

C. HISTORIC AREAS AND RURAL SETTLEMENTS

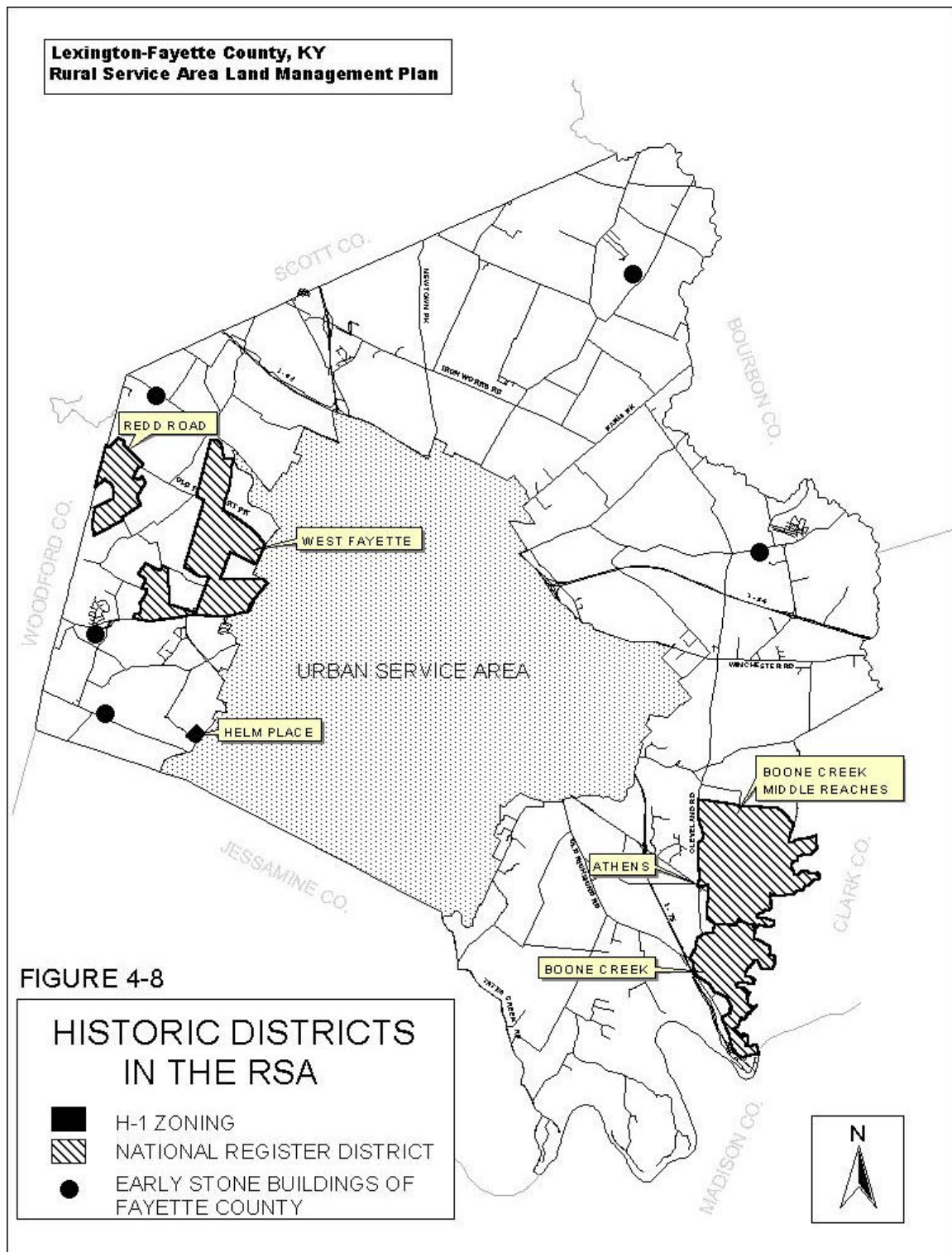
HISTORIC AREAS

The Urban Service Area policy brought about a compact pattern of development and did much to preserve the rural area and the historic structures that are located there. The historic buildings and sites in the Rural Service Area typically include single room log structures, elaborate residences, grain mills, springhouses, cemeteries, and stone barns. The buildings provide a glimpse of rural life in Fayette County before 1900. Many of these are significant structures listed as individual sites on the National Register of Historic Places. In addition, there are five National Register Historic Districts, three pre-historic National Register archeological sites, and one local Historic Landmark located in the Rural Service Area.

The National Register designation does not in itself provide protection for a property in the same way that a Historic District (H-1) zoning designation does. An owner of a National Register property may make changes to the property without review by any governmental body provided no federal funds are used. In an H-1 zone, an owner must obtain approval of the Board of Architectural Review for most exterior work. There is only one H-1 zone in the rural service area, Helm Place, which is located immediately adjacent to the Urban Service Area on Bowmans Mill Road.

The Land Capability Analysis included a category for historic sites and mapped the rural National Register Districts. These evaluations were therefore included in the overall evaluation of Rural Service Area properties and their subsequent land categories contained in the Land Capability Analysis. Figure 4-8 shows the location of the National Register Historic Districts in the Rural Service Area as well as the locations of stone houses in Fayette County, which are considered a “thematic” National Register District.

The Rural Service Area Plan contains recommendations for the preservation of the rural landscape through a variety of techniques. Care should be taken to ensure that preservation techniques adopted for RSA land categories do not conflict with the



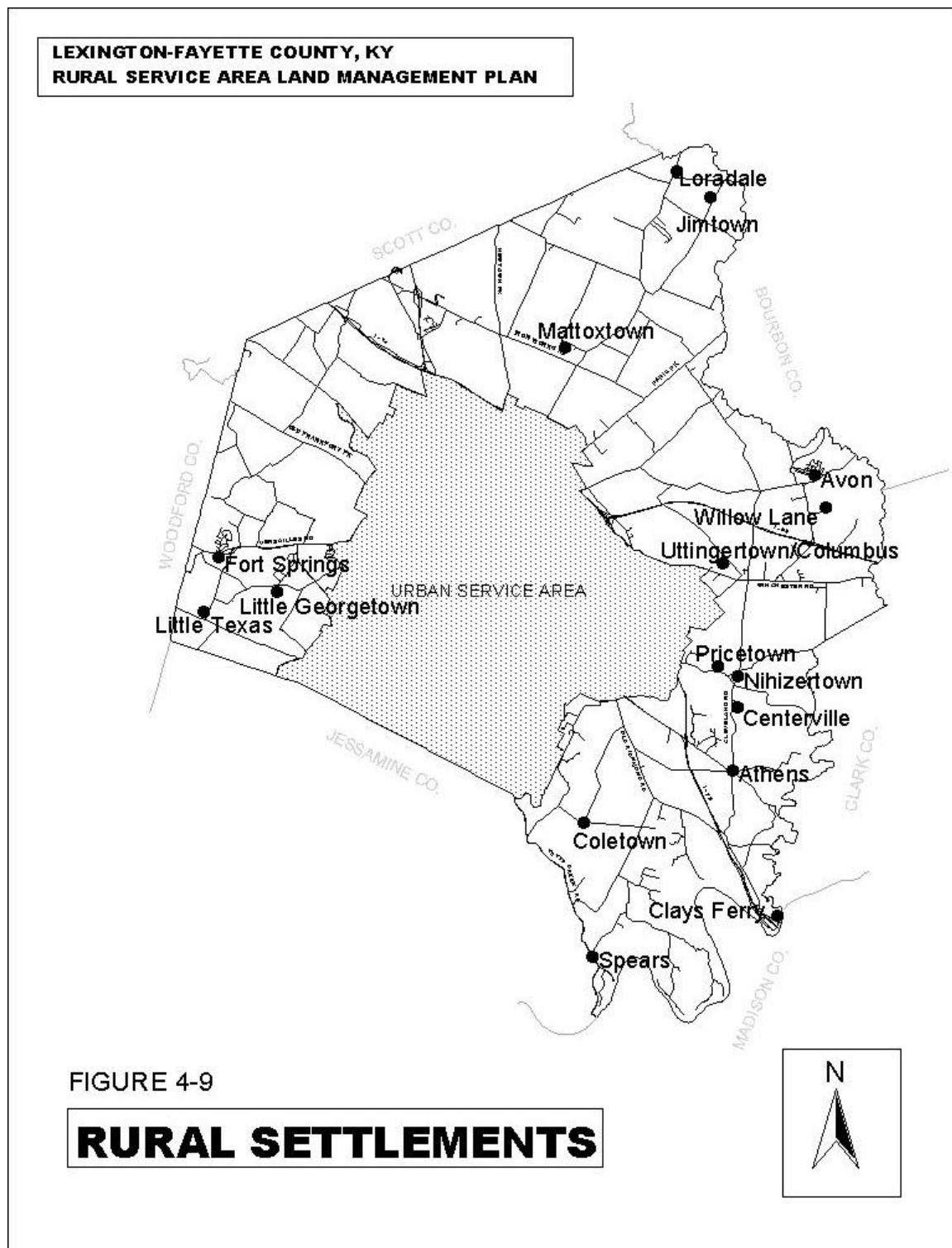
preservation of specific historic resources. Further consideration should be given to use of the H-1 zone for additional protection of rural historic resources.

RURAL SETTLEMENTS

In 1971 the City-County Planning Commission published the Historic Survey, Rural Settlements in Fayette County. The purpose of the report was to show the historic pattern of development in the rural areas of the county. The report found 14 settlements or clusters, located outside the Urban Service Area, each having 15 or more homes. It should be noted that in the years since the publication of the survey, many of the settlements have declined in size. The Siemon, Larson and Marsh Tentative Draft Rural Landscape Management Plan identified many of these settlements as “Rural Development” or as “Crossroads Communities” and suggested that such areas might be suitable for additional development as “receiver sites” for Transfer of Development Rights (TDRs).

The staff has examined these rural settlements in further detail, in an effort to determine how these rural neighborhoods might be used in keeping with the overall goals of a Rural Service Area plan. It should be noted that many of these areas are zoned R-1D which would allow lots of 6,000 square feet. In many cases, the R-1D zoning was placed on the neighborhood in 1968 when a comprehensive zone change was done for the entire county. This allowed previously subdivided lots to use the yard requirements of the R-1D zone. Many of these lots are considerably larger than the minimum for the zone and could be subdivided into two or more 6,000 square foot lots. However, such a subdivision would not meet the 10-acre requirement of the Fayette County Health Department. Such a subdivision would only be possible if alternative sewage disposal systems were available and if approved by the Fayette County Health Department.

It should also be noted that there are numerous locations within the rural settlements that are zoned for business uses. In most all cases, these locations have been zoned for 40+ years. Perhaps these were once the sites of rural grocery stores or roadhouses. Information on these properties is included in Section IV-F of this report.



A listing of the Rural Settlements and a brief description of the nature of each settlement are as follows:

Note: All acreage figures are approximate.

ATHENS (located at Cleveland Road and Athens-Boonesboro Road)

This rural settlement of 35 acres has 5 acres of B-1 zoning and the remainder is zoned R-1D. There appear to be four business uses on Athens-Boonesboro Road. Some of the R-1D lots are of sufficient size that they could be further subdivided.

SPEARS (located at Tates Creek Road and the Jessamine/Fayette County line)

This rural settlement contains no residential zoning. Most of the houses are located on the west side of Tates Creek Road in Jessamine County. There is an area of 3 1/2 acres of B-1 zoning in Spears.

CLAYS FERRY (located at Old Richmond Road and the Kentucky River)

This area contains three distinct neighborhoods. The Beach Road/Williams Lane area contains 15-20 homes that are subject to frequent flooding by the Kentucky River. The topography, steep slopes and awkward access are other factors that make the area unsuited to further residential development. No residential zoning exists in this site.

The Durbin Lane area contains about 10 homes and one church in this 5 1/2-acre settlement. There is a large sinkhole in the southeast corner of this development. There are no existing "large" lots and no residential zoning for the area. Further development would be difficult. The third portion of the Clays Ferry area is the business area that is located under the I-75 Kentucky River bridge and adjacent to the US-25 bridge. This area has only business zoning and its appropriateness is discussed in Section IV-F of this plan.

LORADALE (located at Russell Cave Road and Carrick Road)

This settlement is near the Fayette/Scott County line. The terrain in this area is somewhat rolling with good sight distances along Russell Cave Road. While there is no residential

zoning in this area, there is a mixture of small and large lots. Further residential development in this area might be warranted.

LITTLE TEXAS (located at Fort Springs-Pinckard Lane and Military Road)

This 18-acre settlement has two narrow access roads, Texas Lane and Shannondale Lane. In addition there are tracts which front on Fort Springs-Pinckard Road and Military Road. In all there are about 15 houses in Little Texas. This settlement is a compact group of small lots and is surrounded by an area of large farms. Further development of Little Texas would require an expansion into previously undeveloped property. The settlement is currently zoned A-R.

COLETOWN (located at Walnut Hill Road and Shelby Lane)

This settlement is zoned A-R. While further subdivision of property in this area might be reasonable based on the size of the properties, there are five sinkholes at this intersection that would make further residential development difficult.

FORT SPRINGS (located at Old Versailles Road and Fort Springs)

This settlement contains 12-14 acres of R-1D zoning. There are steep slopes from Old Versailles Road up to the newer four-lane Versailles Road that provides a strong northern edge to the neighborhood. South Elkhorn Creek forms the southern boundary to the settlement and has an area of floodplain. These limitations would make redevelopment or further development in the area difficult.

JIMTOWN (located on Greenwich Pike south of Hume-Bedford Road)

This settlement of 30-35 acres contains numerous narrow, deep lots and a small church, all of which are zoned R-1D and which are located off of a narrow lane. Redevelopment of this settlement would be possible with a resubdivision of these properties.

LITTLE GEORGETOWN (located on Parkers Mill Road south of the airport)

Due to the impact of the airport on this settlement, no further development would be warranted.

MADDOXTOWN (located on Huffman Mill Road near Russell Cave Road)

This settlement is 20-25 acres of R-1D zoning. In addition, there are 15-20 units that are in the A-R area. There are several large sinkholes located to the southwest of the residential area. Further redevelopment of the lots or development of the area north of Huffman Mill Road might be feasible.

PRICETOWN/NIHIZERTOWN/CENTERVILLE (three settlements located at Cleveland Road, Todds Road and Sulfur Well Road)

~~The three A-R settlements are located in the Royster area and have similar sized lots and~~
The three A-R settlements are located in the Royster area and have similar sized lots and south side of Sulphur Well Road west of North Cleveland Road. Land between the settlements might be considered for further residential development.

UTTINGERTOWN/COLUMBUS (two settlements located on Royster Road near Winchester Road)

These adjoining settlements, which are zoned R-1D, are each located on narrow lanes off Royster Road. Larger lots are located between the lanes and could be further divided in keeping with the remainder of the lots in the area. The total size of the two settlements is 80 acres. The Division of Engineering has indicated that these rural settlements, along with a much larger area (I-64/Avon) could be sewerred, but only by the construction of significant trunk sewers and/or pump stations. The small treatment plant at Avon would need to be replaced (and probably relocated) in order to provide service to these settlements.

WILLOW LANE (located on Haley Pike south of Briar Hill Road)

This development consists of narrow lots that are all located on the north side of Willow Lane. Similar division of the property on the south side of the lane might be reasonable. The lots are zoned A-R. This settlement could also be provided with sewer service if the treatment plant at Avon were replaced.

AVON (located on Briar Hill Road at Haley Road and Houston-Antioch Road)

Avon is included as a Rural Activity Center in the 1996 Comprehensive Plan. The RAC is bounded by Briar Hill Road, Houston-Antioch Road, and Ware Road, includes the major buildings of Bluegrass Station (formerly the Bluegrass Army Depot). The residences that are located on the north side of Briar Hill Road are recommended for industrial uses in the Plan. There are other residences in the area and further residential use in the area may be warranted. The residences in the area are zoned A-R.

Recommendations:

- 1 Further consideration should be given to the effectiveness of the use of the Historic District (H-1) Zone to preserve historic buildings and other structures in the rural area. A "Rural H-1 Zone" may be necessary to address the unique needs of the rural area.***
- 2. Thorough studies of all of the rural settlements should be conducted to determine strategies for their preservation, their enhancement, and their suitability for additional development particularly as receiver sites for Transferred Development Rights. The scope of the study should include a preliminary assessment of such items as storm drainage, potential for on-site sewage waste disposal, traffic and access, and general boundaries of the each settlement. Clearly defined goals and objectives and design criteria for each settlement should be established. The settlement plan can then be used to determine the suitability of the settlements for additional development in the future that would be compatible with the settlement's established rural character.***

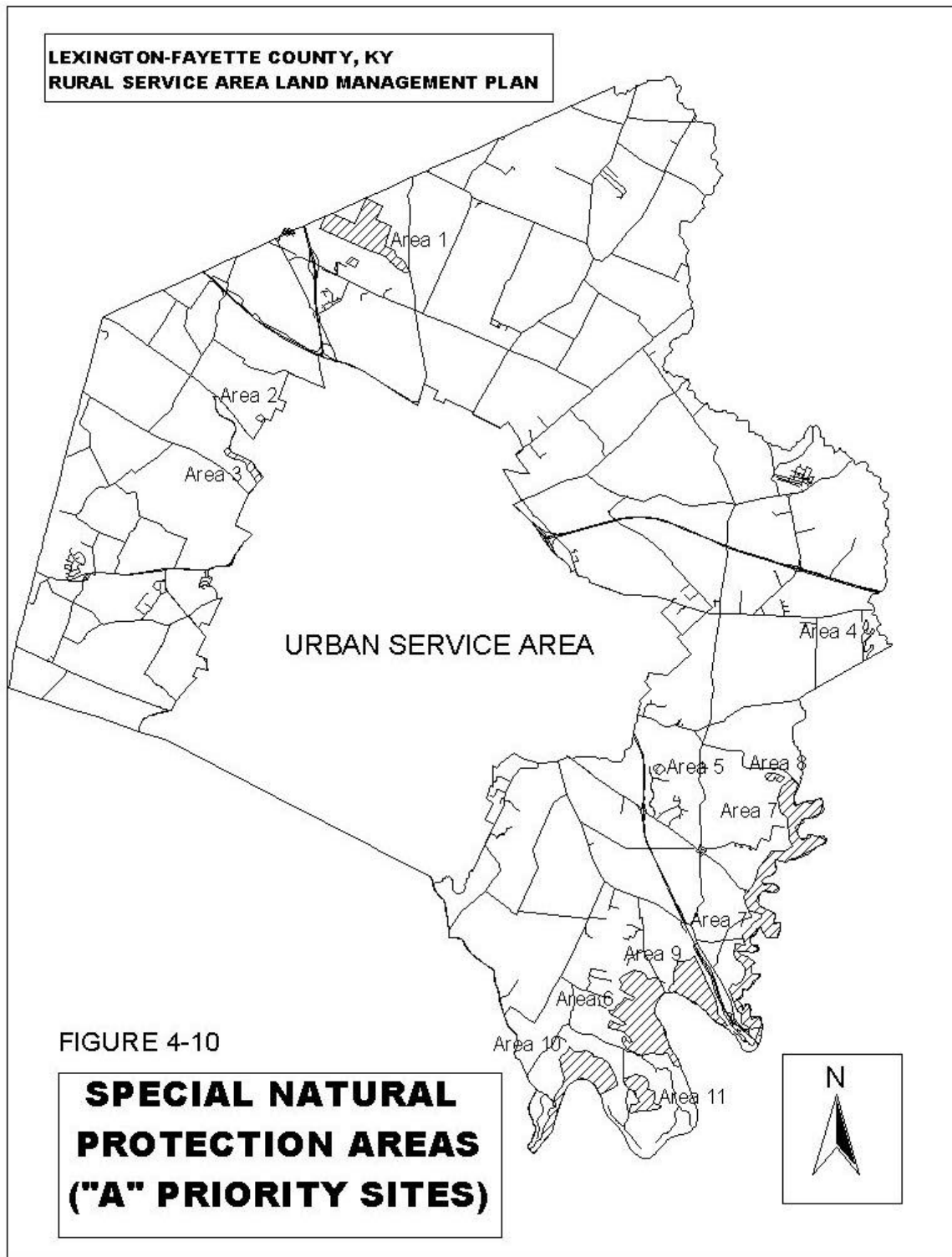
D. SPECIAL NATURAL PROTECTION AREAS

Before the settlement of Kentucky began in the late 1700's, large areas of the Bluegrass were covered with cane and buffalo clover. These plants provided food for the wildlife that was abundant in the region. These included buffalo, elk, and deer as well as other smaller animals. Today, little is left of these plants. The highly productive soils, which were a key factor in the settlement of the region, are now used for growing grasses better suited to feed for horses and cattle. Only isolated areas of native plants remain.

Just as we preserve historic buildings, archeological sites, stone walls and other man-made remnants of our past, we must also preserve the remaining native plants, as well as threatened and endangered plants found in the Bluegrass. These are a part of our natural history. In the evaluation of sites for preservation in the rural area the conservation of important sites such as these should receive a high priority. Where appropriate, linkages (trails, bikeways, etc) should be provided between these sites and community parks, greenways and other preservation areas.

The Nature Conservancy has provided information on the locations of eleven sites in the Rural Service Area that are of special interest and are deserving of consideration for preservation programs. These sites have been selected because they exhibit one or more of the following:

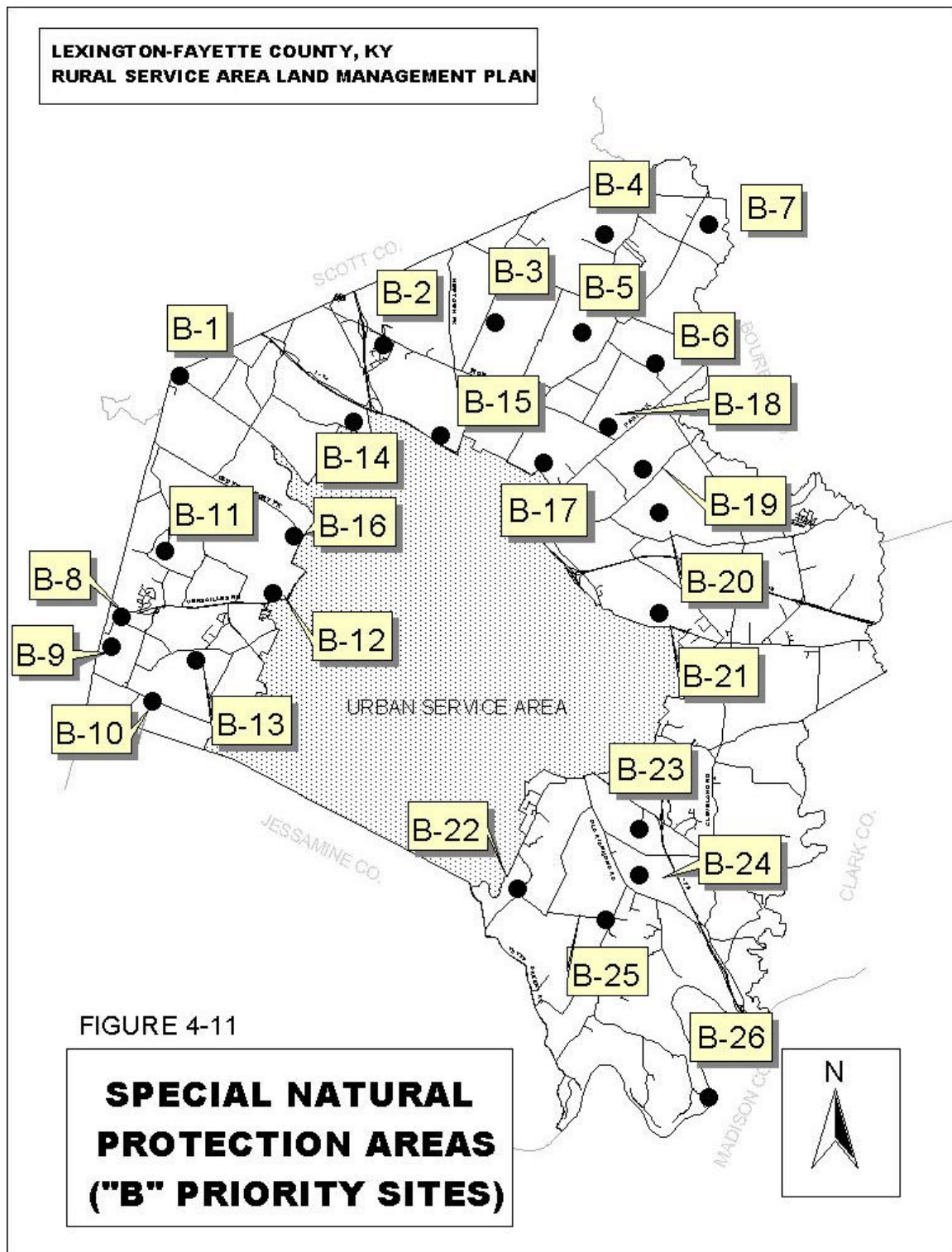
- 1) A solid block of forest covering more than 10 acres with at least 40 to 50 year old native trees.
- 2) An area of open, grazed, or mowed woodland of more than 10 acres (or 20 trees) with at least 150 year old native trees.
- 3) An area of at least 100 acres of abandoned fields, thickets or young forest where native plants predominate.
- 4) An area of any size containing a threatened or endangered species on a state or federal list.
- 5) An area of any size containing a group of species that have become threatened or endangered within most of Fayette County, but which may not be rare elsewhere in the state



6) A relatively well-forested stream corridor, especially close to the Kentucky River, are included for special consideration.

The sites with the **highest priority** for preservation are as follows:

- Area 1** A portion of the Horse Park contains a concentration of blue ash, and oak savanna-woodland trees on this 1000 acre site. In fact, this is the most outstanding concentration of this type in Fayette County. The LFUCG should work with this state park to ensure the preservation of this resource.
- Area 2** Masterson Station Park contains a 10 to 20 acre area that is used by rare birds.
- Area 3** Mare Haven Farm contains approximately 2 to 3 acres of canebrake and 20 to 30 acres of other native plants. This is the largest known canebrake in the county.
- Area 4** Todds Road near the Fayette/Clark County line contains a 200 acre swamp forest. This area contains green ash and swamp white oaks.
- Area 5** Canebrake Farm contains several patches of cane totaling 5 to 10 acres.
- Area 6** Raven Run Nature Sanctuary contains several rare species of plants.
- Area 7** Boone Creek contains the only known post oak in the county, as well as other rare plants.
- Area 8** Sulphur Well Road at the Fayette/Clark County line is the location of an area of approximately 40 acres containing an undisturbed natural pond.
- Area 9** Elk Lick Creek is the location of an area that is already preserved through a conservation easement donated to the LFUCG by Mary Wharton. Much of the area is undisturbed by farming and contains numerous native wildflowers.
- Area 10** Spears Palisades includes about 2 miles of frontage along the Kentucky River Palisades. Several rare species of plants are found at this site.
- Area 11** Dry Branch Road has a beech-tulip forest of 10 to 20 acres as well as several rare species of plants.



The “B” sites are those with a slightly **lower priority** for preservation.

- Area B-1** Leestown Road at the Fayette/Scott County line (of 30 acres)
- Area B-2** Ironworks Road south of the Horse Park (two areas totaling 50 acres)
- Area B-3** Mt Horeb Road near Ironworks Road (150 acres)
- Area B-4** Goose Creek near Russell Cave Road (200 acres)
- Area B-5** North Elkhorn Creek near Russell Cave Road (150 acres)
- Area B-6** Hughes Lane (70 acres)
- Area B-7** Greenwich Road opposite Jintown Lane (600 acres)
- Area B-8** South Elkhorn Creek near Frogtown (120 acres)
- Area B-9** Shannon Run (100 acres)
- Area B-10** Little Texas (50 acres)
- Area B-11** Elkchester Road (40 acres)
- Area B-12** Calumet Farm (400 acres)
- Area B-13** Cave Creek (300 acres)
- Area B-14** Spurr Road on the Blackburn Correctional Facility (20 acres)
- Area B-15** Cane Run on Coldstream Farm (200 acres) (Most of this area is located inside the USA on the Coldstream Farm. A small area is located north of the interstate.)
- Area B-16** Viley Road at Old Frankfort Pike (30 to 40 acres)
- Area B-17** North of Swigert Avenue (120 acres)
- Area B-18** North Elkhorn Creek/Elmendorf Farm (450 acres)
- Area B-19** North Elkhorn Creek/Gainesway Farm (350 acres)
- Area B-20** Bryan Station Road north of Briar Hill Road (300 acres)
- Area B-21** Winchester Road east of I-75 (60 acres)
- Area B-22** East Hickman Creek west of DeLong Road (250 acres)
- Area B-23** Athen-Walnut Hill Road near I-75 (350 acres)
- Area B-24** Old Richmond Road near I-75 aka Boggs Fork Woods (150 acres)
- Area B-25** Shelby Lane (100 acres)
- Area B-26** Jacks Creek area including river slopes (600 acres)

Recommendations

1. ***The Special Natural Protection Areas should be a priority for a PDR program.***
2. ***A conservation easement program should be established for the Special Natural Protection Areas to ensure these areas are preserved and protected in ways that are consistent with the individual sites.***
3. ***The potential for some of these sites to be a part of educational programs and eco-tourism should be recognized. Where appropriate, programs should be created to make the community aware of these resources and how the areas can be utilized to enhance the quality of life of both urban and rural residents.***
4. ***Where appropriate, biking and hiking trails should be planned to link these areas with parks, greenways and other sites in both the urban and rural area.***
5. ***Special Natural Protection Areas should be a priority for acquisition by the Urban County Government.***