



HOPKINS COUNTY COMPREHENSIVE PLAN

Land Use

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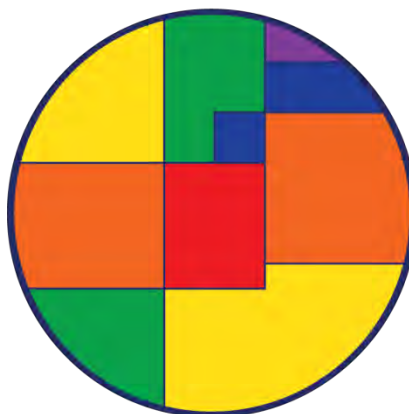
CHAPTER 3

LAND USE

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This chapter outlines the location and quantity of growth in Hopkins County.

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Land use is perhaps one of the most crucial elements of a community. Land use determines how many people access a site and the way they access the site. It can provide jobs or entertainment, and equally important, it can determine the character of a community. Land use is a key part of this comprehensive plan and forms the base for many other elements. Goals related to land use can be found in *Chapter 2: Vision & Goals* and action steps for implementation can be found in *Chapter 11: Implementation*.

ENVIRONMENTAL CONSIDERATIONS & DEVELOPMENT CONSTRAINTS

While many areas of the county may appear like prime locations for new development, there are many physical and environmental constraints within Hopkins County. These considerations can prevent all development, restrict particular types of development, or require multiple precautionary measures before development occurs. The following outlines environmental considerations that should be incorporated into land use decisions. Development within environmentally sensitive areas should strive to preserve natural features, scenic areas, woodland habitats, wetlands and wildlife. The natural beauty and proximity to these features make Hopkins County ideal for many outdoor activities. Additionally, economic development and tourism opportunities can build upon the preservation of these features. A detailed analysis of the existing environmental features can be found in *Chapter 10: Environmental*.

TOPOGRAPHY & SOILS

Topography can create a picturesque setting with rolling hills but can also pose obstacles or barriers for development. Steep slopes require more site work and therefore increase construction costs for all types of development. Land that has slopes should incorporate appropriate site measures before development is allowed. Steep slopes can pose immediate construction and

development challenges such as long-term slope stability, runoff, and other natural degradation issues. Areas with steep slopes (greater than 20%) should have appropriate site measures before development. These areas should also be considered to be left in a natural state or be utilized for park or recreational activities.

Soils also play a major role in the ability to develop land. Soil types are related to landforms of an area and are typically classified according to their color, texture, structure and other properties. Each soil type can support different types of development and therefore should be considered during the development review process. Land that contains soils rated as “unstable”

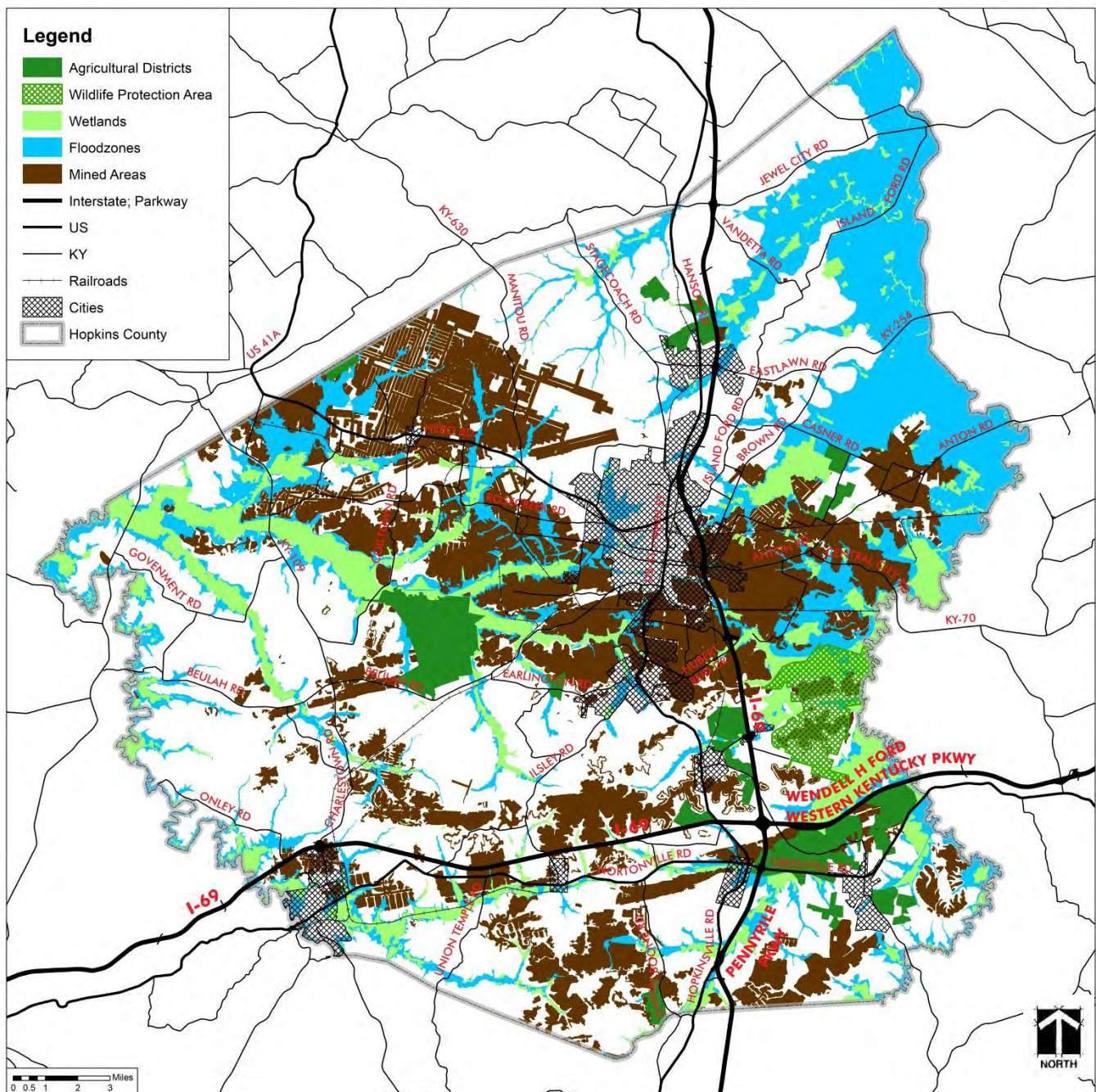


Figure: Development constraints within Hopkins County

should be developed cautiously. Proper soil analysis should be undertaken by a geotechnical engineer before potentially unstable soil is considered for development.

FLOODPLAINS & WETLANDS

Hopkins County contains many rivers, streams, and other water bodies that play an important role in the ecological system. These water features also define the floodplains and wetlands within the county. Maintaining the integrity of floodplains and wetlands can help to limit potential property losses and damages due to flooding events. Approximately 95,360 acres of floodplains exist within the County (about 27% of all land) as well as about 33,533 acres of wetlands (9.5% of all land). Where development can occur within either of these areas, it should take precautionary measures to ensure safety and also consider the environmental impact of development.

MINED AREAS

The county has large areas through the middle and southern portions that are active mines as well as land that has been mined in the past and is now abandoned. Approximately 201,494 acres of land have had some type of mining activity within the County (about 58% of all land). The mining activities in these regions consist of both surface mining and underground mining. Active mine permits still cover large areas along the western edge of the county and just east of Madisonville. Areas that were previously undermined should be evaluated on a case by case basis to determine the type of previous mining and future stability of the land.

AGRICULTURAL DISTRICTS & PRIME FARMLAND

Prime farmland is becoming increasingly rare in Kentucky and therefore should be conserved when possible. Kentucky passed the Agricultural District Act in 1982 to protect prime and other farmland within the state. There are currently 18 agricultural districts within Hopkins County totaling 12,606 acres (about 3.6% of all land). This land can be considered prime farmland with a high level of crop production. Land enrolled in Kentucky's Agricultural District Program cannot be annexed or condemned without mitigation; it is also taxed at the agricultural tax rate. However, participation is voluntary and a landowner may withdraw land at any time without penalty or without jeopardizing the status of the existing agricultural district. Therefore, these areas are really only a short-term preservation solution.

DEVELOPMENT PATTERNS

The existing land use patterns of a community can provide insight on market conditions and forces, help identify new growth areas and provide a basis for determining where land uses should be located in the future.

EXISTING LAND USE

Existing land uses are influenced by many factors, including zoning ordinances and market demands. The county's approximate 347,000 acres are being utilized in a variety of ways, including:

- Agricultural/Natural..... 87.4%
- Residential7.4%
- Mining2.5%
- Commercial 0.9%
- Institutional/Civic 0.7%
- Park 0.4%
- Industrial 0.2%
- Unclassified 0.2%
- Water 0.2%
- Multi-Family 0.1%

Hopkins County – The unincorporated areas of the county are largely dominated by agricultural and mining land uses. Residential, commercial and industrial development occurs in areas adjacent to the incorporated cities and along the primary roads. The largest amount of residential development within the unincorporated county is concentrated in the unincorporated area between Madisonville and Earlington as well as the unincorporated area between Madisonville and Hanson.

Dawson Springs – The existing land uses within Dawson Springs primarily include residential and commercial development. Commercial is concentrated along Highway 62 and Highway 109 and residential is primarily located in the areas adjacent to these two highways. An industrial park also exists at the northeast intersection of Highway 62 and Highway 109. Institutional and multi-family land uses are scattered among the developed areas of the city with agricultural and open space along the outskirts of the community. Dawson Springs' land uses are also influenced by the Tradewater River and surrounding recreational, wildlife management and park areas.

Earlington – The majority of commercial land uses are located along Highway 41 and Highway 112 and residential development is generally located within the core of the city and the urban street grid. Earlington has a large amount of open space due to the Loch Mary Reservoir. Institutional uses are scattered throughout the developed areas with agricultural land in the north and east portions of the city.

Hanson – Commercial development within Hanson is concentrated in the downtown with larger commercial developments adjacent to the Pennyriple Parkway (VF Factory Outlet & Carhartt). Residential uses radiate outward from the intersection of Highway 41 and Highway 260. The Western Kentucky Veteran’s Center is also a significant land use along Highway 260. Institutional uses are located towards the core of the city and agricultural and open spaces are located towards the outskirts of city limits.

Madisonville – Madisonville has both urban and suburban land use patterns. The city’s center (Highway 41 and Highway 70) is dominated by commercial and institutional land uses. The Town Square/County Courthouse, Hopkins County Judicial Center, Madisonville City Hall and other government facilities are all located within the Central Business District (CBD). Outside of the CBD, commercial uses are primarily along or adjacent to the primary roadways. Residential land uses radiate out from the CBD with higher densities located closer to the city’s core. Industrial land uses are concentrated in the industrial park along Nebo Road and the intersection of the Pennyriple Parkway and Highway 281. Institutional uses are scattered throughout the city and open space and recreational areas are focused around Lake Peewee and Dr. Festus Claybon Park in the northwest, Spring Lake in the west, and City Park and Grapevine Lake Park in the southeast.

Mortons Gap – Mortons Gap is dominated by residential development with multiple institutional uses throughout the city. Commercial uses are concentrated around the interchange of the Pennyriple Parkway and the remaining land uses are agricultural or open space.

Nebo – Residential is the primary land use in Nebo with commercial uses along Highway 41A. Institutional uses are scattered throughout the city with some agricultural/open space in the northwest portion of the city.

Nortonville – Commercial development is concentrated along Main Street (KY-2083) and the US-41/US-62 intersection. The area around the US-41/US-62 intersection also has Institutional, Residential, and Recreational uses. Other residential land uses are located throughout the city. Additional institutional uses, including City Hall, City Park, and Library/Museum are located on the old Nortonville School property.

St. Charles – Residential is the dominant land use followed by agricultural land uses concentrated in the northern portion of the city. Very little commercial exists within the city.

White Plains – Commercial areas are primarily located along Highway 62 and Highway 813. Residential and scattered institutional land uses consume the remaining areas of the city.

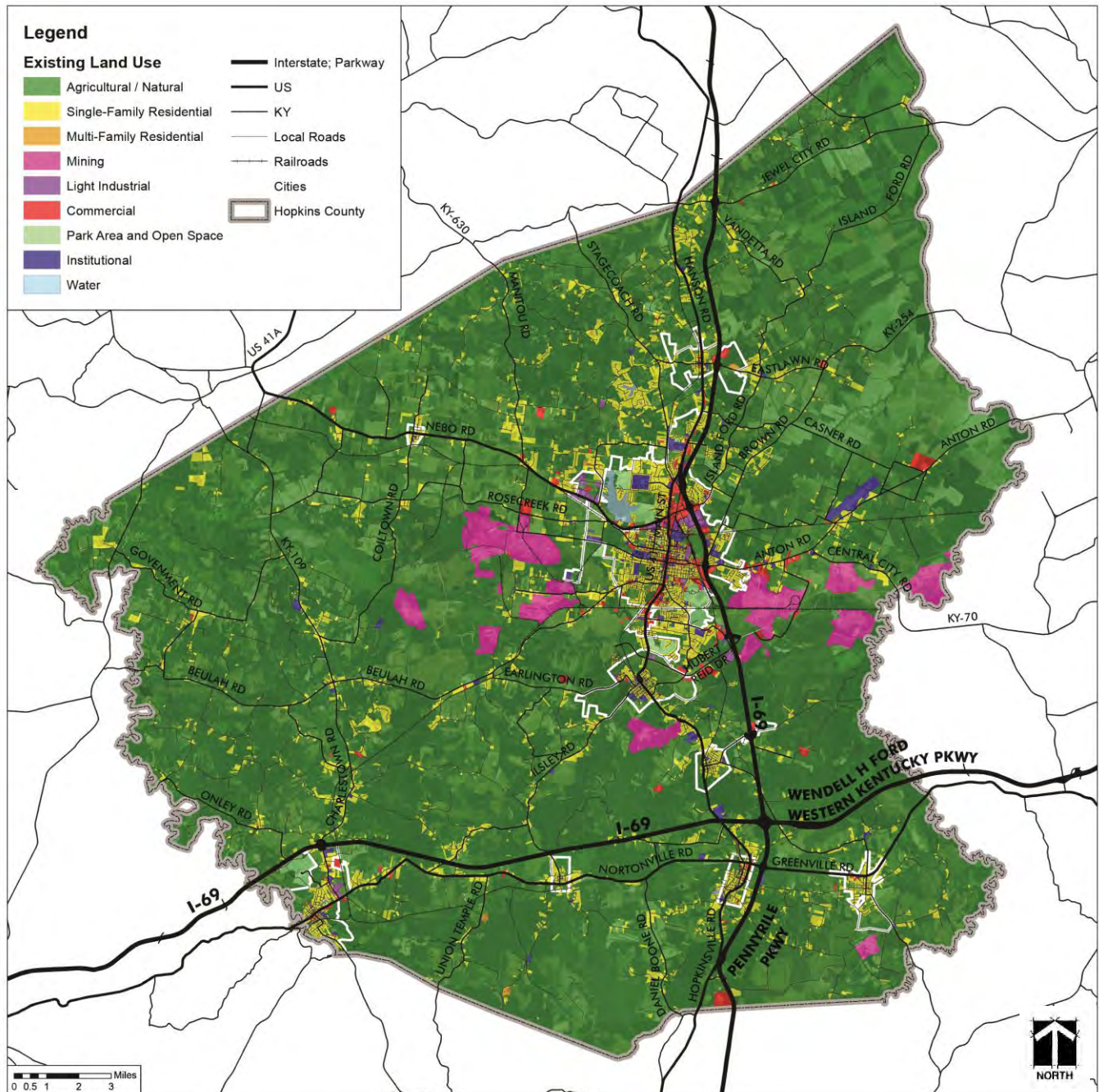


Figure: Existing land uses within Hopkins County

HISTORIC DISTRICTS & PROPERTIES

Historic properties and districts bring character and identity to a community. Once demolished or forgone in condition, these elements that define a community can never be replaced. Hopkins County has many properties that are listed on the National Register of Historic Places, the official list of historic places across the county that are worthy of preservation. The National Register is administered by the National Park Service under the Secretary of the Interior and includes districts, sites, buildings, structures and objects that

are significant in American history, architecture, archeology, engineering and culture. Owners of private property listed in the National Register have no obligation to open their properties to the public, to restore them or even to maintain them. Local ordinances can establish restrictions on these properties.

Owners can do anything they wish with their property provided that no Federal license, permit or funding is involved. Because properties in Hopkins County are listed on the National Register of Historic Places, additional funding opportunities are available to property owners, including tax incentives for rehabilitation, federal preservation grants, and state preservation grants and tax programs. The following properties and sites are listed on the National Register of Historic Places.

HISTORIC ITEM	LOCATION
“Indian Kettles”, 6999 BC to 500 BC	Archaeological site, Nebo
“Atkinson-Larkins Mound,” 10999 BC to 1500 AD	Archaeological site, White Plains
Un-named, 6999 BC to 500 BC	Archaeological site, Hanson
Un-named	Archaeological site, Hanson
Beulah Lodge, 1908	KY 70, .5 mile W of junction with KY 109
John Cox House “Sarahlawn Farm”, 1875	KY 502, .5 mile N of Nebo
Cranor School, 1914	Buttermilk Rd, .2 mile SE of junction with Hamby Rd
Darby House, 1886	301 W. Arcadia St, Dawson Springs
Dawson Springs Historic District	Dawson Springs Historic District Map
Bazle Edmiston House	KY 291, .2 mile W of junction with KY 109
Dr. Thomas Gardiner House, 1888	173 Sugg Street, Madisonville
Hamby Well Building	102 S. Main St, Dawson Springs
Hanson Historic District	West from US 41 to E. Railroad St, Hanson
John Harvey House “Harvey-Bassett House”, 1888	175 N. Seminary St, Madisonville

L.D. Hockersmith House, 1881	218 S. Scott St, Madisonville
Hotel Earlington	118 E. Main Street, Earlington
Beckley Jackson House “The Stagecoach Inn”	Route 1069, .2 mile S of junction with Jones Rd.
Gabriel Jennings House	KY 70, 1 mile E of junction with KY 291
W.W. Kington’s daughter’s House, 1911	109 Crooked St, Mortons Gap
Chittenden P. Lyon, Jr. House “Professor Hanson Boring’s Private School” or “Old Ship”, 1857	304 Union Street, Madisonville
Madisonville Armory	670 Park Ave, Madisonville
Madisonville Commercial Historic District	See Madisonville Central Business District Map
Hopkins County Historical Society Museum, 1926	107 S. Union Street, Madisonville
Frederick Miller House “Tinsley House”	US 62, 2.1 miles W of White Plains
Munn’s School, 1906	KY 70
North Main Street Historic District	200 & 300 blocks N. Main, Madisonville
Oakmoor “Oakmore”, 1903	E. Main Street, Earlington
Bradford Porter House	US 41A, 1 mile W of junction with KY 630
Turner Ruby House, 1901	264 S. Union St, Madisonville
Richard Salmon House	KY 112
James E. Slaton House, 1864	Hwy 1221
USPO “Hopkins County Government Center”, 1931	56 N. Main Street, Madisonville
Zion Brick Missionary Church	Crossroad Chapel Rd, 0.3 mile N of junction with KY 138, Hanson



Figure: Dawson Springs Historic District

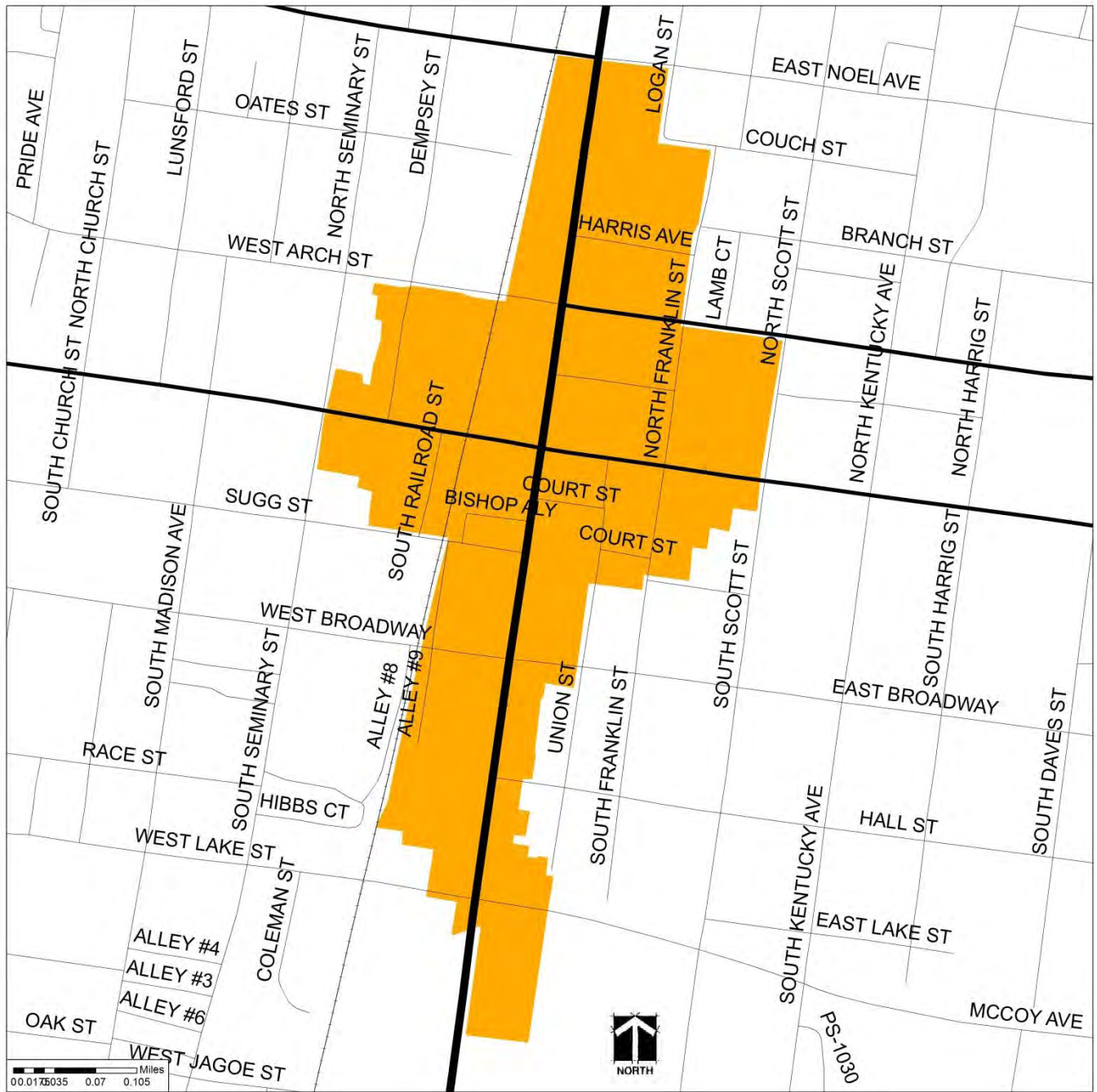


Figure: Madisonville Historic District



Photo: Sarahlawn Farm, 1875



Darby House, 1886



Photo: Ruby Laffoon House, 1863



Photo: L.D. Hockersmith House, 1881



Photo: The Stagecoach Inn



Photo: W.W. Kington's Daughter's House, 1911



Photo: Munn's School, 1906



Photo: Downtown Hanson



Photo: Morton House



Photo: Hopkins County Historical Society Museum



Photo: Historic Marker for Carlow's Stone Wall

Other historic properties exist within Hopkins County but are not included on the National Register. These properties are also important in telling the history and story of the community and include the following properties.

HISTORIC ITEM	LOCATION
Ruby Laffoon House, 1863	S Union St, Madisonville
Day Brothers Business, 1899	Corner of N Main & E Railroad Ave, Dawson Springs
McNeil Antiques, 1895	28 Sugg St, Madisonville
First United Methodist Church, 1923	E. Center and Scott St, Madisonville
Cumberland Presbyterian Church, 1920	200 W. Center St, Madisonville
Dawson Springs Bathhouse, 1915	519 E. Munn St, Dawson Springs
Lansdowne Bath House, 1925	Ramsey St, Dawson Springs
I.N. Day Residence, 1900	109 Hunter St, Dawson Springs
Immaculate Conception Catholic Church, 1888	Earlington
Prospect Missionary Baptist Church, 1910	Route 291 and Prospect Church Road
Kirkwood Springs Site	Kirkwood Springs Rd
Greenwood Holiness Church	Abbott Rd & KY 1338
Elm Grove United Methodist Church, 1894	Neelie Webb Road
Hopkins County Courthouse	10 S. Main St., Madisonville

Finally, Kentucky also encourages the preservation and revitalization of downtown areas through the Kentucky Main Street Program. This program is based on the four-point approach developed by the National Main Street Center, a division of the National Trust for Historic Preservation. Currently, Dawson Springs is the only participating Main Street Community within the county.

EXISTING ZONING

Five cities within Hopkins County currently have zoning and subdivision regulations, including Dawson Springs, Earlington, Hanson, Madisonville and Mortons Gap. Development in the unincorporated county is regulated by the subdivision control ordinance with the exception of White Plains. While the comprehensive plan identifies future land uses, it is the zoning ordinance that legally enforces land use controls in only the five cities.

The quality of development and the land uses proposed should be closely considered when a rezoning is requested. Local decision makers should look at the long-term impact and not settle for a lower quality development. When a property is developed or redeveloped, it is often 40 years, 50 years or even longer before the opportunity for a change in land use might occur again for that particular parcel. Considering the often long-term holding of a designated land use and the overall vision of this plan, future land use and zoning regulations should strive to support this plan.

The future land use categories intentionally do not match the zoning map and zoning districts; this leaves the flexibility needed for decision makers to respond to current market demands, changes or community needs in the future.

EXPANSION AREAS

As any community grows and changes, it should always look at logical and possible areas for new growth. The identified expansion areas are not strictly tied to the expansion of city limits, and they do not reflect the land area needed to support a population within a defined timeframe. Rather, they represent areas where growth is currently occurring or will likely occur over the next twenty years because of market demands and / or potential infrastructure improvements. Development in the expansion areas should be communicated and coordinated with adjacent cities.

Since zoning does not currently exist within the unincorporated county, development within the expansion areas cannot be regulated through local ordinances. Incentives can be offered to encourage the identified growth patterns outside of city limits. In addition, some land identified in the expansion areas is previously mined or located in an environmentally sensitive location (floodplain, wetland or agricultural district); development will be subject to limitations based on site-level geologic constraints.

The expansion areas would be a logical area to potentially expand zoning in the future. A large amount of growth is occurring in these areas that will impact each community.

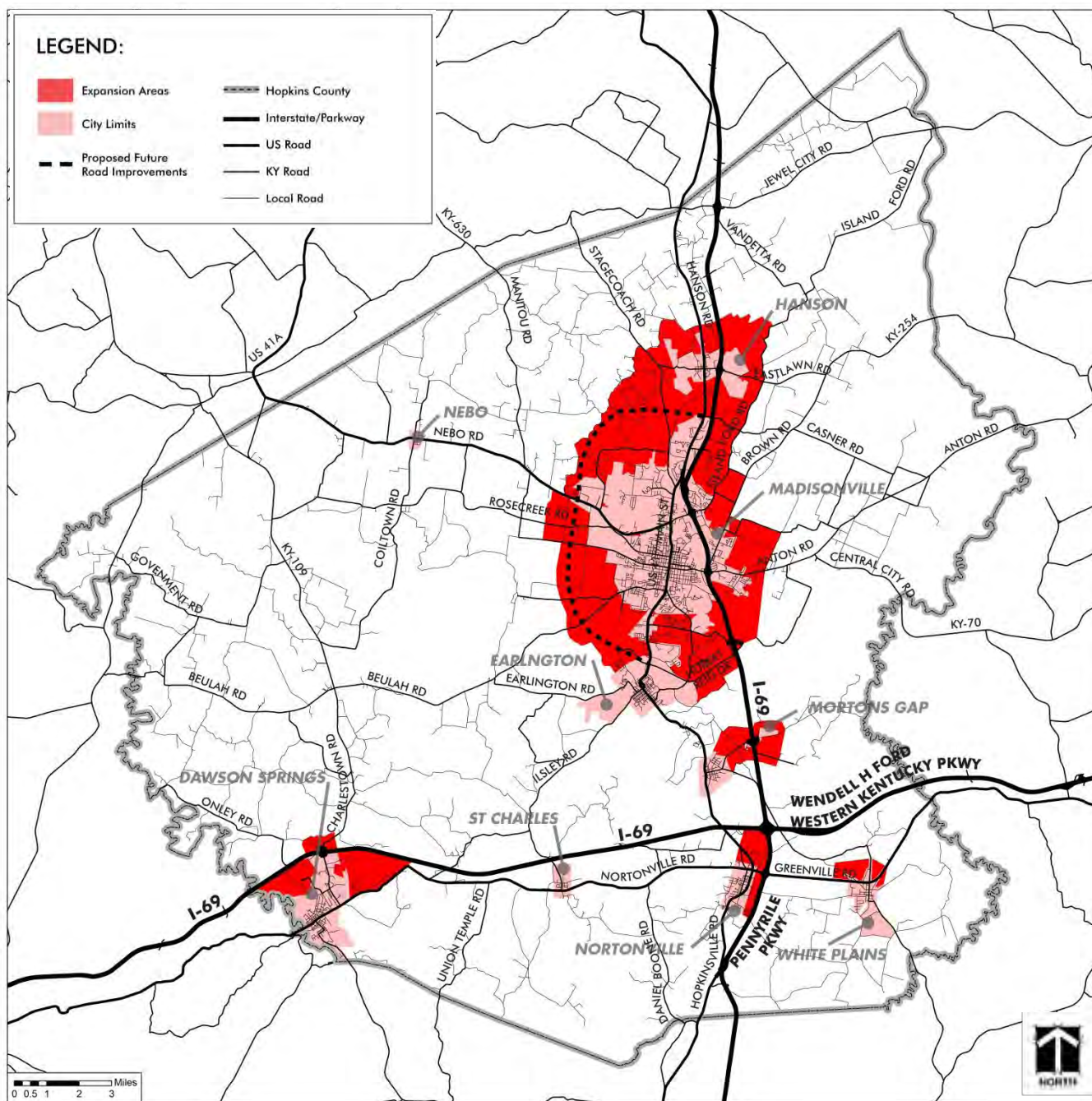


Figure: Expansion Areas

Dawson Springs

Dawson Springs is physically constrained by the Tradewater River, Christian and Caldwell Counties and the Pennyryle State Park to the south and west. The Western Kentucky Parkway (future I-69) also provides a development barrier to the north. The areas identified for expansion include the land between Highway 62 and the Western Kentucky Parkway. The area north of the future I-69 interchange is also included within the expansion area due to its development potential.

Earlington / Hanson / Madisonville

This expansion area was influenced by multiple factors. Existing residential development northwest of Madisonville established this area with high potential of further developing. Similarly, the areas east of Hanson, Madisonville and Earlington have existing residential, commercial and industrial growth and will likely continue to develop in the future. Finally the land west of Madisonville between Nebo Road and Highway 41 were included primarily because of the potential new bypass; if a new road was constructed, uncontrolled development would likely occur unless land use controls were adopted.

Mortons Gap

The primary influence of this expansion area was the new I-69 corridor and interchange. With projected increased traffic along I-69, this area could experience future growth. It would also better connect Mortons Gap to the interstate.

Nebo

Due to a lack of demand and current growth in Nebo, an expansion area was not identified.

Nortonville

With Nortonville's location at the intersection of the future I-69 corridor, Pennyryle Parkway and the Western Kentucky Parkway, this area could experience some future growth.

St. Charles

Due to a lack of demand and current growth in St. Charles, an expansion area was not identified.

White Plains

With the proximity to I-69, Pennyryle Parkway and the Western Kentucky Parkway, White Plains could experience some growth in the future. Expansion north of Highway 62 was identified.

LOCATION CRITERIA FOR FUTURE LAND USES

The following criteria is a tool to assist the Planning Commission, City Councils and other decision makers in creating policies regarding land use and new development. It is important to develop sound, consistent and comprehensive rationale to be used to determine the location of future land uses. The location criteria outline the measures used to create the Future Land Use Map. As market conditions, local needs and the economic environment change over time, this set of criteria can be used by local officials and decision makers to determine if a proposed future land use or rezoning is justified by this plan.

In making decisions regarding rezoning of property, approvals of subdivisions or planned unit developments, decision makers can use this tool to ask “Does the proposed land use change comply with the Future Land Use Map and meet the following location criteria?” Additionally, if the Future Land Use Map is updated, these criteria can be used to determine future updates.

GENERAL CRITERIA

- All development should be located adjacent to compatible land uses and incorporate proper transitions (such as land uses, densities, buffers, etc.) between non-compatible land uses.
- All development should avoid environmentally sensitive areas (floodplains, wetlands) or sites that are unsuitable for development (undermined areas, steep slopes and unstable soils).
- Adverse impacts on the environment should be considered and mitigated, including soil, erosion, water, air and other impacts.
- Development should focus on infill and underutilized areas that are already served by adequate utilities and infrastructure, including roads, sidewalks and other services.
- All development should be served by adequate water, sewer and other utilities; additionally all development should have proper infrastructure, such as roads, turning lanes, etc.
- All development should preserve the integrity of the roadway by incorporating access management practices and encouraging cross-development connections (ability to walk/drive between developments without accessing the primary roadway); development should also provide connections to future developments with stubbed streets or granting of easements or right-of-way.
- Design standards should be considered in specific areas that are highly visible.
- Electrical, phone and cable utilities should be placed underground if practical and feasible.

AGRICULTURAL / OPEN SPACE CRITERIA

- Prime farmland, open spaces, and woodlands should be protected from uncontrolled and unmanaged growth; “leap-frog” development should be discouraged.
- Discourage residential development near high-intensity agricultural uses, such as chicken and hog farms.
- Open space should be incorporated into each city to provide recreational opportunities for residents.
- Natural streams and other transportation corridors (such as rail lines) should be utilized for trails or other public access routes.
- Abandoned mine areas that are unbuildable should be repurposed for recreational and/or outdoor activities.

SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL CRITERIA

- A transition should be provided between single-family and multi-family housing.
- Subdivisions should allow for expansion and/or connection to adjacent development; connectivity between subdivisions should be encouraged.
- Subdivisions should avoid designs with one entry/exit point for emergency access.
- Sidewalks or paths should be encouraged within and between residential areas in addition to nearby retail or employment areas.
- Individual houses should not have direct access from a collector or arterial street where possible; frontage roads, subdivision streets or shared driveways should be encouraged for individual houses that gain access directly from a public right-of-way (other than local streets).
- Allow for incorporation of sound design techniques, such as cluster development or mixed-use developments, where appropriate.

COMMERCIAL CRITERIA

- Commercial development should gain access from a collector or arterial road. Local roads should not be used to directly access commercial developments.
- Commercial development should minimize curb cuts on roadways (access drives/points to private property from major roadway) and maintain a defined roadway edge with specific points for ingress/egress.
- Shared parking standards should be used for commercial developments that are adjacent and well connected.
- Mid to large-scaled commercial developments that generate higher volumes of traffic should have a common access point; access points should be at least 300 feet apart.

- Small-scaled commercial developments can be used as an appropriate transition between residential and larger-scaled commercial developments.
- Commercial development should reflect the character of the community by providing appropriate setbacks, parking, landscaping, and signage.
- Commercial development should take proper fire protection measures by connecting to a public water system.
- Allow for the creation of mixed-use communities that include both residential and commercial that are visually attractive and compatible in intensity, density and structural design.

INDUSTRIAL CRITERIA

- Industrial development should gain access from arterial roadways and shared driveways/access points should be encouraged.
- Industrial development should consider previous mining activities and practices if the area is suspected to be undermined.
- Industrial development should be located near multiple forms of transportation to have a broader appeal in potential tenants.
- Industry should be encouraged in locations that do not create land use conflicts and are not visually intrusive; industrial development should be concentrated in industrial parks or near similar uses.
- Industries that produce hazardous materials should have proper separation from public uses and residential areas.
- Sites that can accommodate industrial development should be preserved for future industrial growth. This would include sites that consider the following factors: floodplain location, topography, undermined status, transportation access and utility capacity.

FUTURE LAND USE PLAN

The Future Land Use Plan (map and accompanying text) provides direction for the Planning Commission and elected officials when making decisions about the location of future development. The land uses and densities identified in the Future Land Use Map do not reflect a current zoning classification. This intentionally leaves flexibility in the implementation of this plan to respond to current needs.

METHODOLOGY

The Future Land Use Plan was created based on public input from the public, Planning Committee, Hopkins County Joint Planning Commission and elected officials. Additionally the land use criteria, existing conditions, environmental considerations, previous plans, and best practices were used in developing a basis for land uses that best reflect the overall vision and

goals of this plan. As development occurs and market demands change, this plan should be revised and updated periodically.

The future land use areas and expansion areas do not reflect the land area needed to support the county's population within a defined timeframe. Hopkins County is growing and the geographic areas surrounding the incorporated cities are developing. Because the unincorporated county does not have zoning regulations that would limit growth in these areas, the Future Land Use Plan depicts where specified types of development are suitable in the expansion areas as well as the cities that are members of the Planning Commission. Future land uses in expansion areas are shown to help coordinate land use policies in areas that might develop. As development occurs, it can be encouraged in appropriate locations within the expansion areas through incentives.

FUTURE LAND USE MAP

The location of future land uses should support the collective, long-term vision of the plan. It should be noted that the Future Land Use Map does not change the current zoning map or ordinance; this plan does not rezone any individual properties. Additionally, some areas identified in the Future Land Use Map are previously mined or located in an environmentally sensitive location (floodplain, wetland or agricultural district); development will be subject to limitations based on site-level geologic constraints.

FUTURE LAND USE DESCRIPTIONS

Agricultural / Open Space – This future land use category is intended to include land that contains forests or agricultural activities, such as crop production, raising of livestock, fruit / vegetable production, and pasture land, as well as public/semi-public development including parks, cemeteries, and outdoor sports facilities. The purpose is to provide for substantial areas of contiguous farmland or areas in a natural state where little or no development has occurred. This classification also includes residential housing associated with farming.

Single-Family Residential – This classification includes detached single-family residential development in both the traditional street network (urban core, streets on grid pattern) and suburban / rural street network. Lot sizes may vary depending upon the character of the surrounding development with the purpose of creating stable and planned residential growth. This classification also encourages supported uses such as educational or religious facilities.

Multi-Family Residential – The purpose of this category is to provide multi-family residential development such as apartments, condos, or townhomes. This type of development is commonly closer to the urban core and within closer proximity to daily goods and needs. This classification also encourages supported uses such as educational or religious facilities.

Commercial – This broad category includes a range of commercial development serving the neighborhood level to regional level. Businesses may include downtown or suburban locations and include retail, offices, restaurants, and other service-oriented uses.

Industrial – The purpose of this classification is to provide locations for small and large-scaled light industrial and manufacturing development that support production industries. Uses could also include manufacturing, warehousing, production and technology-based industries. Due to the large amount of undermined areas within Hopkins County, areas identified as industrial have the potential of previous mining activity and therefore, should be confirmed on a site specific level.

Institutional / Public – This category includes areas of local government, schools, and municipal sewer/water facilities plus facilities that serve the vital community services, such as the hospital and police and fire departments. This use primarily consists of existing facilities and can incorporate new public facilities as they are built.

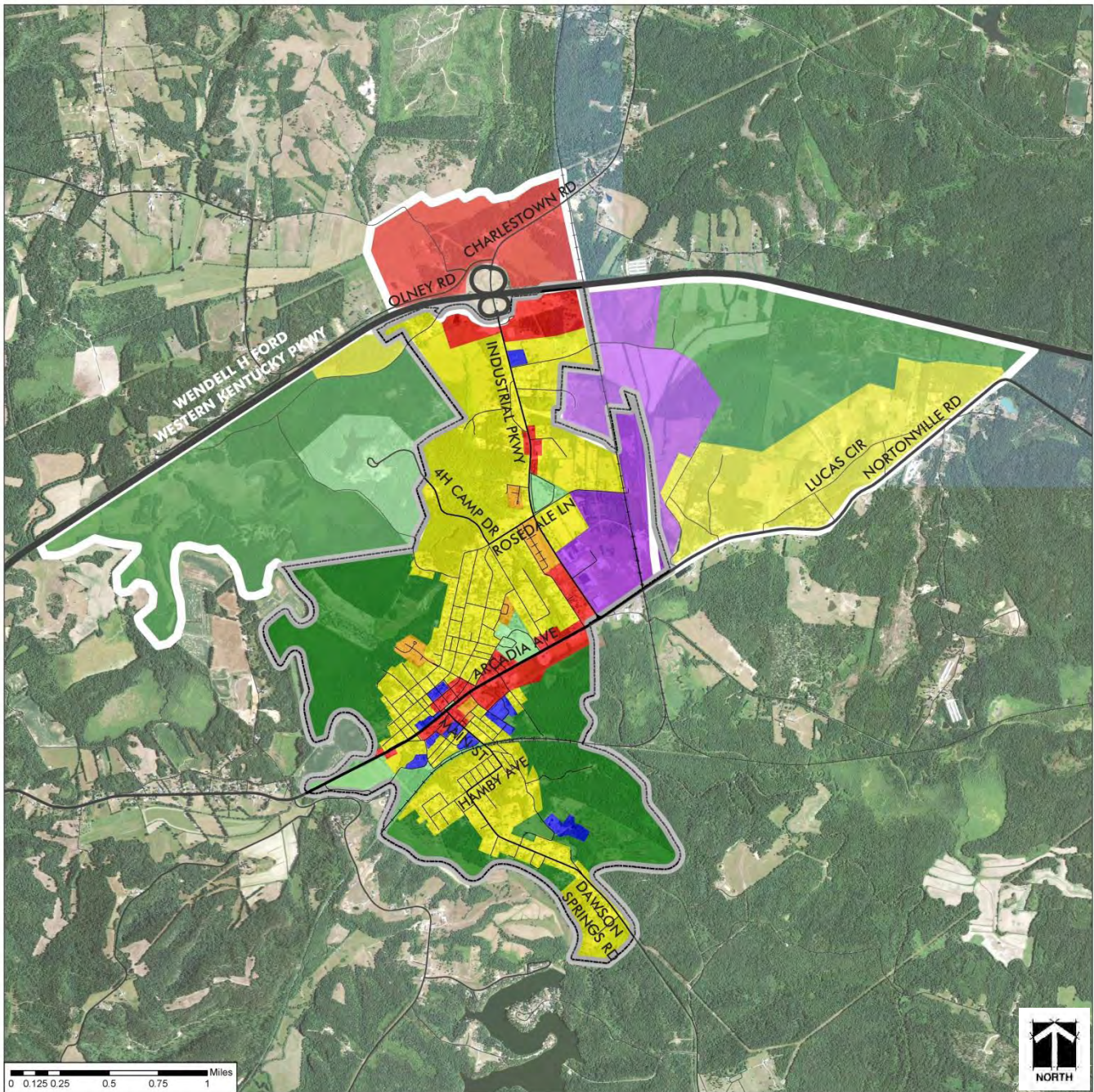
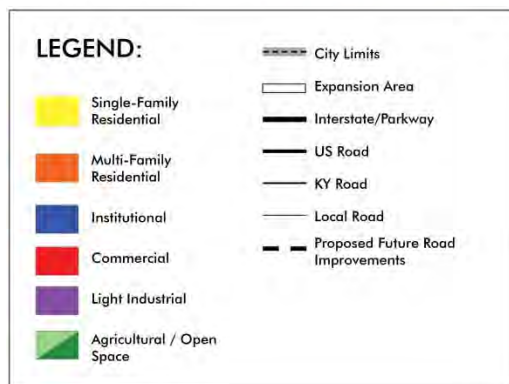


Figure: Dawson Springs Future Land Uses



DAWSON SPRINGS

FUTURE LAND USE MAP

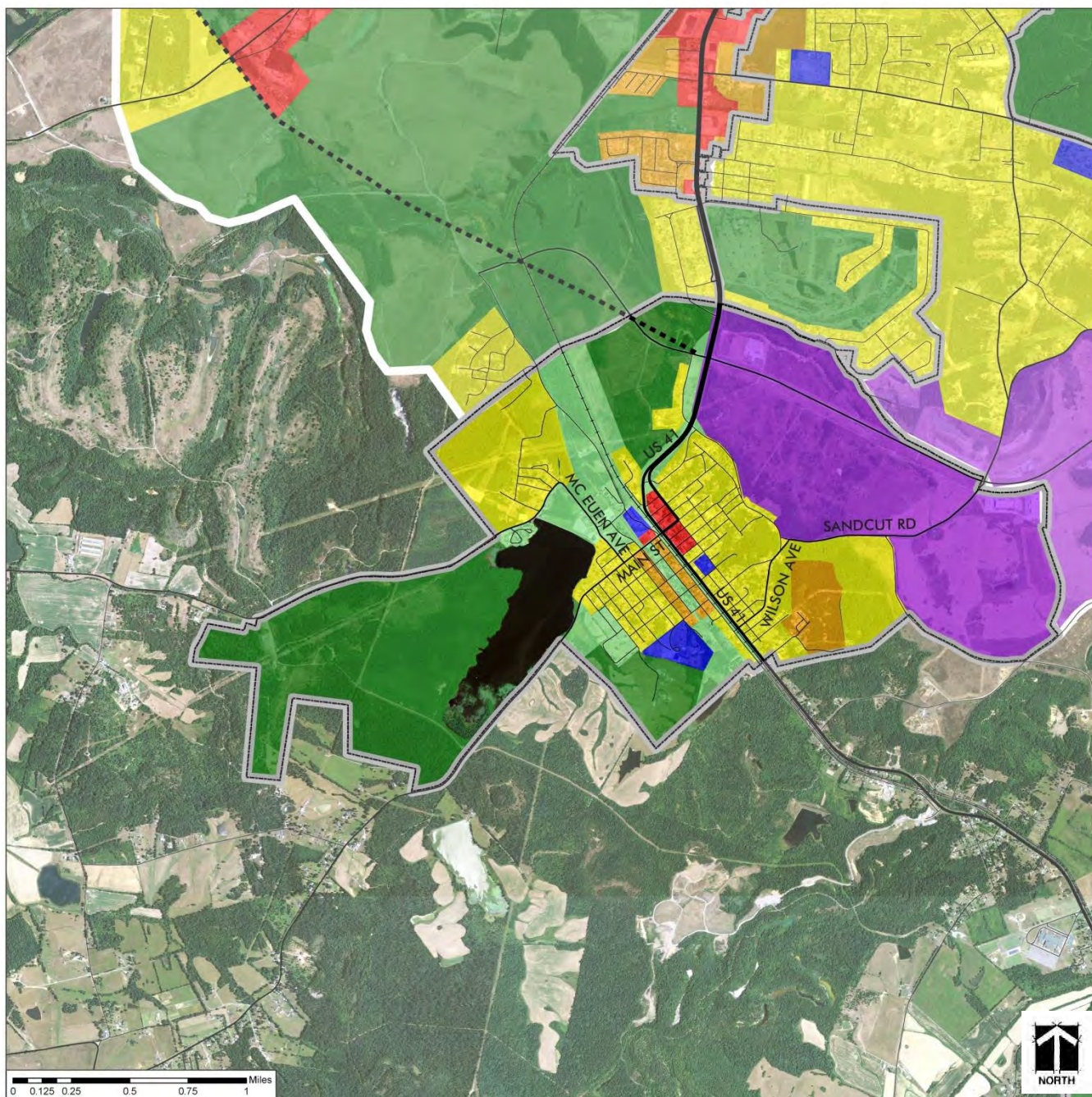


Figure: Earlington Future Land Uses

LEGEND:

- Single-Family Residential
- Multi-Family Residential
- Institutional
- Commercial
- Light Industrial
- Agricultural / Open Space

- City Limits
- Expansion Area
- Interstate/Parkway
- US Road
- KY Road
- Local Road
- Proposed Future Road Improvements

EARLINGTON

FUTURE LAND USE MAP

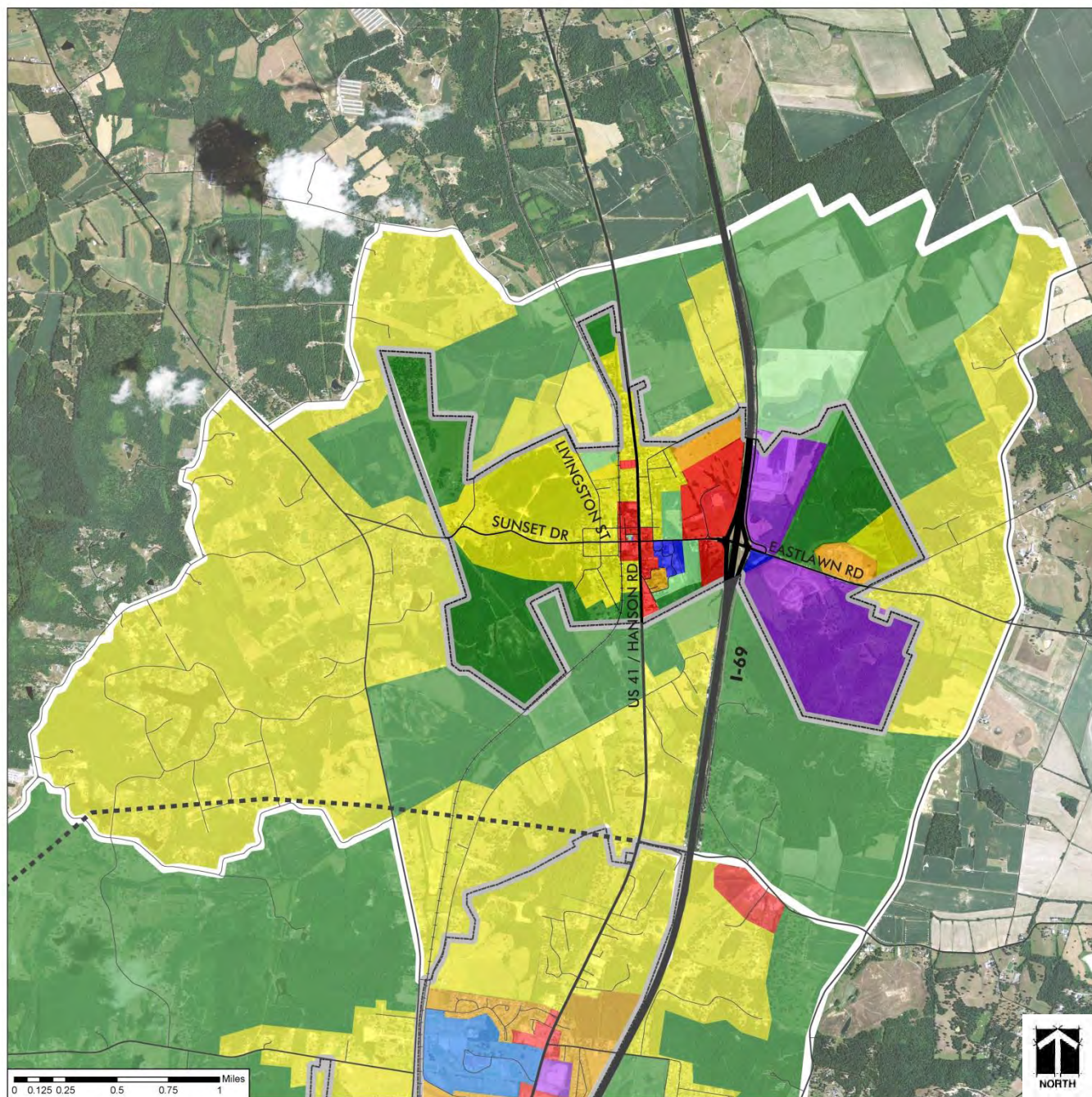


Figure: Hanson Future Land Uses

LEGEND:

- Single-Family Residential
- Multi-Family Residential
- Institutional
- Commercial
- Light Industrial
- Agricultural / Open Space

- City Limits
- Expansion Area
- Interstate/Parkway
- US Road
- KY Road
- Local Road
- Proposed Future Road Improvements

HANSON

FUTURE LAND USE MAP

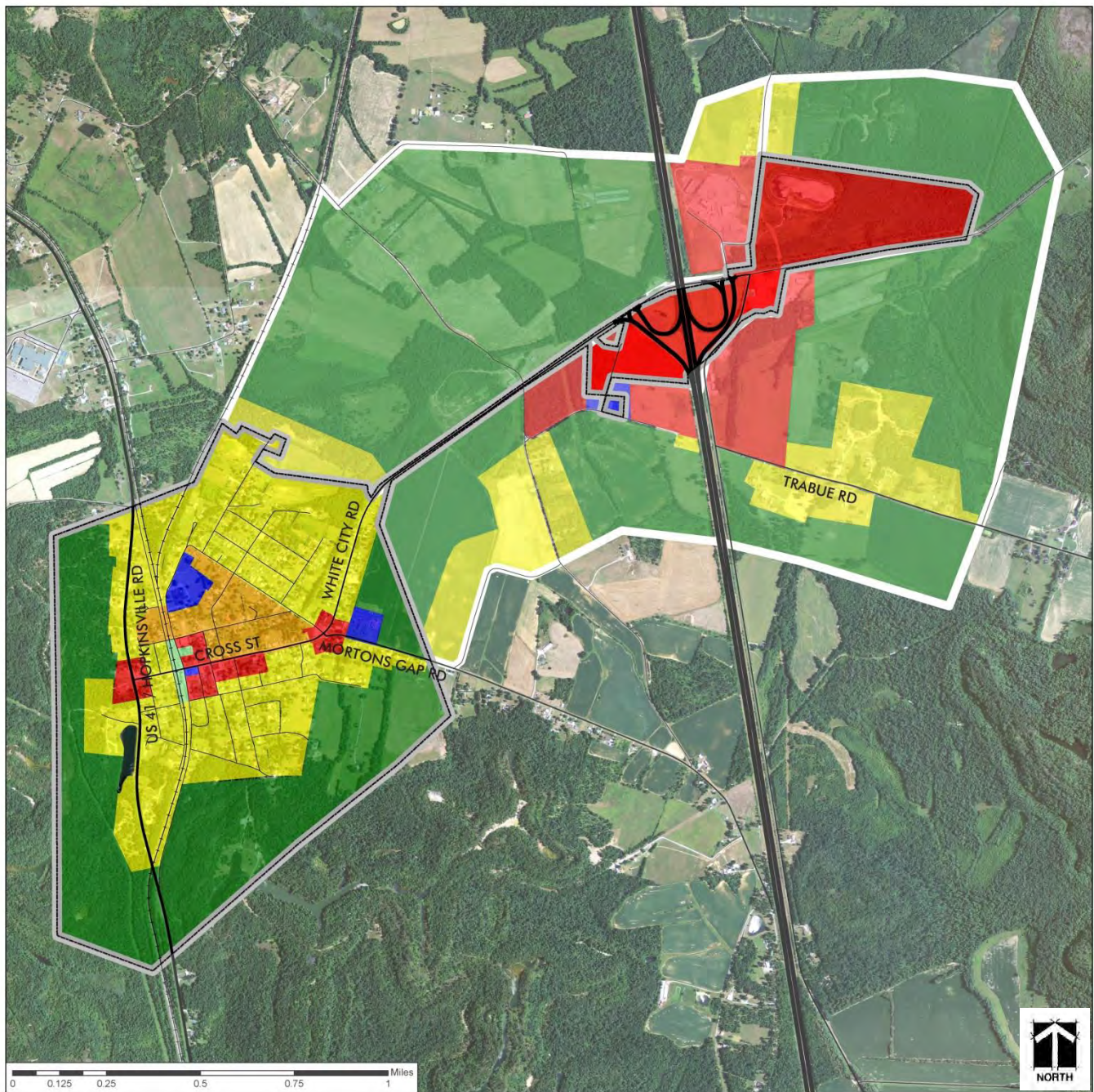


Figure: Mortons Gap Future Land Uses

LEGEND:

- Single-Family Residential
- Multi-Family Residential
- Institutional
- Commercial
- Light Industrial
- Agricultural / Open Space

- City Limits
- Expansion Area
- Interstate/Parkway
- US Road
- KY Road
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MORTONS GAP FUTURE LAND USE MAP

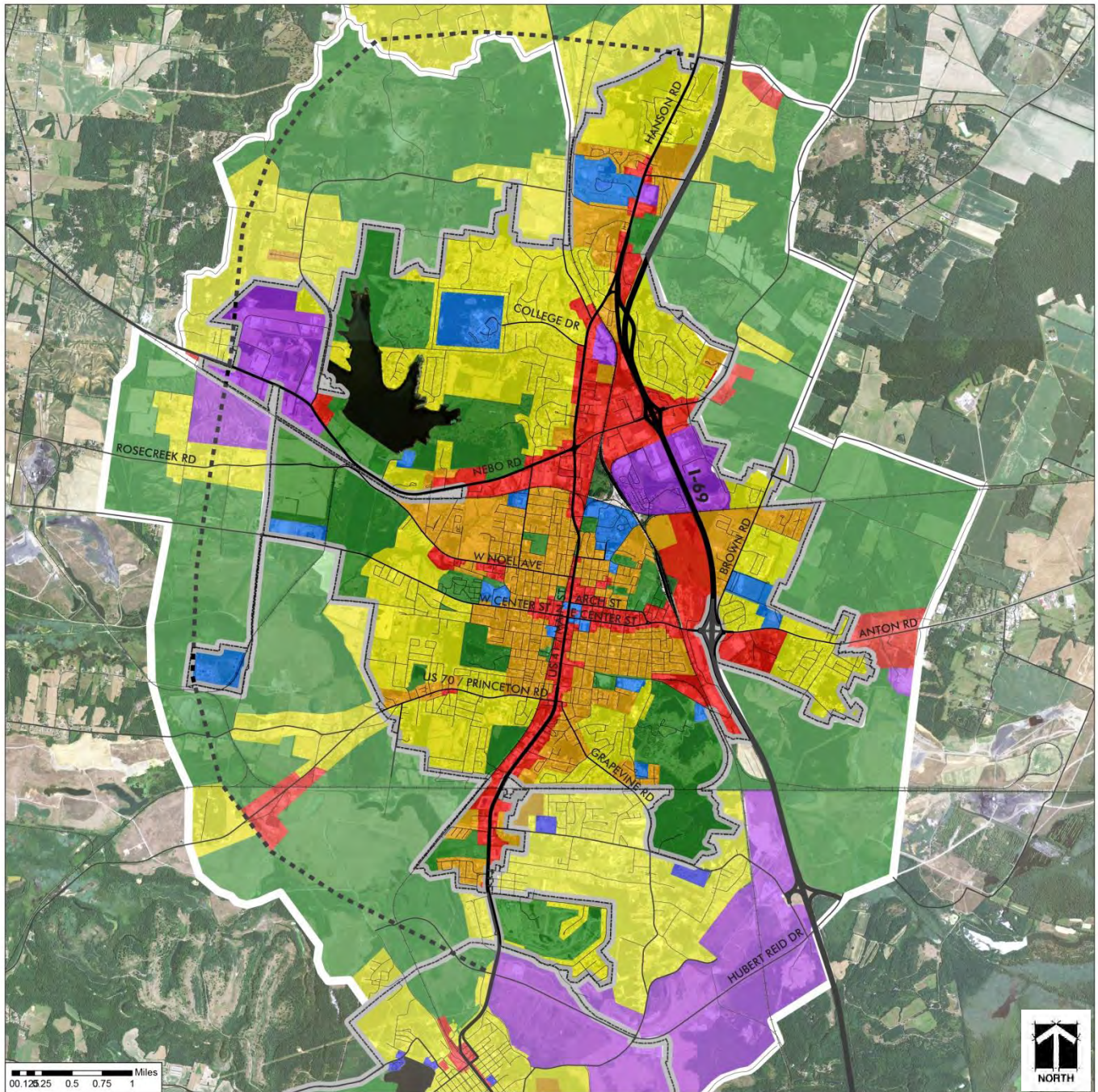
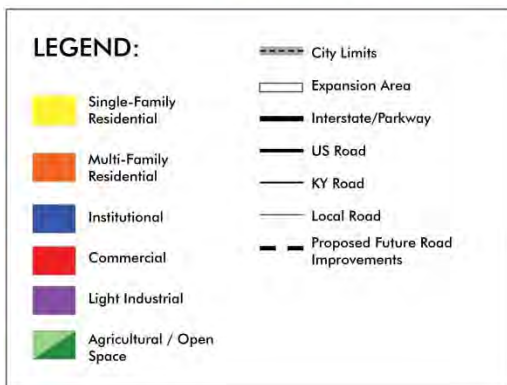


Figure: Madisonville Future Land Uses



MADISONVILLE FUTURE LAND USE MAP