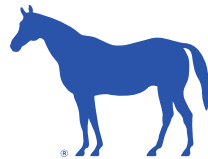


RURAL SETTLEMENTS IN FAYETTE COUNTY

*Director Jim Duncan, Planning
Council General Government and Planning Committee
January 20, 2026*



LEXINGTON

Rural Settlement Defined

- Rural Settlement is a small residential or business community without urban services and recognized for its historic contributions to Fayette County's rural landscape
- Established largely between 1860 and 1930
- Free Black Settlements—provided accommodations for former slaves and their families to keep the labor force near the farm
- Crossroads Communities & Rural Service Centers—provided services to areas beyond easy access to Lexington
- Rural Subdivisions—provided opportunities for rural development in the early 20th century

Rural Settlements Studied

- 1971: Historic Survey: Rural Settlements in Fayette County
- 1999: Rural Services Area Land Management Plan
- 2006: A Study of Fayette County's Small Rural Settlements
- Referenced in every Comprehensive Plan since 2001
- Included in 2017 update to the Rural Services Area Land Management Plan
- Rekindled in 2023 when the Advisory Committee considered its recommendation for USA expansion

Rural Settlements





- 16 Rural Settlements
 - 10 Free Black Settlements
 - 3 Crossroads Communities
 - 2 Rural Subdivisions
 - 1 Undefined
- 505 acres
- Range of 5 acres to 66 acres
- Average size of 31 acres

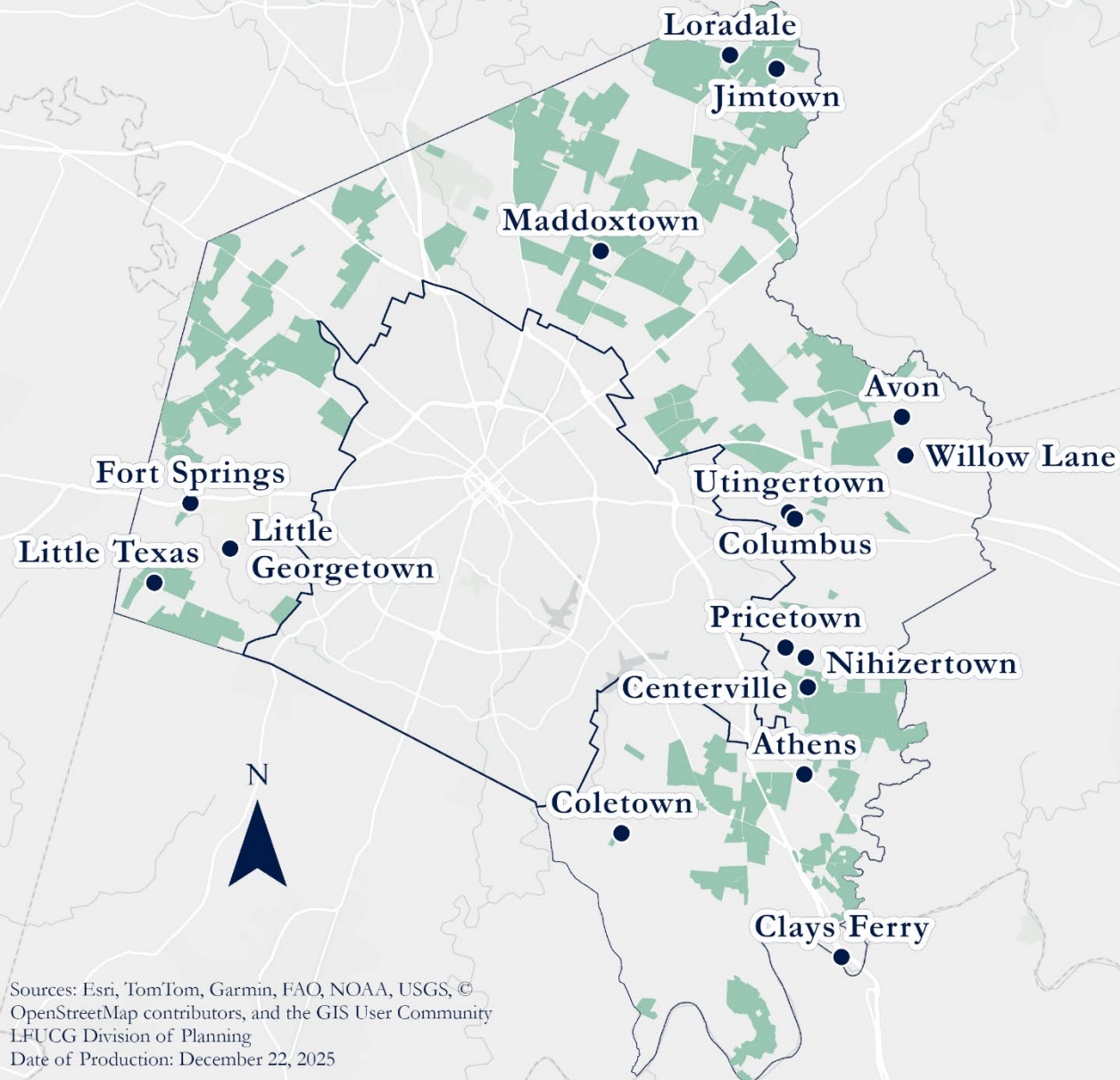
16 Rural Settlements

- Athens
- Avon
- Centerville
- Clays Ferry
- Coletown
- Columbus
- Fort Springs
- Jimtown
- Little Georgetown
- Little Texas
- Loradale
- Maddoxtown
- Nihizertown
- Pricetown
- Uttingertown
- Willa Lane

Rural Settlements in Fayette County

Legend

-  Fayette County
-  Urban Service Area
-  PDR
-  Rural Settlements



Distinctive Features

- Presence of a church building or longstanding congregation
- Presence of a lodge building
- Small lot layouts and subdivisions
- Rural businesses
- Minimal urban services

Protections

- 2006 Study recommended options to recognize and preserve Rural Settlements, including:
 - Historic overlay
 - National Register
 - Neighborhood Design overlay
 - Historic markers
 - Financial assistance to low-income homeowners

Rural Settlement vs Rural Activity Center

- Rural Settlement is a small residential or business community without urban services and recognized for its historic contributions to Fayette County's rural landscape
- Rural Activity Centers are active places of commerce and public access that were established in the modern era
 - Blue Grass Airport
 - Spindletop office park
 - Avon (Bluegrass Station)*
 - ~~Blue Sky Industrial Park**~~

**A small portion of Avon is also a Rural Settlement*

***Blue Sky is now in the USA and being studied for a Small Area Plan*



Rural Settlements formerly in the Rural Service Area

- Cadentown (H-1 Overlay)
- Bracktown (Conditional Zoning with minimum lot sizes)
- Jonestown (No recognition or protections)

Questions?



LEXINGTON