

**Hardin County Fiscal Court  
Resolution No. 2024-054**

**WHEREAS**, KRS 100.183 requires as part of the Comprehensive Planning Process that the local Planning Commission prepare written Goals and Objectives for the Comprehensive Plan.

**WHEREAS**, the Planning Commission has been working diligently and receiving public and community input into updating Hardin County's Comprehensive Plan;

**WHEREAS**, on March 5, 2024, the Planning Commission held a public hearing and as a result adopted recommended Goals and Objectives for the Comprehensive Plan in Resolution 2024-006;


**WHEREAS**, the Planning Commission having provided Hardin County Fiscal Court with its recommended Goals and Objectives of the Plan;

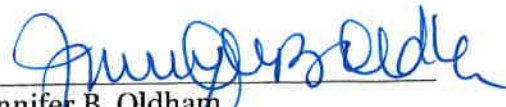
**WHEREAS**, KRS 100.193 provides for the process by which Fiscal Court may approve/adopt or reject the Planning Commission's recommended Goals and Objectives of the Comprehensive Plan:

**BE IT THEREFORE RESOLVED**, that the recommended Goals and Objectives of the Hardin County Planning Commission be made a part of this Resolution and be hereby adopted and approved by Hardin County Fiscal Court.

**ADOPTED**, by the Hardin County Fiscal Court in its regular meeting on the 12 day of March, 2024.

  
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Keith L. Taul  
Hardin County Judge/Executive

ATTEST:  
  
\_\_\_\_\_  
Brian D. Smith  
Hardin County Clerk

PREPARED:  
  
\_\_\_\_\_  
Jennifer B. Oldham  
Hardin County Attorney

## RESOLUTION 2024-006

A Resolution of the Hardin County Planning & Development Commission  
Adopting the *Comprehensive Development Guide, 2024*  
A Comprehensive Plan  
for unincorporated Hardin County, KY

**WHEREAS**, KRS 100.193 sets forth the procedures for the adoption of the Statement of Goals and Objectives which were last updated on July 23, 1996 to act as a guide in the preparation of the necessary elements in the implementation of a Comprehensive Plan;

**WHEREAS**, KRS 100.197 sets forth the procedure for periodic review, update, amendment and adoption of the Comprehensive Plan elements and their research basis;

**WHEREAS**, it is the desire of the Hardin County Planning Commission to keep the provisions of Hardin County's Comprehensive Development Guide current and in compliance with both state law and the Commission's Statement of Goals & Objectives;

**WHEREAS**, the cities of Elizabethtown and Radcliff have recently updated their Comprehensive Plans according to the provisions of Chapter 100 of the Kentucky Revised Statutes;

**WHEREAS**, the Planning Commission, its staff and Taylor Siefker Williams Design Group have conducted considerable research with a multifaceted public engagement process, which included public workshops and open houses throughout the county including Elizabethtown, Cecilia, Rineyville, Glendale and Radcliff, an online survey, a Comprehensive Plan specific website, steering committee meetings, focus group meetings and a formal public hearing to gain input from the citizens of the community;

**NOW, THEREFORE, BE IT RESOLVED BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION:**

- That this Planning Commission hereby adopts the Future Land Use Map and the Planning Area Map of the 2024 *Comprehensive Development Guide*, Comprehensive Plan for Hardin County showing future recommended land uses, including the supporting documents presented on this date and the modified text recommended by the staff. The Comprehensive Plan incorporates all actions taken by the Commission which change the maps, text or documents presented by the staff and consultants in the course of this hearing. The maps, supporting documents and modified text are incorporated herein by reference.
- That this Resolution with the attached documentation, modified text and the maps adopted herein shall be referred to as the *Comprehensive Development Guide, 2024* for the unincorporated area of Hardin County and includes the Goals and Objectives, Recommended Future Land Use Plan, Chapters on: Agriculture, Quality of Life and the Built Environment, Community Facilities and Utilities and Transportation. Also including appendices on Demographics and Market Analysis, Existing Conditions Analysis and Public Engagement.
- That the 2024 Comprehensive Plan shall supersede and replace all prior Comprehensive Plans and any and all of their various elements previously adopted by this Planning Commission. All prior plans, elements, maps, and materials shall no longer have any force

- and effect, and shall not be relied on by any party from date of passage of this Resolution.
- It is the intent of this Planning Commission that the Zoning Ordinance, Zoning Map and Subdivision Regulations currently in effect on the date of passage of this Resolution shall remain in full force and effect until duly amended.
  - The Director of the Hardin County Planning Commission is directed to forward this Resolution and the statement of Goals and Objectives included within the *Comprehensive Development Guide, 2024* to the Hardin County Fiscal Court for its adoption in accordance with KRS 100.193.
  - That *Comprehensive Development Guide, 2024* and its statement of Goals and Objectives shall become effective upon approval of the statement of Goals and Objectives by the Hardin County Fiscal Court.

**ADOPTED ON THIS 5<sup>th</sup> DAY OF MARCH 2024.**

  
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Hardin County Planning Commission  
Mark Hinton - Chairman

  
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Hardin County Planning Commission  
Adam C. King, AICP - Director

## Statement of Goals and Objectives

The following are a list of the goals and objectives as outlined in the **Comprehensive Development Guide 2024**, also known as the Hardin County Comprehensive Plan.

### Goal 1: Housing

Promote Hardin County as a place to live.

#### Objectives:

- 1.1. Promote a variety of housing types to accommodate all ages, abilities, family types, and incomes.
- 1.2. Promote high quality residential development, including temporary workforce housing and multi-family residential developments.
- 1.3. Support rehabilitation programs that preserve the existing housing stock and encourage the adaptive reuse of existing buildings.
- 1.4. Support a supply of housing that responds to population and employment growth.
- 1.5. Allow for affordable housing options that are compatible with adjacent uses, such as accessory dwelling units, manufactured homes, and mobile home parks.
- 1.6. Enforce a system of contemporary building codes that enable energy efficiency and the creative design of buildings.
- 1.7. Encourage the preservation of existing neighborhoods and rural villages through enhanced development standards and compatible uses.

### Goal 2: Parks & Recreation

Provide adequate recreational facilities and open spaces that improve the quality of life.

#### Objectives:

- 2.1. Develop a parks and recreation master plan for the county that identifies recreational needs for residents, appropriate recreational spaces within land uses, and the capital improvements and programming needed to adequately serve the growing population.
- 2.2. Promote open space requirements for new residential developments that provide recreational amenities.
- 2.3. Encourage development of facilities that provide diverse recreational opportunities with both low-cost and affordable passive facilities, such as open spaces and nature trails, as well as higher intensity facilities, such as playgrounds and athletic facilities, that offer opportunities to the widest range of residents.
- 2.4. Encourage, work with, and build upon partnerships and collaborations with community groups, schools, cities, governments, and subdivision developments to capitalize upon interest in and support of recreational facilities that promote healthy lifestyles for all residents.
- 2.5. Encourage coordination of open space preservation along natural features, new and existing conservation easements, and adjoining residential developments, especially with the potential for connecting trails or pathways and places of historical significance.
- 2.6. Maintain, improve, and expand current facilities in coordination with any recreational master plan.
- 2.7. Promote recreational opportunities that utilize the various creeks, Nolin River, Ohio River, Rolling Fork River, and Salt River, and capitalize on the natural features and nature preserves of the county.

### Goal 3: Utilities & Service

Provide adequate capacity and efficient use of public services, resources, and community facilities.

#### Objectives:

- 3.1. Encourage growth that aligns with current and planned water, sewer, electric, and broadband infrastructure and capacity.
- 3.2. Coordinate new development with public services, such as emergency response, schools, and medical facilities, to ensure adequate resources and response times can be provided.
- 3.3. Support easily accessible and high-quality medical emergency services and facilities that serve all residents, including specialized care, mental health services, and emergency health.
- 3.4. Provide an adequate and environmentally-safe solid waste management system that includes resource recovery, recycling, landfilling, and reuse.
- 3.5. Promote a development pattern that is orderly and which maximizes the efficient capabilities of community services and facilities.
- 3.6. Require all developments to have adequate emergency services, including adequate water supply and pressure for fire protection.

### Goal 4: Conservation & Environment

Encourage development that is sensitive to the environment, non-renewable resources, prime farmland, and natural areas that reinforces the county's rural character and promotes the utilization of existing community resources.

#### Objectives:

- 4.1. Promote development that protects environmentally sensitive areas and natural features.
- 4.2. Encourage the preservation of productive agricultural land and protection of prime farmland and existing agricultural operations as new development occurs.
- 4.3. Encourage development to complement the physical surroundings while avoiding activities which would alter natural systems.
- 4.4. Balance the need for mineral extraction with the potential impacts to adjacent properties and the natural environment.
- 4.5. Protect "Source Water Protection Areas" by restricting encroachment and considering additional land use regulations around these essential resources.
- 4.6. Encourage the implementation of conservation subdivisions that would provide flexibility to developers and promote the protection of open space.
- 4.7. Encourage programs, such as conservation easements, and adopt policies such as new subdivision types or open space requirements that preserve natural resources and provide open space or parks.
- 4.8. Discourage and restrict development in the floodplain to protect existing waterways, minimize the loss of property, and protect the well-being of the community.

#### Goal 5: Economic Development

Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

##### Objectives:

- 5.1. Promote high-wage businesses and targeted industries to locate or expand within Hardin County.
- 5.2. Work with partners to identify and attract targeted businesses that diversify the local economy and capitalize on local economic assets.
- 5.3. Continue to support the Ft. Knox Military Reservation through coordination and planned growth.
- 5.4. Provide adequate space for the proper location of commercial and industrial land.
- 5.5. Align educational opportunities with current and future employment needs within the county.
- 5.6. Support the viability of agricultural businesses within the county.
- 5.7. Support the continued operation of the Elizabethtown Regional Airport.
- 5.8. Encourage small-scale businesses to locate within the rural villages with a focus on redevelopment of vacant buildings and sites.
- 5.9. Promote the expansion of existing businesses and industries within Hardin County.
- 5.10. Support small business development and entrepreneurship within Hardin County.
- 5.11. Continue coordination and cooperation with key partners including the Elizabethtown-Hardin County Industrial Foundation and the Hardin County Chamber of Commerce.
- 5.12. Promote the expansion of employment and investment opportunities in Hardin County.
- 5.13. Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

#### Goal 6: Character

Preserve Hardin County's history and culture through the recognition and preservation of its historic sites, rural character, and natural surroundings.

##### Objectives:

- 6.1. Recognize the significance of historic sites within Hardin County that are designated or eligible to be designated as Historic Sites in Kentucky and/or the National Register of Historic Places.
- 6.2. Preserve and protect the rural villages, historic towns, and agricultural landscape in Hardin County, and encourage appropriate redevelopment opportunities that protect the rural and historic character.
- 6.3. Encourage the adaptive reuse of historic structures and sites in a way which is compatible with their historic character.
- 6.4. Promote and support public libraries, museums, and cultural activities.
- 6.5. Promote the development of standards and guidelines for commercial developments, including site and building design criteria and enhanced landscaping requirements.

#### Goal 7: Transportation

Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.

##### Objectives:

- 7.1. Prioritize and implement road improvements in coordination with Transportation Master Plan that maintains and improves the flow of traffic, increases pedestrian and vehicular safety, and provides routes for the efficient movement of people and goods.
- 7.2. Evaluate and adopt access management regulations that preserve the capacity of public roads and improve safety.
- 7.3. Expand and enhance the existing sidewalk, trail, and road networks to provide connectivity between neighborhoods and destinations within the county.
- 7.4. Encourage appropriate development that supports responsible growth along major transportation corridors including Interstate 65, Western Kentucky Parkway, and Bluegrass Parkway.
- 7.5. Support and encourage the development of Ohio River facilities that would serve to enhance the marketability for a riverport.
- 7.6. Evaluate and close streets or streets of record and rights-of-way which are not being used, have not been constructed, or are unnecessary.
- 7.7. Promote and encourage the implementation of a limited-service public transportation option.
- 7.8. Promote the importance of rail in Hardin County, and coordinate with the railroads to support rail operations in the county.

#### Goal 8: Land Use

Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

##### Objectives:

- 8.1. Ensure that new development and redevelopment complies with the county's future land use map.
- 8.2. Define areas within the county for the highest and best use for residential, commercial, industrial, and agricultural that make effective use of existing and proposed services and facilities.
- 8.3. Evaluate and revise the Hardin County Zoning Ordinance and Subdivision Regulations to align with the goals, objectives, and policies of the Comprehensive Plan.
- 8.4. Coordinate industrial growth with the Elizabethtown-Hardin County Industrial Foundation, City of Elizabethtown, and other entities.
- 8.5. Ensure that the location of future large-scale utilities is compatible with surrounding land uses.
- 8.6. Adopt design standards for specific elements, such as signs, to reinforce Hardin County's character and image.
- 8.7. Restrict noise-sensitive land uses (such as housing) near major noise generators, including major highways, railroads, firing ranges, loud industry, and the Fort Knox Military Reservation.
- 8.8. Encourage that all land uses are developed in a manner compatible with surrounding land uses.
- 8.9. Facilitate a good transition between land uses of a variety of types and densities, such as screening, landscaping, and transitional or form-based zoning.

### Goal 9: Good Government

Foster a culture of coordination and collaboration with residents, regional partners, and local governments.

#### Objectives:

9.1. Establish effective coordination between the various city and county governments as development occurs, including coordinating annexation.

9.2. Create an open and accessible platform for citizen participation to ensure input is equitable, non-discriminatory, and responsive.

9.3. Continue collaboration with key partners (such as Fort Knox, Lincoln Trail ADD, Lincoln Trail Health Department, Hardin County Schools, KYTC, water districts, utility companies, and others) to support long-range planning efforts and regional collaboration.

9.4. Coordinate development operations with other departments of county government, public boards including the Planning Commission and Board of Adjustments, and the Hardin County Fiscal Court.