

9. Stephensburg Rural Village

- **Introduction:** This is a new village incorporated into this plan with a goal to support the schools facilities and community in this western area of the county, located approximately 4 miles west of Cecilia. Stephensburg, once a railroad oriented community, now experiences growth primarily along Leitchfield Road (US 62).
- **Existing Land Use:** A majority of the properties identified in this new Rural Village are designated residential. In addition to the lots created along the highway and Wonderland Cavern Road, only one subdivision with a street was created prior to the establishment of land use controls in the County. The new subdivisions with streets are Majestic Oaks (40 lots) and Ambrook Estates (67 lots). The school and commercial activities are located along Leitchfield Road with the Lakers' Drive Inn eatery.
- **Natural Features:** This is a relatively flat area and has no recognized constraints on development. A portion of this village is in the Source Water Protection Area for the Hardin County Water District Number 2 facility on the Nolin River in White Mills.
- **Transportation Features/Public Facilities:** This village serves an important role in the community by providing an elementary and middle school for students living in western Hardin County. Stephensburg also has a fire department and churches. This community utilizes on-site septic systems for wastewater disposal. The Regional Wastewater Facilities Plan identifies this area as part of a rural watershed and does not propose a regional wastewater treatment solution in the next twenty year planning period. The continued use of on-site treatment/disposal systems is expected. Portions of this area are located in a Source Water Protection Area. For development that occurs in these areas, the construction of decentralized wastewater collection and treatment systems with long-term management, operation and maintenance is preferred for protection of the source water.
- **Recommended Land Use and Development Criteria:**
 - The recommended land use patterns for the Stephensburg Village is a mix of residential and commercial to serve the needs of the residences.
 - New development in this rural village is recommended to employ decentralized wastewater collection and treatment especially in the Source Water Protection Area.
 - Any commercial development in this Village should be limited to Neighborhood Commercial and Convenience Commercial uses located at strategic sites serving local demand, not regional or area-wide demand.
 - Access control measures are encouraged in the commercial area of this village for safety and orderly traffic flow.

- Access to individual residential lots should be limited on collector and local roadways and strictly regulated along arterials, in order to preserve traffic flow and safety.
- Sign controls that recognize and enhance the cultural, historic and aesthetic nature of the community are encouraged.
- Residential development should occur from the center of the community out in an orderly fashion in order to best use available infrastructure.
- Parking should be addressed as part of any new development or redevelopment proposals.