

This section of the *Comprehensive Plan* includes a brief review of past comprehensive planning activities. Also included is information on those agencies and individuals who are officially involved in our local planning process, or those who have been consulted in the most recent process to update the plan. Finally, we include a chronology of activities during the current plan update.

PAST PLANNING ACTIVITIES

Often times one will hear that a particular problem is a result of a lack of planning. On occasion this assessment may be true. However, more often than not, a plan was prepared to address perceived needs, but the plan was either ignored or simply not implemented. Thus, what has occurred has not necessarily resulted from a lack of planning, but rather from a lack of plan implementation.

PREPARATION OF "COMMUNITY DIRECTIONS"

During the mid-1970s, the Owensboro Metropolitan Planning Commission sought the services of G. Reynolds Watkins Consulting Engineers, Inc., which prepared a series of community facilities plans and a new base mapping system for Daviess County. During the same period, Johnson, Depp & Quisenberry Consulting Engineers, Inc. prepared a new sanitary sewer facilities plan. Harland Bartholomew and Associates completed the first comprehensive transportation plan for the Owensboro urban area. Meanwhile, the OMPC established a computerized Land Use File for the Owensboro urban area and began a six-month effort to update the inventory of existing land use.

Ultimately, the various detailed facilities plans along with the land use inventory became the basis for a new land use plan. In 1978, all of these and additional elements were incorporated into a single document, *Community Directions*, and adopted in 1979 as the new comprehensive plan for Owensboro, Whitesville and Daviess County.

1991 COMPREHENSIVE PLAN UPDATE

During the period from 1988 to 1991, the planning commission conducted an update of the entire *Comprehensive Plan*. Significant changes included adoption of a new land use plan based on a colored land use map and a set of criteria for determining the appropriate location of various land uses throughout Daviess County. Also, the elements of the plan were reorganized into modular parts and sections by topic. However, the primary goals and objectives were continued, including encouraging urban development to be concentrated within the Urban Service Area.

2001 COMPREHENSIVE PLAN UPDATE

During the period from 1999 to its adoption in February of 2001, the *Comprehensive Plan* was again updated and revised. While the goals and objectives of the plan were refined with much input from elected officials, planning commissioners and citizens, the land use plan was not changed from its implementation in the 1991 *Comprehensive Plan*.

CURRENT COMPREHENSIVE PLAN UPDATE

The current revisions of the *Comprehensive Plan* focused on updating research, incorporating new studies and plans that have been completed, and updating the Land Use portion of the plan.

IMPLEMENTATION SUCCESSES AND FAILURES

After adoption of *Community Directions*, there were several amendments that primarily addressed land use in particular neighborhoods. Otherwise the plan remained largely current and generally effective, and was further refined in the 1991 update.

Our community has improved its process of implementing particular plan recommendations, especially in the Urban Service Area. Most notable of these are the compatible arrangement of land uses, landscaping buffers, and the general design quality of much of the newer development and redevelopment projects. We have also realized efficient traffic flow from improved management of vehicular access points on major roadways. In all of these successes, the private sector has been cooperative.

We have been historically less successful in the timely implementation of particular community facility plans that are important for efficient urban growth -- most notably, sanitary sewers and storm water improvements. However, prospects have improved. In the mid-1990s, the Regional Water Resource Agency (RWRA) was created to address sanitary sewer expansions in urbanizing areas and since its inception we have seen expanded sanitary sewer systems serving subdivisions within the Urban Service Area. Also, the City of Owensboro has since adopted a *Storm Water Master Plan* (1999).

As we update our *Comprehensive Plan*, we must refocus our efforts -- both public and private -- on making the various plans effective tools for coordinating and managing the growth of our community.

This is especially true for another trend that is inconsistent with our plan's vision: the continuing rapid rate of ex-urban residential growth in the Rural Service Area. We need to arrive at a community consensus on how much rural development we can afford and want to accommodate and on how to encourage or direct urban growth toward the most suitable areas of Daviess County.

RESOURCE & COORDINATING AGENCIES

The Owensboro Metropolitan Planning Commission (OMPC) coordinates its plans and activities with every level of government and with several trade and special interest groups. This coordination effort aspires to prevent overlapping of tasks, while providing the OMPC and various other governmental and quasi-governmental agencies and the public with an invaluable source of resource information. The aim of this whole process is more efficient and effective government for the citizens of Daviess County, resulting in more coordinated public and private decisions affecting community development. Exhibit 062-T1 names members of Daviess County's legislative bodies and OMPC officials and staff at the time of adoption of this version of the *Comprehensive Plan*.

Exhibit 062-T1:

**Daviess County Legislative Bodies,
OMPC Officials and Staff**

DAVIESS COUNTY FISCAL COURT

Reid Haire, County Judge/Executive
Bruce Kunze - Central
Jim Lambert - East
Mike Riney - West

OWENSBORO CITY COMMISSION

Tom Watson, Mayor
Al Mattingly, Mayor Pro Tem
Candance Brake
David Johnson
Kathy Hines Armor

WHITESVILLE CITY COMMISSION

Michael L. Nugent, Mayor
Patsy Mayfield
Porter Rogers
Keith Morris
Stephen L. Morris

**OWENSBORO METROPOLITAN PLANNING COMMISSION
(OMPC)**

John Drew Kirkland, Chair
Judy Dixon, Vice Chair
David Appleby, Secretary

Keith Evans
Jimmy Gilles
Martin Hayden
Scott Jagoe
Tim Miller
Irvin Rogers
Stewart Elliott, Attorney
Madison Silvert, Attorney

OWENSBORO METROPOLITAN BOARD OF ADJUSTMENT

C. A. Pantle, Jr., Chair
Ward Pedley, Vice Chair
Ruth Ann Mason, Secretary
Judy Dixon
Sean Dysinger
Clay Taylor
Marty Warren
Stewart Elliott, Attorney
Madison Silvert, Attorney

OMPC STAFF

Gary L. Noffsinger, Director
Sheila Moore, Secretary III
Matt Bouchter, Computer Analyst

Planning

Becky Stone, Associate Director, Planning
Brian Howard, Senior Planner
Melissa Evans, Clerk/Receptionist

Building and Electrical

Jim Mischel, Associate Director, Building & Electrical
Zachary Williams, Planner II/Inspector Trainee
Bob Childers, Plan Reviewer
Kyle Trunnell, Plan Reviewer
Allan King, Inspector
John Pickrell, Inspector
Dennis Thurman, Inspector
Shelly Hayden, Secretary

ACKNOWLEDGEMENTS

In a document of such broad coverage as the *Comprehensive Plan*, many individuals participate through their official capacities. Although they are not named in this report, the OMPC wishes to thank them for their continuing assistance and involvement.

Exhibit 063-T1:**Chronology of 2007 Comprehensive Plan Update****September 8, 2005**

- ◆ OMPC adopts work schedule for update of the *Comprehensive Plan*

October 25, 2005 Citizen Meeting**Dugan Best Recreation Center, Urban Service Area West**

- ◆ Power Point Presentation to give citizens overview of what the *Comprehensive Plan* is, what elements it contains and how it is updated and implemented.
- ◆ Passed out surveys prepared to assess citizen feelings about the community.
- ◆ Passed out current goals and objectives.
- ◆ Explained Land Use Plan Map.
- ◆ Solicited input from citizens, which included concerns about job creation, wages for workers, decreasing tax base in the inner city and revitalization of inner city, safety at specific street intersections, recreational opportunities, construction of the outer bypass around the city and development within the flood plain

November 1, 2005 Citizen Meeting**Masonville Fire Department, Rural Service Area South**

- ◆ Power Point Presentation to give citizens overview of what the *Comprehensive Plan* is, what elements it contains and how it is updated and implemented.
- ◆ Passed out surveys prepared to assess citizen feelings about the community.
- ◆ Passed out current goals and objectives.
- ◆ Explained Land Use Plan Map.
- ◆ Solicited input from citizens, which included concerns about increase of development of residential structures on existing county roads contributing to reduction in services such as water pressure, fire protection for houses along existing county roads, adequate enforcement of existing planning and building regulations, access to public officials, Minimum lot sizes for agricultural properties, building setbacks and safety of the intersection of KY 140 and US 431

November 22, 2005 Citizen Meeting**KY Wesleyan – Winchester Center, Urban Service Area South**

- ◆ Power Point Presentation to give citizens overview of what the *Comprehensive Plan* is, what elements it contains and how it is updated and implemented. Power Point modified for more emphasis on land use.
- ◆ Passed out surveys prepared to assess citizen feelings about the community.
- ◆ Explained Land Use Plan Map.
- ◆ Solicited input from citizens, which included concerns about the need for stricter sign regulations, underground utilities, wanting public facilities to follow same regulations as private facilities, conservation of green space, design guidelines, increasing lot sizes as a way to preserve green space, more information to public when subdivisions are to be approved by the OMPC, removal of existing homes for development purposes, and increase of communication to citizens.

December 7, 2005 Citizen Meeting**Knottsville Fire Department, Rural Service Area East**

- ◆ Power Point Presentation to give citizens overview of what the *Comprehensive Plan* is, what elements it contains and how it is updated and implemented. Power Point modified for more emphasis on land use.
- ◆ Passed out surveys prepared to assess citizen feelings about the community.
- ◆ Solicited input from citizens, which included concerns about development occurring along existing county roads in regard to

water service and fire protection.

December 13, 2005 Citizen Meeting**Wendell Foster Center, Urban Service Area East**

- ◆ Power Point Presentation to give citizens overview of what the *Comprehensive Plan* is, what elements it contains and how it is updated and implemented. Power Point modified for more emphasis on land use.
- ◆ Passed out surveys prepared to assess citizen feelings about the community.
- ◆ Explained Land Use Plan Map.
- ◆ Solicited input from citizens, which included concerns about the need to preserve agriculture, encourage in-fill (overlay districts), bus stop accessibility, flood plain development, preserve green space, brown field re-development, identify target areas for redevelopment, wildlife preservation.

December 21, 2005 Work Session RWRA and OMPC

- ◆ Powerpoint Presentation reviewing various methods to achieve sanitary sewer connection for residential homes and to reduce septic system construction.
- ◆ Discussed need to steer new development to areas that can be immediately connected to the expanded sewer system to reduce need for more septic systems and to concentrate development within the Urban Service Area
- ◆ Proposed as a goal for subdivisions with new streets to be immediately connected to sanitary sewers or dry system installed for future service with developer paying portion of cost for future system to RWRA
- ◆ RWRA board expressed concern about this type of goal forcing development onto existing county roads with the creation of lots along the roadway that could still be on septic system and advised that they would want to look at some mechanism to reduce the potential of this happening
- ◆ RWRA and OMPC boards directed the staff to look at the possibility of increasing minimum lot sizes for those lots not served by sanitary sewer in combination with some restrictions on major subdivisions with new streets being developed with septic systems.

January 10, 2006 Citizen Meeting**Saint Mary Magdalene Church, Rural Service West**

- ◆ Power Point Presentation to give citizens overview of what the *Comprehensive Plan* is, what elements it contains and how it is updated and implemented. Power Point modified for more emphasis on land use.
- ◆ Passed out surveys prepared to assess citizen feelings about the community.
- ◆ Explained Land Use Plan Map.
- ◆ Solicited input from citizens, which included concerns about the stringency of subdivision regulations on farmers creating single lot divisions, the need for sanitary sewer service to be available to individual lots, the effects of urban sprawl, failing septic systems, unsafe road conditions on KY 56, potential for the need for increased building setbacks, and discussion of the roundabout that is proposed for construction at the KY 56 and KY 81 intersection

January 17, 2006 Citizen Meeting**Whitesville Senior Citizens Center, City of Whitesville**

- ◆ Power Point Presentation to give citizens overview of what the *Comprehensive Plan* is, what elements it contains and how it is updated and implemented. Power Point modified for more emphasis on land use.
- ◆ Passed out surveys prepared to assess citizen feelings about the community.
- ◆ Explained Land Use Plan Map.
- ◆ Solicited input from citizens, which included concerns about the ability of the City of Whitesville to annex and expand sanitary sewer system, gaining commercial activities such as restaurants

within the City of Whitesville, and concerns about when the KY 54 widening project will be implemented.

January 17, 2006 Request for Input on Goals and Objectives

- ◆ OMPC Associate Director sent out letters to Daviess County Judge/Executive, Mayor of Owensboro, Mayor of Whitesville requesting review and recommendations or proposed changes to the currently adopted Goals and Objectives of the Comprehensive Plan
- ◆ OMPC Associate Director sent out letters to Director of GRADD and to planning units and judge/executives of Hancock, Henderson, McLean, and Ohio counties requesting review and response regarding any conflicts that the currently adopted Goals and Objectives of the Comprehensive Plan might present for planning and activities taking place within their counties

March 7, 2006 – Work session with Chamber of Commerce President to craft proposed goals and objectives

- ◆ Potential goals and objectives were sent for review. These goals and objectives were crafted as a result of discussion and issues raised during the community citizen meetings.
- ◆ Chamber of Commerce President concurred with existing and proposed goals and objectives
- ◆ Comments from Chamber included making community business friendly

March 8, 2006 – Work session with Economic Development Director

- ◆ Discussion of potential goals and objectives crafted from discussion and issues raised during community meetings.
- ◆ Discussion of Economic and Employment Section and projections as prepared by staff for revision to Comp Plan.
- ◆ EDC director suggested additional objectives regarding the development of downtown projects as they relate to the riverfront vision, expansion of the overlay district with more specific restrictions, the location on post-secondary education facilities
- ◆ Land use comment included the need for 400 to 600 more acres of industrial property for the future, zoning restrictions on incubator business/industrial uses, identification of areas that may be appropriate for new industrial development.
- ◆ Economic analysis comments included the need to add additional local or regional information (State of Workforce Report available through GRADD) and to stress the growth of the health care industry in Daviess County and Owensboro.

March 16, 2006 – Meeting with PRIDE

- ◆ Executive Director of Owensboro Metropolitan Planning Commission spoke at PRIDE meeting to provide information regarding the Comprehensive Plan and its review and revision and conducted a question and answer period to obtain input from the organization.
- ◆ Issues that were addressed included the following:
 - ✓ Potential Riverfront Development between Executive Inn and English Park
 - ✓ Government agencies partnering with private development to take advantage of opportunities
 - ✓ Impact of merged government
 - ✓ Community development in regard to at-risk children
 - ✓ Inclusionary rather than exclusionary development and zoning
 - ✓ Promote flexibility in development
 - ✓ Annexation incentives
 - ✓ Historic preservation efforts
 - ✓ Public facilities compliance with local ordinances
 - ✓ Increase in landscaping requirements

March 30, 2006 – Work session with Home Builders Association of Owensboro, Governmental Affairs Committee

- ◆ Associate Director of Planning and Senior Planning attended the Governmental Affairs Committee meeting of the Home Builders Association of Owensboro to discuss possible revisions to the Goals and Objectives of the Comprehensive Plan
- ◆ The committee expressed several comments regarding the goals including to include property maintenance in the commercial section as well as residential, that bikeways are not needed on local streets within residential developments.
- ◆ A suggestion was also given regarding education of newly elected officials such as providing a training session to familiarize them with the regulations that have been adopted and the process for creating lots.
- ◆ A discussion ensued regarding the cost of sanitary sewer extension and the desire by this group that RWRA should be encouraged to extend sanitary sewer mains to growth areas.
- ◆ The group will meet with other members on the Land Use portion of the plan and get back with OMPC staff to share their recommendations.

May 17, 2006 – Work session with OMPC, Daviess County Fiscal Court, Owensboro City Commission, and Whitesville City Commission

- ◆ Discussion of potential goals and objectives crafted from discussion and issues raised during community meetings.
- ◆ Discussion of proposed goal for promotion of clean industry to located in Daviess County. After discussion, the consensus was to eliminate this goal. Some officials felt that OMPC was trying to regulate what type of industries could locate in Daviess County.
- ◆ Discussion about including more flexibility into the Comp Plan language in terms of regulatory authority of OMPC. Discussion and explanation regarding the difference in the Plan – the vision of the community – and the regulations – what is adopted and enforced on applications to the OMPC.
- ◆ Discussion of goal to institute methods to ensure protection of natural drainage area resulting in change to goal to encourage institution of measures.
- ◆ Request for any additional changes, suggestions or additions to be made prior to June 1, 2006 so that Goals and Objectives could be advertised for public hearing on July 2006 OMPC meeting.

August 22nd, 2006 – Work Session for Land Use Map Update

- ◆ Work session inviting elected officials, planning commissioners, board of adjustment members, and citizens to discuss changes to the Land Use Map.
- ◆ Discussion of changes that have occurred over the past fifteen years that have affected the character of plan areas on the map.
- ◆ Review of public projects that have occurred that were not anticipated by the Previous Comprehensive Plan, including sanitary sewer locations, roadway projects, subdivision development, etc
- ◆ Review of proposed boundary changes to rural communities, including Sorgho, Masonville, Ensor, Philpot and Sutherland based on changes and developments and future proposals in these areas.

Nov-Dec 2006

- ◆ Participated in Junior Achievement Project to teach third graders about cities
- ◆ Third grade class at Newton-Parrish participated in art project
- ◆ Compiled artwork in Section 070