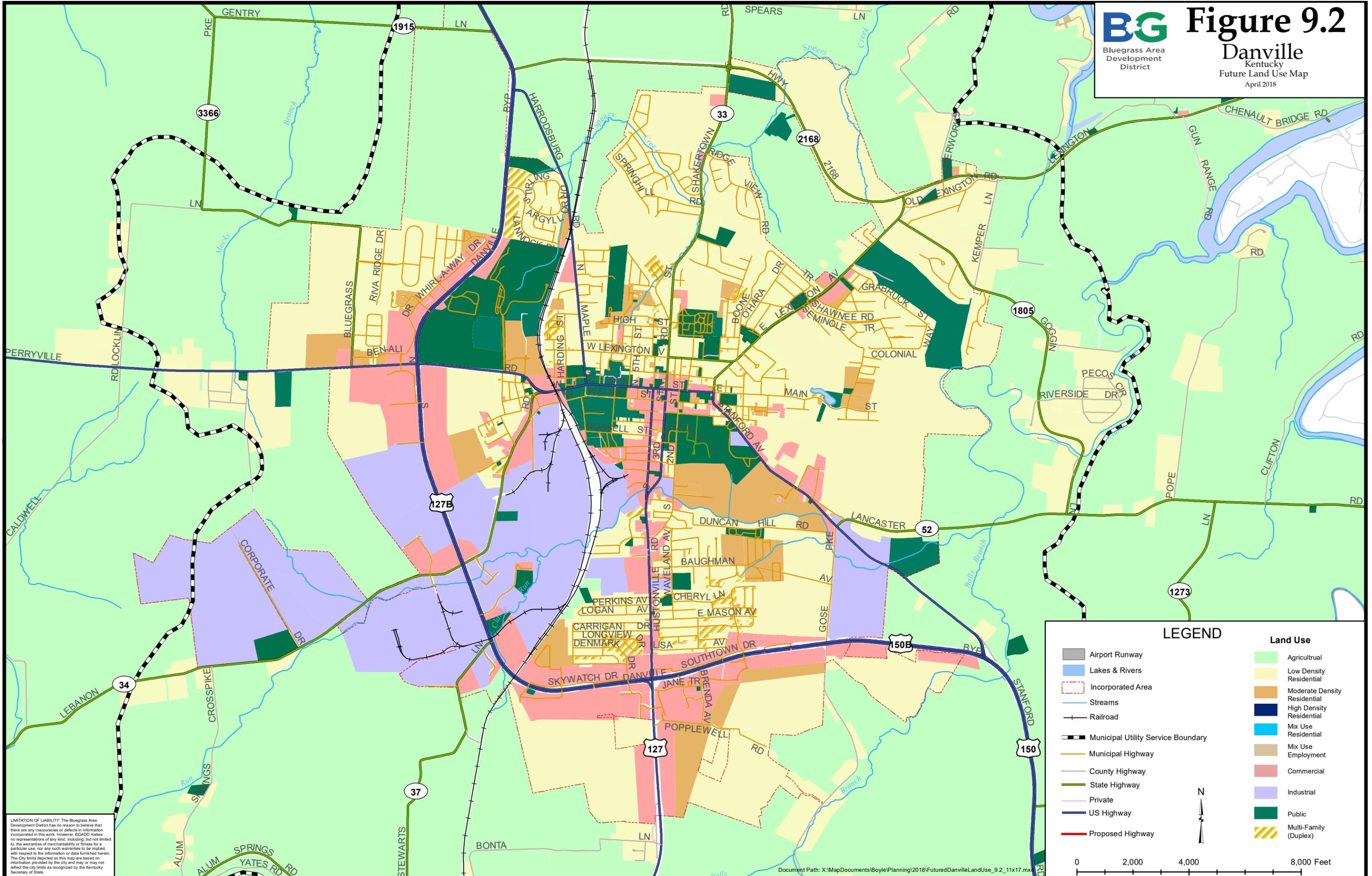
0 1.25 2.5 5 Miles



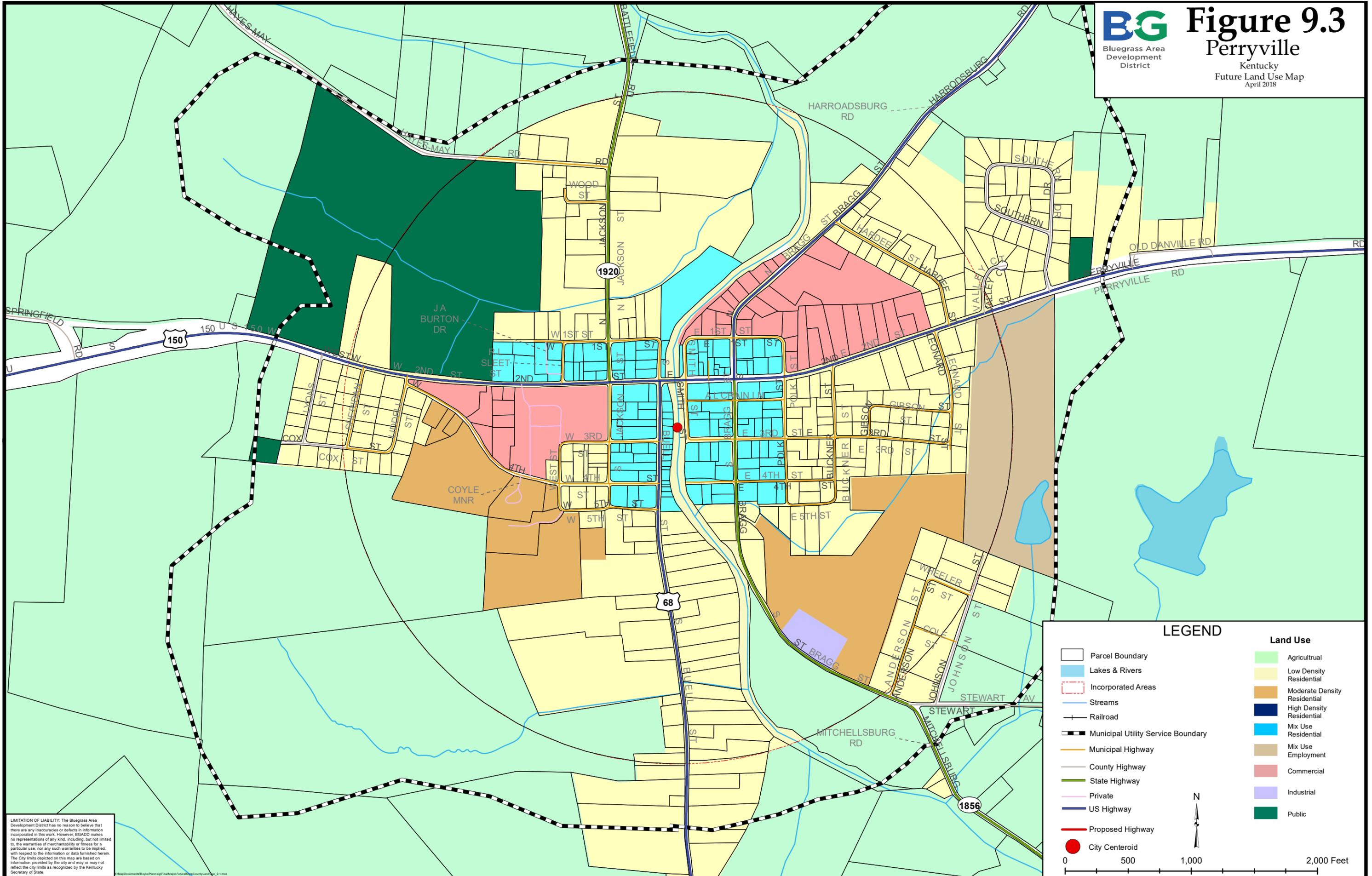
# Figure 9.2

## Danville

Kentucky  
Future Land Use Map  
April 2018



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**LEGEND**

Parcel Boundary	Agricultural
Lakes & Rivers	Low Density Residential
Incorporated Areas	Moderate Density Residential
Streams	High Density Residential
Railroad	Mix Use Residential
Municipal Utility Service Boundary	Mix Use Employment
Municipal Highway	Commercial
County Highway	Industrial
State Highway	Public
Private	
US Highway	
Proposed Highway	
City Centeroid	

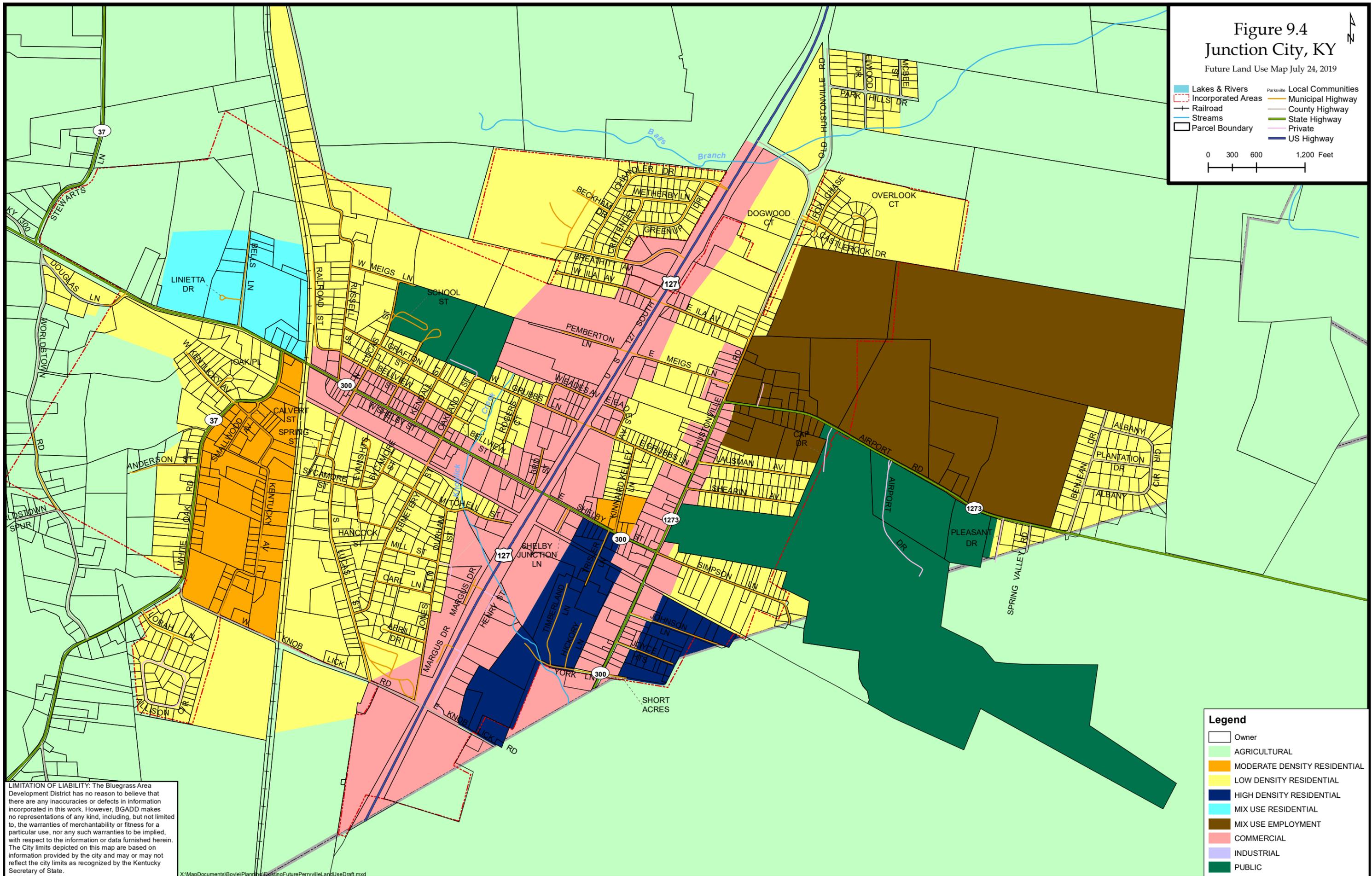
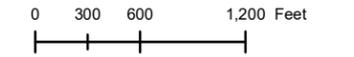
0 500 1,000 2,000 Feet

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# Figure 9.4 Junction City, KY

Future Land Use Map July 24, 2019

- |                    |                   |
|--------------------|-------------------|
| Lakes & Rivers     | Local Communities |
| Incorporated Areas | Municipal Highway |
| Railroad           | County Highway    |
| Streams            | State Highway     |
| Parcel Boundary    | Private           |
|                    | US Highway        |



- ### Legend
- |                              |
|------------------------------|
| Owner                        |
| AGRICULTURAL                 |
| MODERATE DENSITY RESIDENTIAL |
| LOW DENSITY RESIDENTIAL      |
| HIGH DENSITY RESIDENTIAL     |
| MIX USE RESIDENTIAL          |
| MIX USE EMPLOYMENT           |
| COMMERCIAL                   |
| INDUSTRIAL                   |
| PUBLIC                       |

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