

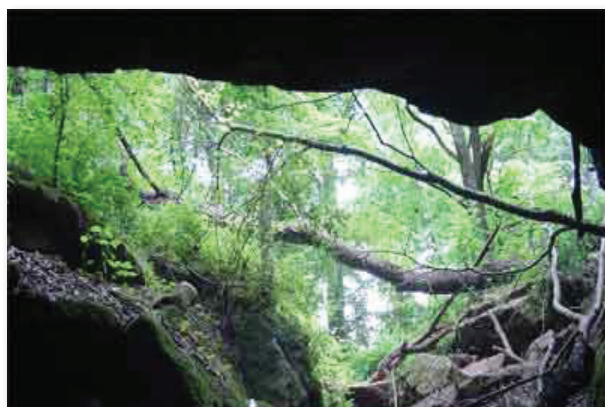
3.5 NATURAL AND CULTURAL RESOURCES ELEMENT

Background

Warren County is fortunate to boast abundant and unique natural and cultural resources that form two of the most fundamental building blocks of the community.

The County's wealth of natural resources represents key opportunities as well as constraints for the future development of Warren County. On one hand, the scenic natural environment—combining a rural backdrop of woodlands, rolling hills, long vistas, and rocky limestone outcrops; the Barren River, with its deep gorges, and its many tributaries and related water resources; and the unique karst landscape with its underground cave system—is an important engine for growth and economic development, attracting both visitors and new residents. On the other hand, the same natural topographical and geomorphological conditions involve certain limitations and drive up development costs.

The County has three landform types: Chester Uplands in the northwest, where most woodlands and vistas can be found; the Dripping Springs (aka Chester) Escarpment running southwest-northeast separating the Uplands from the rest of the County; and, the Pennyroyal Sinkhole Plain consisting of undulating hills and flat agricultural land. The Pennyroyal Sinkhole Plain is more suitable for both



The karst geology prevalent in much of Warren County creates a landscape of unique features, such as the cave seen in this picture.

Quick Facts 2009:

- Major natural landform types: Chester Uplands, Dripping Springs Escarpment, Pennyroyal Sinkhole Plain (Karst).
- DRASTIC Index: Measures the vulnerability of groundwater to contamination based on seven factors (Depth to Water Table/Recharge (net)/Aquifer Media/Soil Media/Topography/Impact of Vadose Zone/Conductivity (hydraulic).
- Hydrology: Green River, Barren River, Gasper River, Drake's Creek.
- Floodplain: Totals some 30,000 acres or 248 square miles in Warren County, which equates to 8.65 percent of the county.
- Wildlife habitats: Woodburn Glade, Cheney Lake, McElroy Lake, Sunset Barrens.
- Endangered species: 11 federally listed and 21 state-listed.
- NTHP-designated historic districts:
 - Bowling Green = six
 - Warren County = two
 - Plus 60 individual properties with National Register status.
- NTHP honored Bowling Green in 2006 as a "Distinctive Destination," one of 12 in the country.
- Locally-designated historic districts:
 - Bowling Green = four
 - Plus four (4) individual properties.

agriculture and development than the Chester Uplands due to topography and soil composition, but has extensive karst geology that presents a number of challenges. Prominent karst features include underground (but near the surface) streams. Shaped by the dissolution of soluble bedrock, the karst landform is vulnerable to the sudden appearance of sinkholes, and also means a high vulnerability to groundwater contamination. The karst also leaves Warren County with unpredictable grading in some areas and high susceptibility to soil erosion and flooding in others.

The County groundwater system's varying vulnerability to contamination has been classified according to the DRASTIC Index, which takes account of seven hydrologic factors revolving around the speed at which water from the surface reaches and moves through the aquifer and how well the physical characteristics of the area will filter out water contaminants. The Index helps to determine which parts of the County are more or less suitable to certain types of development. Additionally, to avert a threat to public health, extra measures must be taken to treat and supply water and to provide public sewage treatment and collection to reduce the need for septic systems.



Vulnerability to the sudden formation of sinkholes is a major consideration for development in much of Warren County.

There is also substantial concern about the loss of prime farmland to scattered residential development, as the largest concentrations of such farmland also coincide with the areas experiencing the most growth pressure and to areas most susceptible to soil erosion. Further, the County's scattered, small wetlands resources are a challenge to protect through regulation.

Warren County takes great pride in its existing tree canopy. According to the USDA, in 2007 45 percent of the County could still be classified as forest. Trees serve a number of important functions in both rural and urban areas, extending from aesthetics to wildlife habitat to prevention of soil erosion, and protection of the tree canopy must be an important consideration as land development continues to occur.

The three rivers (Barren, Green and Gasper) and one significant creek (Drakes) are considered

important aesthetic and recreational resources. Additionally, the Lost River Cave and Valley is an important resource, both as a natural feature and as a historic feature, and is today used as a recreational and educational center.



The Lost River is an important natural and historic resource, which has, in recent years, taken on added recreational and educational value.

Like its natural resources, Warren County's historic resources are irreplaceable assets, instilling a unique architectural character and a strong cultural identity, which residents place a high value on preserving. In 2006, Bowling Green was honored by the National Trust for Historic Preservation as one of a "Dozen Distinctive Destinations" in the United States as a historic-themed tourist attraction. Bowling Green currently has four locally designated historic districts, as well as six historic districts on the National Register of Historic Places. In addition, the Smiths Grove National Historic District—where many architecturally significant churches and homes remain—is located about 10 miles north of downtown Bowling Green, and the Oakland-Freeport National Historic District boasts significant assets, as well. Beyond the district designations, there are four locally-designated individual properties for historic preservation in Bowling Green, and 60 individual properties with National Register status. While the district and landmark designations are helping to protect community character, other areas and resources in

Bowling Green and Warren County continue to lose their historic quality through neglect, demolition, or improper alteration of the historic structure or its setting.

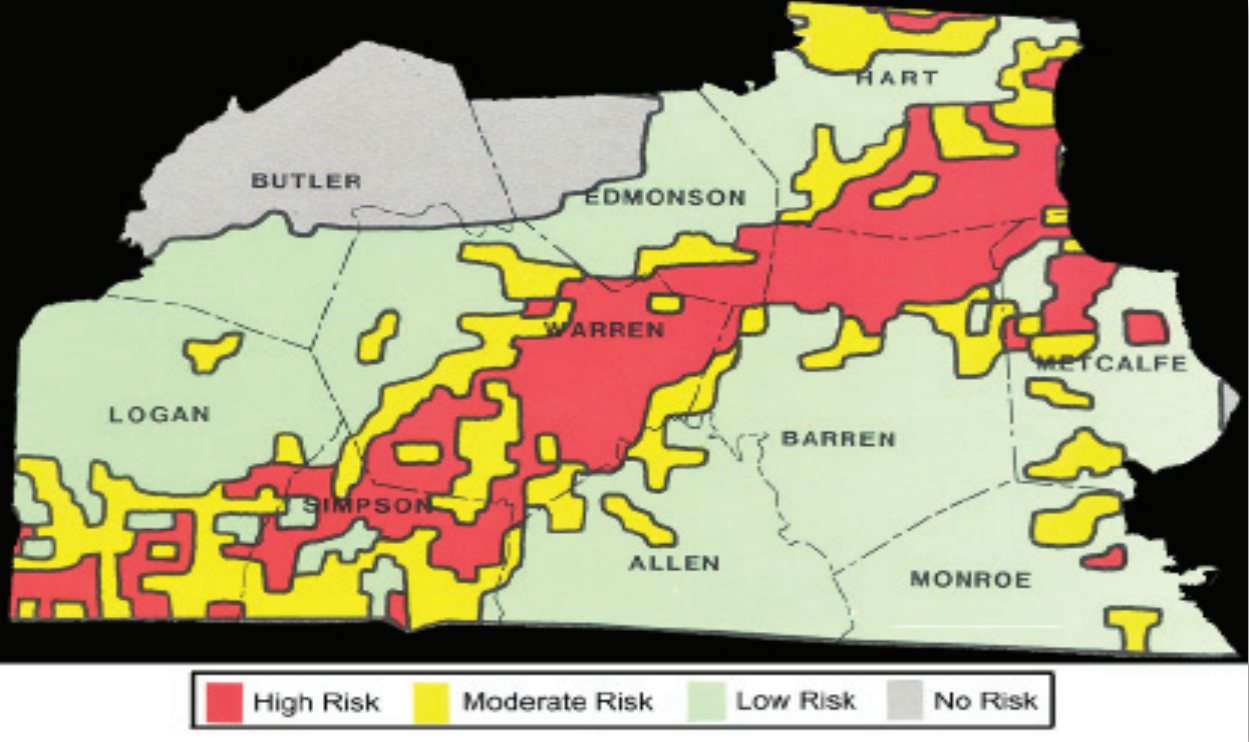


Bowling Green has many historic districts and properties, many of which help to instill a unique architectural character.

Besides those districts and sites officially designated, a number of historic architectural styles survive in Bowling Green and Warren County, with such commercial properties largely located Downtown. The Landmark Association was instrumental beginning around 1980 in helping to protect and restore these assets as part of a strategy of Downtown rejuvenation.

Beyond historic designations, several initiatives help to preserve historic structures. The City of Bowling Green has a tax moratorium program to incentivize rehabilitation of residential or commercial properties older than 50 years. Under this program, property taxes continue to be based on pre-rehabilitation conditions for five years after the rehabilitation is complete. On the non-government side, the Landmark Association has a grant program for historic properties and local retailers participate in a discounted paint program for historic properties.

This element addresses how to protect, enhance, and capitalize on the County's natural and man-made cultural resources through the public and private planning process. The policies and tools recommended in this element offer a potential framework to Warren County and its communities for ensuring the long-term benefit and enjoyment of its many resource-based environmental and heritage tourist activities.



Establish a protocol and mechanism for continually tracking scient and findings regarding the karst landscape and adjust development regulations based on those findings (map above, by WKU’s Center for Karst Studies, depicts estimated sinkhole risk throughout the region, with more than half of Warren County in the high or moderate risk zones._



Consdier amending the Zoning Ordinance and/or Subdivision Regulations to include standards for the protection of existing trees in infill and redevelopment projects.

NATURAL AND CULTURAL RESOURCES GOAL 1

Protect, enhance and restore Warren County's irreplaceable natural and scenic resources, striving for an appropriate balance between development and resource conservation, to maximize the benefits conferred on our community by its natural setting.

OBJECTIVES / ACTIONS

Objective NCR-1.1 Review and, as necessary, modify the land development regulations to ensure that land use and development decisions consider the physical suitability and natural resources of individual sites or areas anticipated for development.

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| Action NCR-1.1.1 | Continue to require that all stormwater plans, construction and approvals consider the 100-year flood event. |
| Action NCR-1.1.2 | Maintain current prohibitions on the construction of structures or onsite waste disposal systems in the 100-year flood plains and 10-year frequency sinkhole flood zones. |
| Action NCR-1.1.3 | Establish a protocol and mechanism for continually tracking scientific research and findings regarding the karst landscape, and adjust development regulations based on those findings. |
| Action NCR-1.1.4 | Continue to require submission and approval of an engineering plan to fill a sinkhole. |
| Action NCR-1.1.5 | Continue to prohibit any construction or on-site sewage system to take place within the 100-year flood zone associated with an existing sinkhole or engineered detention/retention basin. |
| Action NCR-1.1.6 | Consider amending the Zoning Ordinance and/or Subdivision Regulations to include standards and incentives for the protection of existing trees on infill and redevelopment sites before, during and after land development. The standards should take into account the health and maturity of existing trees to determine whether trees should remain in place, may be removed, or should be relocated (either on- or off-site) upon development. |



Continue to implement best management, “low impact” and “green” development standards and techniques in new and existing development. For example, bioswales and rain gardens retain stormwater and enhance groundwater recharge.



Identify and promote methods to increase potable water capacity while reducing consumption.

Context:

Existing vegetation—and mature trees in particular—provides shade and cooling, lowering energy costs; adds aesthetic value which in turn increases property values; provides erosion control; reduces noise; and filters pollutants, among other benefits.

- Action NCR-1.1.7 Consider amending the Zoning Ordinance and/or Subdivision regulations to ensure appropriate protection of environmentally-susceptible areas, such as steep slopes, flood plains, etc.

Objective NCR-1.2 ***Protect Warren County’s air quality and its water supply and quality, for the benefit of present and future residents and visitors.***

- Action NCR-1.2.1 Continue to monitor and modernize local design standards for stormwater structures and outlets to reflect an emphasis on water quality, protection of stream ecology and conformity with state regulations.
- Action NCR-1.2.2 Monitor the effectiveness of well-head protection programs and standards to ensure they continue to protect our drinking water supplies.
- Action NCR-1.2.3 Continue to implement best management, “low impact” and “green” development standards, incentives and techniques to reduce the quantity and improve the quality of stormwater runoff from new and existing development.
- Action NCR-1.2.4 Identify and promote long-term alternative methods to provide increased water capacity while reducing consumption (e.g. cooperative arrangement, indirect potable water reuse, conservation measures, etc.).

Context:

Resource conservation in water and sewer service delivery was identified as an important issue in the community’s vision statement, and the need to protect water quality, given the karst landscape throughout much of Warren County and other factors making water quality a concern, have been well-documented. Additionally, water treatment capacity at the BGMU plant will need to be expanded significantly in the next 20 years to meet projected demand. Such capacity increases are expensive for taxpayers and public water customers. Thus, the benefits of both conserving water supply and of protecting water quality are obvious:



Explore and support partnerships with private land trusts, foundations, and other organizations that can assist the County in acquiring land, obtaining conservation easements, and maintaining and managing open space and natural resources.

in concert, strategies to achieve these ends are essential to ensure the health and viability of the community while providing water service at the lowest possible cost and minimizing the impact on the natural environment.

- Action NCR-1.2.5 Increase financial support for non-motorized transportation improvements and mass transit to reduce dependence on the automobile and improve air quality.

Objective NCR-1.3 *Ensure that development is compatible with the natural environment, preserves unique landscapes and natural areas, conserves environmental resources and minimizes human impact on the natural environment.*

- Action NCR-1.3.1 Support the growth management framework established in the land use element as a way to encourage development in already built-up areas and conserve resources through the most efficient use of existing and future infrastructure.
- Action NCR-1.3.2 Modify zoning regulations to allow Conservation Development as an alternative form of development in the AG zoning district, to promote the retention of open space and rural character.

- Action NCR-1.3.3 Encourage state-of-the-art techniques and technologies that reduce the impact of development and human activities on the environment, including green building technologies, best management practices, sustainable development techniques, etc.
- Action NCR-1.3.4 Explore design standards to retain adequate, usable open space, create green linkages, and increase stream corridor/floodplain protection in new urban and suburban development.
- Action NCR-1.3.5 Explore and support partnerships with private land trusts, foundations, and other organizations that can assist the County in acquiring land, obtaining conservation easements and maintaining and managing open space and natural resources.
- Action NCR-1.3.6 Continue to coordinate with other responsible agencies the development and implementation of programs to manage stormwater runoff, address water pollution, and improve the quality of the County's and the region's water bodies.

Context:

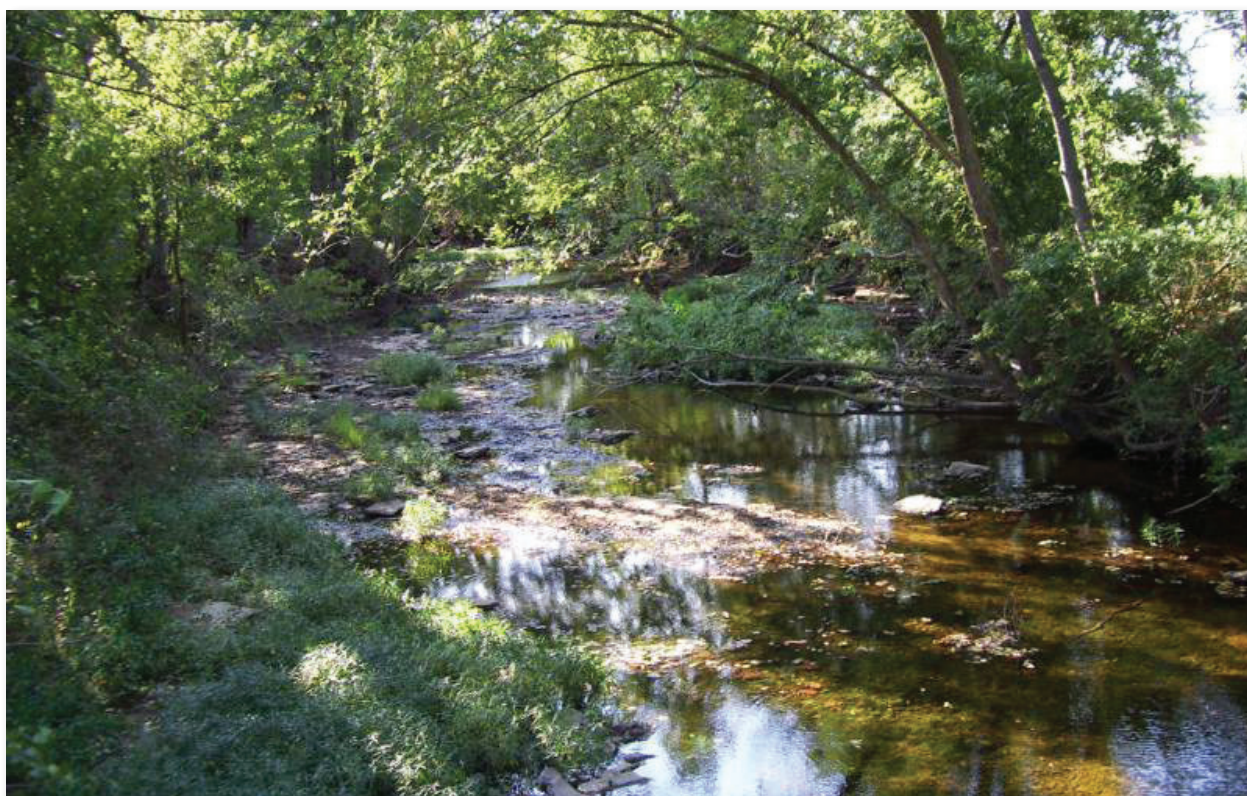
Warren County's topography and geology make it susceptible to severe flooding. Additionally, the karst topography prevalent in much of the County means that groundwater contamination is an ever-present concern, and surface water quality has been dealt with through a series of ongoing storm water studies, revisions to design criteria, and continuous capital improvements projects. Further, State and local measures have been taken to monitor and reduce storm water runoff produced by point sources. The Kentucky Division of Water reviews and approves permit applications for many industrial facilities larger than one acre and for municipal storm sewer systems.

In addition to cooperating with state efforts, the City of Bowling Green Public Works Department initiated efforts to work with communities throughout Kentucky to develop materials explaining stormwater best management practices and statewide requirements for achieving clean water and an overall reduction of urban pollutants, resulting in a manual published in 2004.

Warren County passed a stormwater management ordinance in 2006 for erosion prevention and sediment control, requiring a grading and drainage plan, stormwater management plan and general permit for development sites one acre or larger.



Warren County's karst topography and geology, combined with the presence of an extensive network of rivers, streams and creeks, make it vulnerable to severe flooding and groundwater contamination. A coordinated response to managing stormwater runoff is critical.



Prepare, implement and periodically update a plan to identify, preserve and track environmentally sensitive lands, including, but not limited to: wildlife habitats, wetlands, marsh lands and flood plains associated with both streams and sinkholes.

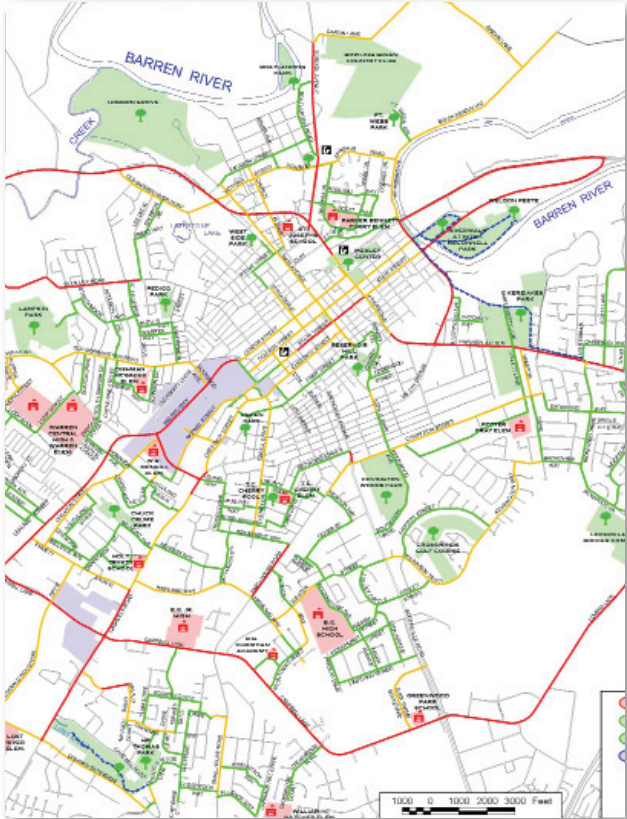
Warren County and other local governments have been required by the State to submit five-year permit plans detailing actions to prevent pollutants from contaminating runoff water. The County, Bowling Green, Plum Springs and the Kentucky Transportation Cabinet currently spend \$1 million per year on federally mandated stormwater pollution control for public education and involvement, detecting and eliminating illicit discharge of pollutants, controlling construction runoff, pollution prevention and record-keeping.

Improving flood control and maintaining water quality require consistent work and continual monitoring, but are essential to the future of the community.

- Action NCR-1.3.7 Prepare, implement, and periodically update a plan to identify, preserve, and track environmentally sensitive lands, including, but not limited to: wildlife habitats, wetlands, marsh lands and flood plains associated with both streams and sinkholes. The plan shall establish measures for protection, conservation, mitigation, or restoration as may apply.
- Action NCR-1.3.8 Identify and prioritize potential areas to be added to the County's Greenbelt (Greenways) Plan, and explore funding mechanisms for acquisition, planning and design, as appropriate.
- Action NCR-1.3.9 Seek coordination between local governments, utility providers and property owners, to prevent conflicts between tree and utility locations, including utility maintenance needs.
- Action NCR-1.3.10 Initiate a dialogue between County governments and utility providers to consider changes to utility location standards in new development to mitigate this infrastructure's visual impacts. In particular, seek the ability to encourage progressive undergrounding of utilities, where practical; to group utilities in combined enclosures to the extent possible; and to locate utilities on or adjacent to rear lot lines (in common alleys, utility corridors or easements).
- Action NCR-1.3.11 Review the adequacy of existing tree planting standards for:
 - Parking lot landscaping.
 - Buffering and screening.
 - Recommended plant palettes appropriate for xeriscape landscaping, for water conservation and drought resistance.

Context:

It is important to carefully consider tree planting standards in the development regulations. In addition to aesthetic and other urban



Identify and prioritize potential areas to be added to the County's Greenbelt (Greenways) Plan.



Initiate a dialogue between County governments and utility providers to consider changes to location standards in new development to mitigate visual impact of utility lines.

design benefits, thoughtful tree planting standards can help to harmonize land development and human uses with the needs of the natural environment. For example, appropriately selected and located trees in developed areas can help to reduce soil erosion, make efficient use of water resources and support the continued presence of other plant and animal species.

- Action NCR-1.3.12 Consider establishing a street-tree planting program within residential developments, and potentially, commercial developments, in order to increase and restore the County's and cities' tree canopy.

Objective NCR-1.4 ***Take advantage of local natural resources to create, protect, and enhance, and maintain recreational, educational, and cultural opportunities and activities, as long as such uses are compatible with those resources.***

- Action NCR-1.4.1 Support the continued implementation and periodic updating of the Greenbelt (Greenways), Sidewalk and Bicycle Facilities Master Plan.
- Action NCR-1.4.2 Review, revise and expand zoning and subdivision ordinance provisions for pedestrian and bicycle facilities in private developments, when appropriate, including encouraging extension of greenways, trails and other elements of the Greenbelt (Greenways) Master Plan into future conservation subdivisions through easements or land dedication.
- Action NCR-1.4.3 Continue to promote the development of the Lost River as a nature center, botanical garden, and karst education center for the education and enjoyment of all ages.

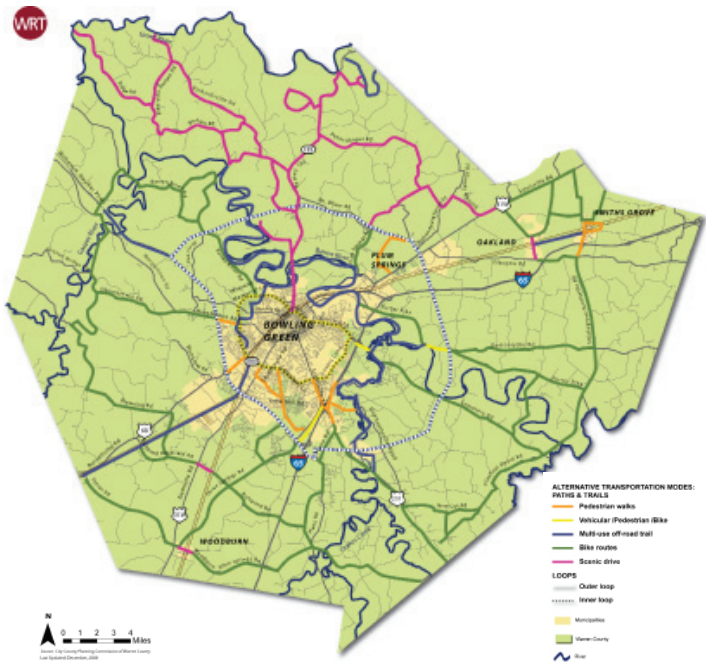
Context:

The Lost River Cave and Valley was used, according to archaeologists, for shelter, water and food for some of Kentucky's earliest inhabitants, approximately 10,000 years ago. In 1792, a saw mill, carding machine and grist mill was built inside the cave. Later, both Confederate and Union troops had camps in the area, and local legend has it that Jesse James used the cave as a hideout after robbing Russellville's Southern Deposit Bank. In 1933, a night club opened inside the cave mouth. However, by 1960 the night club had closed and the cave and valley fell into neglect.

In 1990, Friends of Lost River was formed to clean up, restore and preserve these resources. Cleanup and use of the area as a natural,



Consider establishing a street-tree planting requirement within residential developments, and potentially, of commercial developments, in order to increase and restore the County's and cities' tree canopy.



Support the continued implementation and periodic updating of the Greenbelt (Greenways), Sidewalk and Bicycle Facilities Master Plan.

cultural and educational resource was also identified in the 1990 Comprehensive Plan. Since then, there has been a major effort to move trash and debris, social events have begun to be held there, an underground boat tour was introduced, and increased educational and eco-tourism opportunities have been offered. Since 2000, as visitation has continued to grow, a Multi-Year Master Plan was developed, an Initiative was begun to remove invasive species and greenways have been constructed. This action is intended to support continued improvement and utilization of this important community resource.

NATURAL AND CULTURAL RESOURCES GOAL 2

PRESERVE SIGNIFICANT ELEMENTS OF WARREN COUNTY'S HISTORIC, AGRICULTURAL, ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE.

OBJECTIVES / ACTIONS

Objective NCR-2.1 Gather, analyze and continuously update data about Warren County's unique cultural resources.

- Action NCR-2.1.1 Maintain a local inventory of historic landmarks, places and districts, with photographs, descriptions and information on history, ownership and current conditions. Track structures, districts and landmarks that could become eligible for historic designation (50-year threshold) during the time span of this plan.
- Action NCR-2.1.2 Establish a neighborhood inventory program to identify and document the location, size, individual characteristics, appearance and inhabitants of residential areas which will exceed the Secretary of the Interior's threshold for historic designation during the time span of this plan.
- Action NCR-2.1.3 Continue methods and procedures to update local surveys and registers of cultural resources on a regular basis.

Objective NCR-2.2 Support educational efforts to increase awareness of Warren County's cultural resources and to foster their preservation.

- Action NCR-2.2.1 Partner with non-profits, grassroots civic and preservation groups, historical societies and museums, schools and other organizations to inform the community about the benefits of historic preservation. Working with these groups, prepare or promote educational tools and activities such as:



Continue to promote the development of the Lost River as a nature center, botanical garden and karst education center for the education and enjoyment of all ages.



Maintain a local inventory of historic landmarks, places and districts, update this information on a regular basis, and ensure that it is easily available to the public.

- Handbooks and “how-to” brochures to assist property owners in preserving and rehabilitating their properties.
- Walking and/or bicycling tours of historic neighborhoods and districts.
- Tours of agricultural districts and family farms (e.g., farms acquired by land grants after the war and passed down from generation to generation)
- Public education efforts, including conferences, panels, seminars, and presentations by historical societies and museums in Bowling Green and Warren County.
- Library of historic preservation and cultural conservation of interdisciplinary materials.

Context:

The continued success of preservation programs and activities requires the support of the community’s citizens, and that requires education about preservation’s many benefits, including economic development. Often, organizations other than local government are in a better position to carry out the task of preservation education and outreach, particularly schools and civic groups specifically interested in preservation, such as historical societies. Thus, partnerships between local government and these entities will result in the greatest success of historic preservation programs.

Objective NCR-2.3 *Consider the application of regulatory tools and incentives to promote rehabilitation of historic/archaeological structures, properties and districts.*

- | | |
|------------------|---|
| Action NCR-2.3.1 | Explore the use of mechanisms such as cluster zoning, land swaps, purchase of development rights and transfer of development rights programs to discourage destruction of historic structures or properties. |
| Action NCR-2.3.2 | Identify areas that include historic, archaeological, or other valuable cultural resources for potential detailed (sector, corridor, or district) planning. Such detailed plans should include recommendations for the preservation and enhancement of those resources, and may be implemented in the Zoning Ordinance through overlay districts. |
| Action NCR-2.3.3 | Continue to consider adjustments to current zoning regulations and/or creation of new zoning districts or overlay districts to encourage continuity of historic neighborhood patterns as evidenced by setbacks, building heights, location of parking, landscape character and open space. |



Partner with civic and preservation groups, historical societies and museums, schools and others to inform the community about the benefits of historic preservation and prepare or promote educational activities and tools such as tours of historic neighborhoods and agricultural districts, conferences, panels, lectures, and others.

- Action NCR-2.3.4 Continue to consider revising zoning regulations pertaining to telecommunication towers to take into account potential effects on historic and archaeological resources.

Context:

Telecommunications towers can have significant negative impacts on historic districts and properties and can result in the destruction of archaeological resources. The point is illustrated by the process that the Federal Communications Commission (FCC) follows when licensing cell towers, a federal action falling under the purview of Section 106 of the National Historic Preservation Act (NHPA) with regard to properties on the National Register of Historic Places. The FCC seeks comment from the Advisory Council on Historic Preservation (another federal agency), whose regulations define an Area of Potential Effect (APE) for each proposed tower. The APE is defined as “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties.” Typically, a one-mile radius APE is used for towers 200 feet high and less, and a two-mile radius for towers over 200 feet, although this varies considerably based on geography, and viewsheds are an important component of the determination. This process provides no protection to locally-designated historic properties not on the National Register.

Current zoning would allow telecommunications towers in many locations near Bowling Green’s historic districts and properties. Possible amendments to the Zoning Ordinance include a requirement for analysis of aesthetic effects on historic districts and properties and camouflaging and/or height limitations on the tower where significant potential effects are found. It may also be advantageous to consider requiring an archaeological study before building towers in the rural parts of the County.

- Action NCR-2.3.5 Consider the use of brownfield sites for clustered traditional neighborhood development along with the preservation of extant industrial structures.
- Action NCR-2.3.6 Adopt subdivision regulations that allow and encourage the incorporation of significant natural features and archaeological sites into new developments in ways that will ensure their protection and enjoyment.



Identify areas that include historic, archaeological or other valuable cultural resources for potential detailed planning.

FCC Federal Communications Commission

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Wireless Telecommunications Bureau

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Historic Preservation for Tower Siting

National Historic Preservation Act

The National Historic Preservation Act (NHPA) of 1966 is one of the federal environmental statutes implemented in the FCC's National Environmental Policy Act (NEPA) rules. Under the NHPA, federal agencies are required to consider the effects of federal undertakings on historic sites. Commission licensees and applicants must comply with NHPA procedures for proposed facilities that may affect sites that are listed or eligible for listing in the National Register of Historic Places. This process includes consultation with the relevant State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) to consider whether the proposed facility may create an adverse effect on an eligible or listed historic property.

NHPA Information

- [Title 36 of the Code of Federal Regulations, Part 800, Subpart B.](#)
- [Advisory Council on Historic Preservation Home Page](#)
- The FCC released an order granting the application of Mid-Missouri Cellular to construct a tower that would affect a district listed on the National Register of Historic Places. This order clarifies licensees' responsibilities in complying with the National Historic Preservation Act.

Nationwide Programmatic Agreements

The Commission has entered into two Nationwide Programmatic Agreements (NPA) with the Advisory Council on Historic Preservation (NCHSPO) regarding the Section 106 process for new collocation of communications equipment on existing tower structures. General or specific inquiries about the NPA process should be directed to the staff. Please leave a phone number with your query so the staff can discuss your question with you, if needed.

NPA Information

- [The Final Agreement](#)
- [The Report and Order](#)
- [The Federal Register release](#)

Collocation Programmatic Agreement

On March 16, 2001, the Commission, the National Conference of State Historic Preservation Officers, and the National Conference of Historic Preservation entered into a nationwide programmatic agreement to streamline procedures for review of antenna collocation on existing structures are exempted from the procedures set forth in the ACHP rules.

Collocation Information

- [Collocation Agreement](#)
- [Factsheet](#)

A photograph of a white water tower with a communication antenna on top, set against a blue sky with clouds. The tower is surrounded by trees and a building in the background.

Continue to consider amendments to zoning regulations pertaining to telecommunication towers, taking into account their potential visual and other impacts on our historic and archaeological resources.

- Action NCR-2.3.7 Continue, as appropriate, to designate and establish eligible neighborhoods as local historic districts in Bowling Green and Warren County to protect and maintain historic buildings and sites.
- Action NCR-2.3.8 Review Chapter 34 of the Kentucky Building Code (variances for historic structures) and ensure that all appropriate provisions have been incorporated into local regulations.
- Action NCR-2.3.9 Bowling Green should promote its tax moratorium program to encourage rehabilitation of historic structures.
- Action NCR-2.3.10 Provide technical assistance to property owners for federal and state rehabilitation tax credit programs.

Context:

The Bowling Green tax moratorium program is a property tax incentive for the rehabilitation of residential or commercial buildings that are at least 50 years old. A property owner within the City limits wishing to undertake rehabilitation makes an application to the Historic Preservation Board before beginning work, and the property is assessed in its current condition. The applicant may then take up to two years to complete the rehabilitation. At that point, the moratorium means that the City of Bowling Green portion of property taxes continue to be based on the pre-rehabilitation property value for five years, and then are reassessed at full value. This program provides a significant economic incentive to encourage rehabilitation of historic properties, promoting reinvestment that otherwise may not take place.

- Action NCR-2.3.11 Continue to support the historic property discounted paint program provided by local paint vendors.
- Action NCR-2.3.12 Continue to support the grant program for historic properties offered by the Landmark Association.
- Action NCR-2.3.13 Review zoning and building regulations to ensure they allow and promote adaptive reuse of historic structures.

Objective NCR-2.4 *Implement strategies and tools to preserve and enhance Warren County's rural and agricultural heritage, including its agricultural landscapes and viewsheds, rural village centers, rural landmarks, and scenic rural corridors, etc.*

Context:

Development pressure and an evolving agricultural economy mean many of the farms and pasturelands that have long defined the County's rural landscape are being sold and subdivided for development. However, these historic homesteads and rural landscapes, including barns, fencerows and other rural structures, are an important part of the County's history, and continue to play a significant role in our economy. For this reason, such resources should be protected. As recently as 2007, the market value of agricultural production represented \$74,676,000 for Warren County (an increase of 21% from 2002), according to the USDA/NASS 2007 Agricultural Census. In addition, the County's scenic character and natural beauty are an important visitor attraction, and are a quality of life factor for those considering relocation.

- Action NCR-2.4.1 Use the Future Land Use Map, together with the policies in the Land Use, Transportation, and Community Facilities elements, in particular, to direct development first to areas where infrastructure already exists, in order to reduce the premature development pressure on the countryside.
- Action NCR-2.4.2 Explore the use of tools such as conservation easements, purchase of development rights and transfer of development rights for rural preservation. Develop mechanisms and protocols to establish land conservation trusts in coordination with local preservation groups.
- Action NCR-2.4.3 Adjust zoning and subdivision regulations to require development in rural village centers to be compatible in design and placement with existing surrounding structures, and to contribute to the historic character of the community.
- Action NCR-2.4.4 Consider adopting design principles for transition areas between rural, rural residential, and suburban residential uses. Such rural/suburban edge principles should include standards for new development compatibility (density, landscaping, etc.), as well as guidance for the preservation of existing rural features and structures. For example:
- Require open space and landscaped buffers to separate historic villages from surrounding development.
 - Review existing zoning codes to remove inadvertent impediments to retaining elements of the agricultural landscape, such as farmsteads, fencerows and cropland, which contribute to the aesthetics, historic character and economy of agricultural areas.

Objective NCR-2.5 *Promote the economic viability and vitality of historic neighborhoods, historic districts, and rural landscapes, adjusting local government decision-making processes, as necessary, to adequately consider cultural resources and historic preservation.*

Action NCR-2.5.1 Consider tax exemptions, rehabilitation tax credits, conservation or façade easements, or similar incentives as potential means to encourage community anchors (i.e. post offices, community centers, churches, theaters, etc.) to remain in historic districts.

Action NCR-2.5.2 Consider the continuation of Main Street, Distinctive Designation, and Preserve America, or similar programs that utilize preservation alongside other methods to revitalize historic districts.

Context:

The National Trust for Historic Preservation’s Main Street program seeks to revitalize commercial districts by combining historic preservation with economic development. Since being created in the 1970s, Main Street has grown to include more than 1,200 active programs nationwide.

Action NCR-2.5.3 Consider cultural historical resources in applicable development review.

Action NCR-2.5.4 Continue efforts to improve collaboration between local officials and historic preservation groups.