

STAKEHOLDER INTERVIEWS

NOVEMBER 30, 2022

SUMMARY



MEETING OVERVIEW

Stakeholder meetings were held with members of the Hardin County Farm Bureau, area realtors and homebuilders, and members of the Hardin County Chamber of Commerce. Discussions with each of the groups included some of the issues with growth and development in their respective fields, as well as ideal growth and development strategies and how to overcome some of the obstacles to the growth and development issues. One of the overarching themes to these interviews was the need to be intentional with growth and development and to ensure the necessary infrastructure is in place for the growth that is coming to Hardin County, with sewer infrastructure being the lynch pin to this growth. Another concern in allowing denser development is the availability of professional emergency services (i.e. professional fire department) in these areas to provide adequate services. All of the groups agreed that balancing the needs of the farmers is important, and increasing residential and commercial densities in these service areas is an effective way to ensure these needs can be met.

WHAT DID WE HEAR?

Items of discussion included:

- Uncertainties in how and where from sewers will be installed presents difficulties in determining how the future land use map should be revised. Potential sewer service may come from Hardin Water District #2 from the north; there is also some potential in service being provided from Larue County to the south with development of a new industrial park near the county line.
- Current “piano key” style development along state roads and highways are creating conflicts as the proliferation of residential driveways and mailboxes is creating difficulties with members of the farming community in maneuvering machinery along these routes. This type of growth is not good growth and impacts the identity of the county.
- Flexibility could be added into the conservation style residential subdivision developments in order to incentivize these types of developments.
- Not being deliberate with future growth and development could push some growth out of Hardin County into neighboring Hart and Larue Counties.
- The county can learn from other communities that have experienced this type of dynamic growth in navigating some of the pitfalls that can arise from such rapid development.
- The county needs to identify how best to incentivize developers to start developing subdivisions with internal street circulation.
- Currently the future land use map features two “rings” of intensity with the urban and rural land use groups, and maybe a third, “suburban” ring could be added to act as a buffer for intensity and growth. These do not need to be concentric rings.
- Hardin County should investigate the creation and implementation of impact fees to help fund infrastructure improvements.
- Growth and development will likely not occur solely around Elizabethtown or the new industrial site, but could happen along state highways and interchanges such as Hwy 62 and the Western Kentucky Parkway. This impact could be dictated