

INTRODUCTION

A Comprehensive Plan is a document prepared to help guide the future growth and development of a community. Basically such a plan should be:

1. **Comprehensive** – A plan should cover all geographic parts of a community and all activities that affect physical development.
2. **General** – A plan is not supposed to be a straight jacket, it simply summarizes policies and proposals and is intended to provide flexibility.
3. **Long Range** – The plan strives to present a vision of the future of the community. While addressing short term issues and problems, its main function is to look beyond current conditions to those desired 25 years from now.

This Plan is designed as a tool to be used by all decision makers, both public and private. In so doing, this Plan reflects the expressed desires of the community, serves as a guide to decision making (i.e. zone changes, subdivision plats and development plans) and outlines governmental strategies that can be employed to accomplish the various components of this Plan.

In order to be effective a Comprehensive Plan must be evaluated at least every five years to insure that it still guides the community in the most appropriate direction. This Plan is the result of the efforts of the Triple S Planning Commission to re-evaluate and update the **2005 Shelby County Comprehensive Plan** (adopted May 17, 2005, and amended March 20, 2007 – Shelbyville Bypass Corridor Land Use Management Plan, May 19, 2009 – Village Center at Simpsonville, February 18, 2010 – Shelbyville East End Study, May 17, 2011 – Shelbyville 7th Street Corridor Plan, and January 18, 2018 – Shelby County Bicycle and Pedestrian Master Plan) and to enable Shelby County and its cities (Shelbyville and Simpsonville) to legally participate in the planning and zoning process. Once adopted it will be imperative to continue to periodically review, revise, and update to ensure its continued relevance to the community.

The Shelby County Comprehensive Plan is a planning document prepared and adopted by the citizens and officials of Shelby County and its cities. This plan is intended to provide a long range guide for the public and private sectors of the County and its urban areas.

HISTORY / SETTING

Shelby County was formed in 1792, the same year that Kentucky was made a State. Kentucky was formed from a part of Virginia and Shelby was formed from a part of Jefferson County. Shelby County is named after the State's first Governor, Isaac Shelby. Shelbyville was formed in 1792 using 50 lots set aside by William Shannon. The first residents of Shelbyville lived in and around a fort located and constructed north of Shelbyville in 1779 by Squire Boone. This fort and settlement area was identified by Squire Boone by painting his initials on a stone on the site. This farm still bears the name of Painted Stone. This settlement was located approximately two (2) miles north of US 60 on KY 55 N.

Shelby County is located in north-central Kentucky in the Outer Bluegrass Physiographic region of Kentucky. It is bordered on the west by Jefferson County and the city of Louisville, which is the largest city in Kentucky. It is bordered on the east by Franklin County and the city of Frankfort, which is the Capital of Kentucky. The County is dissected in the middle by Interstate 64 and US 60, which travel parallel to each other on an east-west corridor. The county seat and principal urban area of Shelby County is the city of Shelbyville. Shelbyville has a 2015 population of 15,253 people and is located near the geographic center of Shelby County. Shelbyville serves as the center for governmental, employment, commercial, educational, recreational, civic and other function for

Shelby County. The only other incorporated city in Shelby County is Simpsonville (incorporated in 1836), which has a 2015 population of 2,702 people.

Shelby County is located in the Louisville metropolitan area and the city of Shelbyville is 31 miles east of Louisville. Louisville is the dominant urban center in the region and its close proximity to Shelby County has many direct and indirect effects upon County.

LEGAL BASIS

The Kentucky Revised Statutes, Chapter 100 provides the enabling legislation for planning and plan implementation (zoning regulations, subdivision regulations, official maps and capital improvement planning) to local governments. Several parts of Chapter 100 are related to the preparation and use of the Comprehensive Plan. Following is a brief synopsis of those sections of Chapter 100:

100.183 Comprehensive Plan Required: This section requires each Planning Commission to prepare a plan “which shall serve as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships.”

100.187 Contents of Comprehensive Plan: This section outlines the basic components of the plan. They include:

1. A statement of goals and objectives for future physical, economic and social development;
2. A land use plan element showing how the community should use its public and private land in the future;
3. A transportation plan element showing transportation facilities for the circulation of persons and goods in the future;
4. A community facilities plan element showing public and semi-public buildings, land and facilities in the future; and
5. Any additional elements such as, but not limited to, community renewal, housing, flood control, pollution, conservation, natural resources, regional impact, historic preservation, and other programs which in the judgment of the planning commission will further serve the purposes of the comprehensive plan.

100.191 Research requirements for Comprehensive Plan: This section sets forth the basic research which must be done during the preparation of the plan. There are three categories of research needed:

1. Population (past, present and future trends);
2. Economic Survey and Analysis; and
3. Analysis as to “the nature, extent adequacy and the needs of the community for the existing land and building use, transportation and community facilities in terms of their general location, character and extent.”

Additional background information for the elements may include “any other research analysis, and projections which, in the judgment of the planning commission, will further serve the purposes of the comprehensive plan.”

100.193 Statement of Goals and Objectives: This section states that the Planning Commission must prepare and adopt the statement of goals and objectives to act as a guide for preparing the rest of the plan elements and to aid in implementing the plan. In addition, this section also directs the Commission

to present this statement for consideration, amendment and adoption by the legislative body within its area of jurisdiction.

100.197 Adoption of Plan Elements – Periodic Amendment or Readoption: This section outlines the process for adoption and amendment of the plan. It specifically states that the plan elements must be reviewed and amended, if necessary, at least once every five years.

PLANNING PROCESS

The Shelby County Comprehensive Plan was initiated by the Triple S Planning Commission for the purpose of studying current conditions and issues affecting Shelby County and the cities of Shelbyville and Simpsonville and determining strategies for growth over the next twenty years.

The general planning process (Figure 1.1) occurs in three (3) stages. These stages include base study analysis, plan development and plan implementation. Contained in each stage are a number of steps that facilitate a city's and county's evolution over time. Since change and development occur regardless of the planning process, implementation of these steps can only be viewed as a vehicle to improve and guide a city's and county's growth.

The first step in the development of a plan for a community is the reassessment of the community's needs. Even though a great deal may already be known regarding the direction the community should take, planning has historically been based on democratic principles. Provisions for citizen input are maximized through formalized public participation process to explore community issues and needs. Other studies which have been conducted for the community are also examined at this time and the issues they identify are incorporated into this process. Following identification of community needs, a look at existing data serves to confirm the issues identified and may also reveal unforeseen problem areas.

Issues analysis is the next step in the process of integrating community needs and perceptions with the facts and figures from the data. Goals and objectives naturally develop once the issues have been fully developed. From these, the planning recommendations and action plans are conceptualized. Following plan adoption, implementation of the plan returns the process full circle. With each revolution of the cycle, the community ideally becomes more sophisticated in its evolution, attaining higher standards of urban and rural living.

The first two (2) steps in the process, identification of community needs and the data analysis are detailed in Chapters 3, 4, 5 & 6 of this plan. The remaining chapters cover components three through six of the planning process. Chapter 2 presents the goals and objectives as recommended by the Triple S Planning Commission and the adopted by Shelby County Fiscal Court, City of Shelbyville City Council and City of Simpsonville City Commission.

In Chapters 7, 8 and 9 the planning recommendations are presented for community facilities, transportation and land use. These recommendations take the form of both text and maps. The final chapter (Chapter 10) presents governmental strategies for further implementing development components. These strategies include zoning and subdivision regulation amendments, further planning studies and coordination activities.

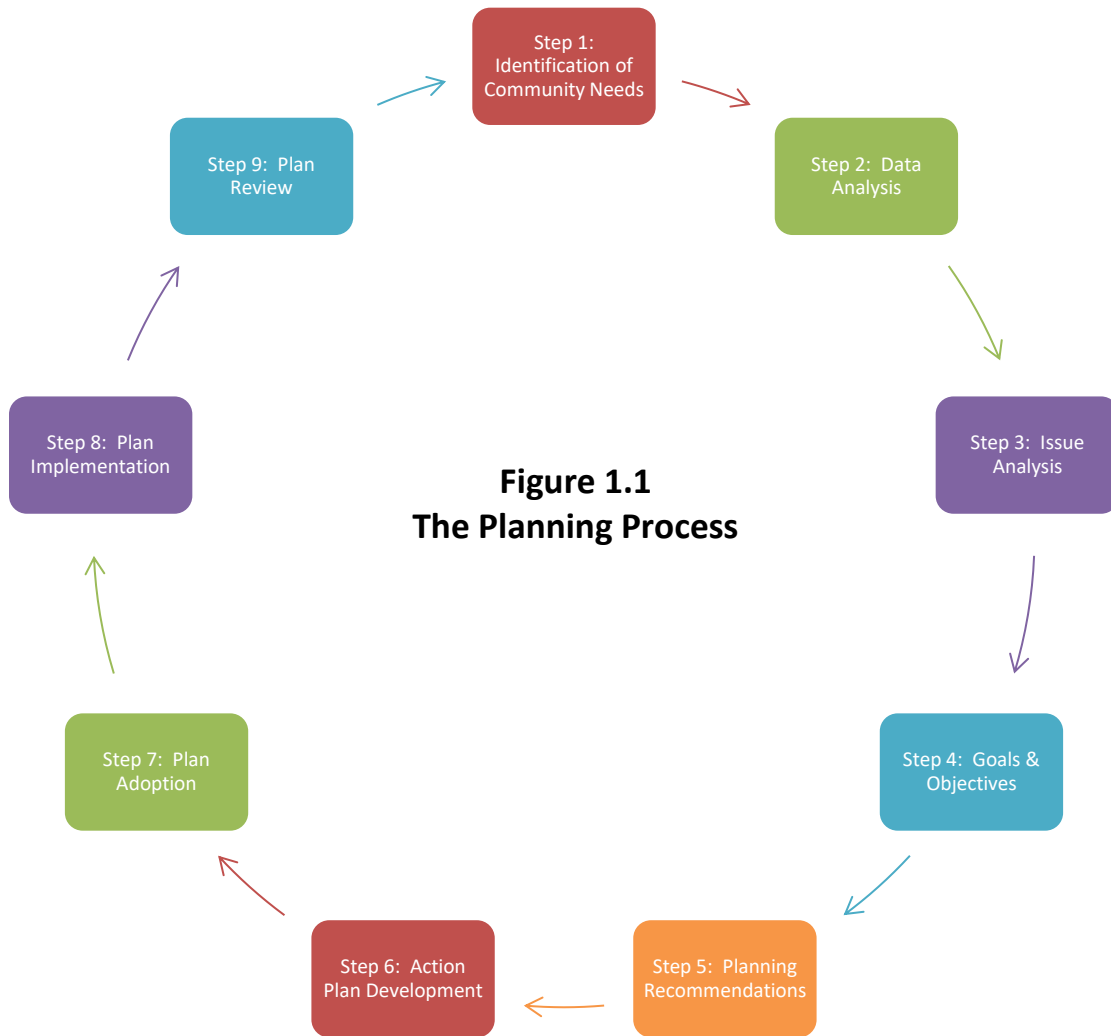


Figure 1.1
The Planning Process

HOW TO READ THE CONTENTS OF THIS PLAN

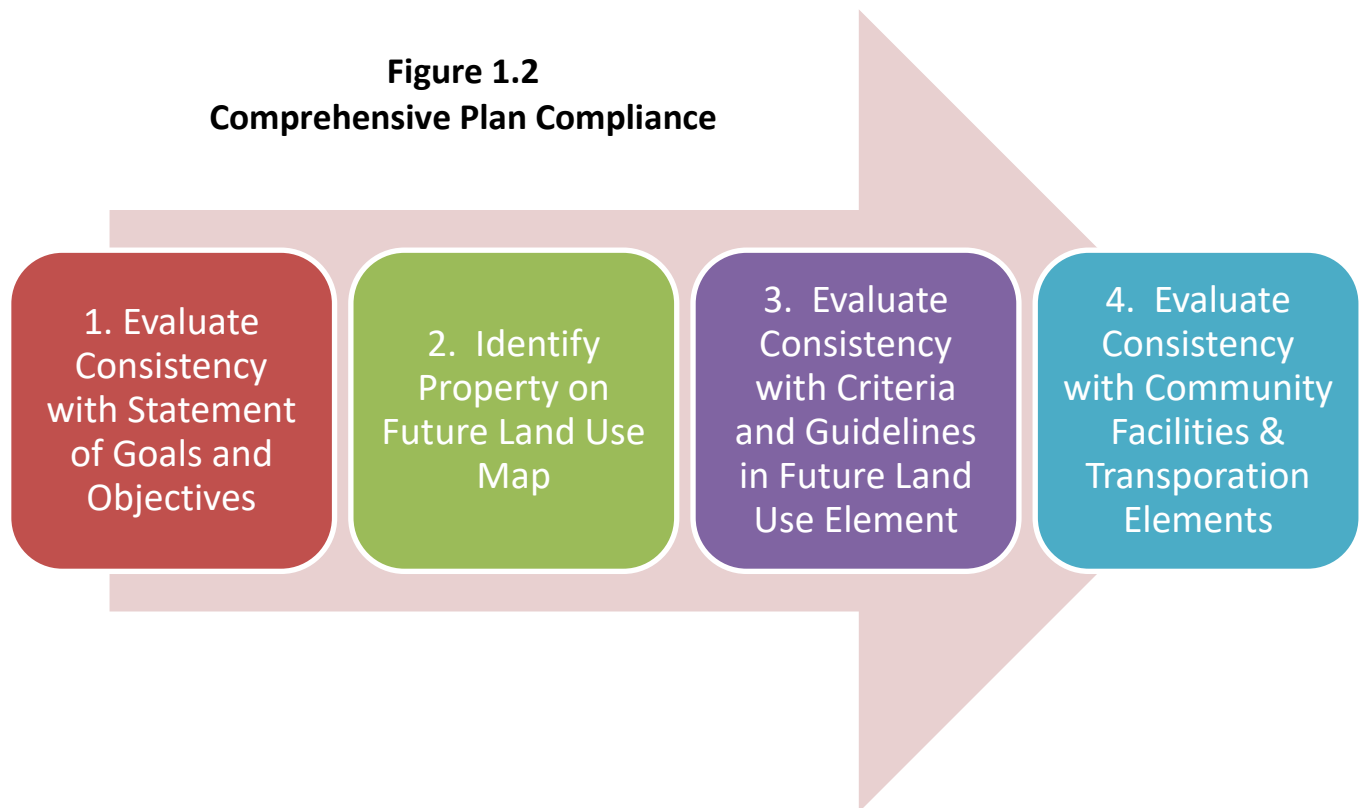
The contents of this Plan are intended to serve as a guide for public and private actions and decisions in order to assure development of public and private property in the most appropriate relationships. Numerous chapters, maps, figures and tables make up this Plan. Oftentimes, the “Future Land Use Map” is viewed as “The Comprehensive Plan”. It is important to understand, that the “Future Land Use Map” is only part of this Plan. This map is intended to be a graphical representation of the recommendations contained in the text. As such, the “Future Land Use Map” and the text should not be used independently but together as a single decision making tool. It is also important to understand that this Plan is a long range, 25-year vision. Therefore, many of the recommendations need to be viewed in terms of the anticipated timing of their becoming a reality. The land use plan element is not intended to provide precise boundaries between proposed land uses. Rather, it is designed to provide land use recommendations for general areas. Additionally, various areas may be suitable for more than one type of land use. The determination of whether a given land use might be appropriate for a given area must be viewed.

HOW TO USE THIS PLAN

The Comprehensive Plan is a guide for public and private actions and decisions to assure the development of the public and private property in the most appropriate relationships. To determine whether a land use proposal is consistent with this Plan, the following four (4) steps should be followed:

1. **Evaluate Consistency with Statement of Goals and Objectives (Chapter 2)** – Determine whether the future land use proposal is in compliance with the overall goals and objectives of the Comprehensive Plan.
2. **Identify Property on Future Land Use Map (Chapter 9)** – Locate the property on the Future Land Use Map and identify the land use classification in which it is located.
3. **Evaluate Consistency with Criteria and Guidelines in Future Land Use Element (Chapter 9)** – Evaluate the future land use proposal for consistency with the illustrative land uses, acceptable densities, and development and public service policies for the land use classification as described in the Future Land Use Element text.
4. **Evaluate Consistency with Community Facilities & Transportation Elements (Chapters 7 & 8)** – Evaluate the future land use proposal to ensure consistency with the Community Facilities and Transportation Elements.

Figure 1.2
Comprehensive Plan Compliance



(page intentionally blank)