



Kentucky
League
of Cities

CITY OF CAMPBELLVILLE

COMPREHENSIVE LAND USE PLAN UPDATE 2023

Prepared by the Kentucky League of Cities
Community and Economic Development Team

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City of Campbellsville

Elected Officials

Dennis Benningfield, Mayor
Heather Bright-Barnes, Councilmember
Jacob Chewing, Councilmember
Deanna Cowherd, Councilmember
John Eastridge, Councilmember
Dr. Jimmy Ewing, Councilmember
Randall Herron, Councilmember
Faye Howell, Councilmember
Allen Johnson, Councilmember
Stan McKinney, Councilmember
Kathy Roots-Milby, Councilmember
Donnie Munford, Councilmember
Dr. Heather Wise, Councilmember

Staff

Josh Pedigo, City Manager
Allen Crabtree, Planning & Zoning Director

Planning and Zoning Commission

Robert Squires, Chair
Barry Blevins, Co-Chair
Mark Inman, Commissioner
Maurice Pickett, Commissioner
Chris Tucker, Commissioner

Board of Adjustments

Henry Lee, Chair
Pieter DeGrez
Marion Hall
Rosalind Strong Porter
Roger Sabo, Vice-Chair

Introduction and Overview

The Comprehensive Land-Use Plan Update is an important tool for local leaders as the City of Campbellsville establishes its goals, prioritize and budget for the future needs of your citizens. To develop a practical and usable plan, the City Council invited the Kentucky League of Cities Community and Economic Development (KLC CED) staff to work alongside them, the City of Campbellsville Planning Commission, city staff and local citizens as they provided ideas and dreams for the future of the city.

As the city was coming out of the COVID-19 pandemic, city leaders felt the timing was perfect to update the 2016 plan and look towards the future. In using the KLC CED staff's step-by-step approach, the City of Campbellsville will have a well-thought-out plan with a focus on priorities which will be tied to the budgeting process with specific action steps for implementation.

KLC CED staff worked with the city to engage and involve the public via multiple platforms. This was accomplished by conducting individual and group interviews; speaking and interacting with civic organizations and engaging the appropriate local agencies that provide services, including those that work with the underserved population in the community.

The following steps were taken to complete the 2022 Comprehensive Land-Use Plan:

June 9, 2021

City officials met with KLC CED staff to establish expectations, obtain background information and to identify current or previous planning documents. A city point of contact was established so the work between KLC and the city can flow seamlessly back and forth.

June – November 2021

The KLC CED staff conducted research and meetings as necessary to update the comprehensive plan. As the core elements of the plan were updated and drafted, KLC CED staff forwarded these required elements to the city for review and editing. The city, in conjunction with the local leadership, verified the accuracy of the work.

Required Public Meetings and Hearings.

Adopt Goals and Objectives

A **public hearing** was held by the City of Campbellsville Planning Commission on June 28, 2022. This hearing is required under KRS 100 for the purpose of receiving public comment and adopting the Goals and Objectives of the Comprehensive Land-Use Plan Update. Following the public hearing, the commission met in regular session and adopted the Campbellsville Comprehensive Land Use Plan Restated Goals and Objectives by a unanimous vote.

November 28, 2024

Completion of the Comprehensive Land-Use Plan Update

A **public hearing** was held before the City of Campbellsville Planning Commission for the purpose of receiving and adopting the updated plan. This was the second of two public hearings required under KRS 100.

Insert dated and signed copy of the final adoption.

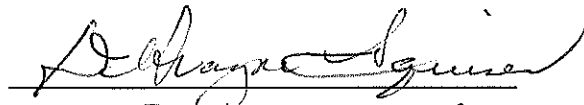
DRAFT

City of Campbellsville Planning & Zoning Commission

Comprehensive Land Use Plan Update

Adoption of Restated Goals and Objectives

In accordance with KRS 100, on 6/28, 2022, the City of Campbellsville Planning and Zoning Commission held a public hearing to receive public comment regarding the adoption of the Restated Goals and Objectives of the 2022 Campbellsville Comprehensive Land Use Plan Update. Following the public hearing, the City of Campbellsville Planning and Zoning Commission met and adopted the Restated Goals and Objectives of the 2022 City of Campbellsville Comprehensive Land Use Plan Update by a vote of ✓ in favor and not in favor.



(Name) Denayne Squires

Chairman


City of Campbellsville Planning and Zoning Commission

06-28-2022

Date

**MINUTES OF THE MEETING
OF THE BOARD OF PLANNING & ZONING
COMMISSION OF CAMPBELLSVILLE KENTUCKY
AT CAMPBELLSVILLE CITY CIVIC CENTER
ON TUESDAY JUNE 28, 2022
AT 5:00 P.M.**

The meeting of the Planning & Zoning Commission of the City of Campbellsville was held on Tuesday, June 28th 2022 at the Campbellsville City Civic Center. The meeting was called to order by Chairman Squires. The following members were:

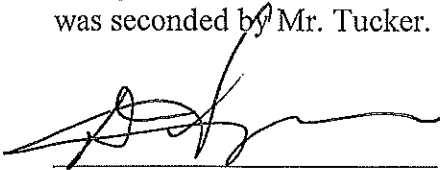
| <u>Present</u> | <u>Absent</u> | <u>Guests</u> |
|--|---------------------------|---------------|
| Dewayne Squires | Darlene Britton (minutes) | |
| Maurice Pickett | | |
| Mark Inman | | |
| Chris Tucker | | |
| Allen Crabtree | | |
| <i>Barry Blevins</i>  | | |

The meeting was conducted in accordance with the attached agenda. Chairman Squires called the meeting to order and noted the first order of business being to open the public hearing concerning the Goals and Objectives of the Comprehensive Plan update. No one from the community was in attendance concerning the public hearing. Chairman Squires declared the public hearing closed.

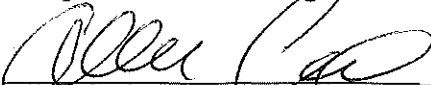
Chairman Squires called the regular stated meeting to order and noted the first order of business being to review and approve the minutes of the May Planning & Zoning meeting. Following a discussion on the minutes, Mr. Blevins moved to approve the minutes as submitted, which was seconded by Mr. Tucker. The motion passed unanimously.

Mr. Squires noted the next order of business was approval of readopting the Goals and Objectives that were used in the 2016 Comprehensive Plan as per the recommendation of Kentucky League Cities. Motion was made to approve the readopting by Mr. Tucker, which was seconded by Mr. Blevins. The motion passed unanimously.

Being no further business to come before the Board, Mr. Blevins made a motion to adjourn which was seconded by Mr. Tucker. The motion passed unanimously.



Dewayne Squires,
Campbellsville Planning & Zoning Board Chairman



Allen Crabtree, Campbellsville Planning & Zoning Board Officer

II. Goals and Objectives

The Importance of Goals

The Campbellsville Comprehensive Plan is designed to provide policy direction for the City of Campbellsville on issues of growth, development and preservation based on the values of the community. The goals of this plan describe the vision that the citizens created during the listening and design session. Each of these goals is interrelated to each other and is designed to be implemented simultaneously.

1. ECONOMIC DEVELOPMENT

Goal: Foster a strong and diverse economy which provides a full range of employment and economic choices for individuals and families in all parts of the city including students and graduates of the local school systems, vocational/career path students and students/graduates of Campbellsville University.

1.1 Urban Development and Revitalization

Encourage investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities.

Objectives:

- A.** Through the Future Land Use Map, ensure that there are sufficient inventories of commercially and industrially zoned, buildable land supplied with adequate levels of public and transportation services.
- B.** Retain industrial zones and maximize use of infrastructure and intermodal transportation linkages such as Trail Town developments with and within these areas.

- C. Provide for a diversity of housing types and price ranges to meet the varied needs of Campbellsville's citizens and Campbellsville University students, including senior housing, patio homes, townhomes, as well as medium and upper income housing.
- D. Define and develop Campbellsville's cultural, historic, recreational, educational and environmental assets as important marketing and image-building tools of the city's business districts and neighborhoods.
- E. Recognize and support environmental conservation and enhancement activities for their contribution to the local economy and quality of life for residents, workers and wildlife in the city.

1.2 Business Development

Sustain and support business development activities to retain, expand and recruit businesses.

Objectives:

- A. Develop incentives for businesses to locate and stay in the community.
- B. Encourage the attraction and retention of locally owned businesses.
- C. Work diligently to retain existing business and help them expand.
- D. Work to create and promote agritourism, heritage tourism, and ecotourism initiatives, and to develop mutually supporting businesses as well.
- E. Advocate with the county government to consider economic concerns in their land use and transportation planning activities.
- F. Ensure citizen involvement in the policy development and decision making process on publicly funded economic development projects and activities.

- G. Promote the development of small business enterprises, including home occupations, to maintain a diverse economy with appeal to households of all income levels.
- H. Build public support for the county's farms and farmers and promote, protect and assist agriculture as a functional sector of the local economy.
- I. Strive to use local businesses first whenever possible in city government operations.

1.3 Infrastructure Development

Promote public and private investments in public infrastructure to foster economic development.

Objectives:

- A. Conduct a yearly system-wide review of the city water and sewer services to ensure efficient functioning and planning for future needs.
- B. Work with the Kentucky Transportation Cabinet to ensure that highway planning reflects the needs of the community. Advocate for all highway and road improvements vital to the community.
- C. Ensure that community service bureaus consider the economic development policies of this Comprehensive Plan in capital budgeting.
- D. Facilitate the development of attractions that will generate new investment, spending and tourism.
- E. Build public and private partnerships to link public infrastructure development to other development plans.
- F. Use public investment as a catalyst to foster private development.

- G.** Expand broadband service and speed by enhancing, upgrading and building out the Wi-Fi infrastructure to accommodate the current and anticipated commercial, industrial and residential needs of the city.

1.4 Tourism-Related Development

Expand and enhance tourism-related infrastructure.

Objectives:

- A.** Develop an overall strategy to get the most out of economic impact from tourist visits into the city.
- B.** Consider the establishment of a tourist/visitor welcome center.
- C.** Develop a Wayfinding system – a series of signs that are used to direct visitors around the city.
- D.** Maintain and update visitor’s map as needed.

2. QUALITY OF LIFE

Goal: Preserve, enhance, and promote small town character and appearance.

2.1 City Growth

Land use should reflect historic patterns and existing physical conditions.

Objectives:

- A.** Manage growth in the city to ensure that development occurs at an appropriate scale, style, and pace, and in locations that are suitable for the type of development being proposed.
- B.** Ensure new development is reasonably compatible with adjacent land uses.
- C.** Encourage nontraditional styles of development, such as cluster development and conservation subdivisions, in order to foster efficient use of land, respect the physical environment, and transportation facilities.
- D.** Encourage local business growth in downtown and adjacent areas.
- E.** Support the adaptive reuse and redevelopment of existing vacant buildings in downtown.
- F.** Promote walkability and reasonable connections throughout the city.

2.2 Community Spirit

Promote and create community gatherings, social interaction and areas that bring people together.

Objectives:

- A.** Build upon the success of existing festivals and celebrations that are held in Campbellsville including: The Fall Heritage Festival, Market Off Main, Main Street

Saturday Night, I'm a Dam Runner, Halloween at the Park, and Trail Town Connexions Triathlon.

- B.** Continue participation and support of countywide fairs and festivals including: Taylor County Fair, July 4th Celebration, Antique and Gas Engine Tractor Show and the 25-Mile Green River Challenge.
- C.** Consider the development of park-related festivals and celebrations.

2.3 Community Appearance

Create more appealing city gateways and corridors by developing a Beautification Plan to improve the overall appearance and signage of the city.

Objectives:

- A.** Critical areas of the town including gateways such as Highways 55, 210 and 68.
- B.** Create gateways at principal entry points into the city and develop a design theme that is used throughout the community to create a sense of unity, identity, and cohesion for both residents and visitors.
- C.** Encourage public/private participation and cooperation in beautification efforts. Explore assistance that may be available from private/volunteer groups to contribute to urban design-related projects and to help maintain enhanced public areas (e.g., street medians, small landscaped areas, trails, sidewalks, and pedestrian areas).
- D.** Increase enforcement of municipal codes and regulations pertaining to property.
- E.** Maintenance, upkeep and appearance (e.g., mowing high grass and weeds, removal of clutter and inoperative vehicles, and other visual elements of the city).
- F.** Consider requiring the creation and dedication of greenspace in new developments.

2.4 Historic Preservation

Historic resources will be preserved, maintained, and reused to recognize and reinforce the historic character of Campbellsville.

Objectives:

- A.** Develop regional strategies to protect historic resources and cultural heritage.
- B.** Promote reuse and rehabilitation of historic structures.
- C.** Build public awareness and secure public support for historic resource preservation efforts.
- D.** Develop incentives to encourage private involvement and investment in preserving and maintaining historic resources.

ADOPTED

3. LAND USE PLANNING

Goal: Encourage the most desirable and efficient use of land while enhancing the physical and economic environment of Campbellsville.

3.1 Conformity with Land Use Map

Objective:

- A.** New or amended uses of land shall be consistent with the Future Land Use designations as described in the land use element and as portrayed on the Campbellsville Future Land Use Map. The Future Land Use designations are intended to: a) coordinate land use with the natural environment, including soils, topography, and other resources; b) appropriately mix and distribute residential, commercial, industrial, recreation, public and mining land uses; and c) encourage an efficient pattern of development and inefficient growth.

3.2 Land Use Principles

Objectives:

- A.** Establish standards related to the development of nonresidential uses in order to ensure a positive visual perception of Campbellsville along major thoroughfares.
- B.** Create balanced land use patterns that reduce the need for commuting time between residential land uses and places of employment, shopping, and other public spaces.
- C.** Require new residential development to incorporate pedestrian access through the new development and to adjacent areas, wherever applicable.

- D.** Gated communities – developments which restrict access to only property owners and invitees - will be limited to those locations where they will not interfere with the interconnection of major streets. Only private streets maintained by a home owners association or equivalent will be allowed in such communities. Streets in gated communities shall never be offered for dedication to the City, unless they were originally constructed to city street standards and are inspected and found adequate by the city engineer. Adequate access for emergency vehicles and school buses will be determined on a case by case basis with the appropriate officials. All applicable city subdivision and development requirements shall be met in proposed gated communities.
- E.** Insure that proper measures are taken to reduce runoff and retain natural vegetation at construction sites.
- F.** Require that large scale land uses involving considerable land modification submit detailed erosion control plans.
- G.** Pursue road designs involving minimal amounts of land coverage and a minimal feasible disturbance to the soil.
- H.** Discourage the siting of land uses that are incompatible with adjacent land uses.
- I.** Encourage Planned Unit Development (PUD) approaches to future residential, commercial and industrial development.
- J.** Foster flexibility in the division of land and the siting of buildings, and other improvements to reduce new development impacts on environmentally sensitive areas.
- K.** Ensure that the regulatory policies within the city’s zoning ordinance and related map are consistent with current community needs and desires.

- L. To discourage incompatible land uses by proper screening and distance if there are no existing natural or man-made barriers.

4. HOUSING

Goal: Enhance Campbellsville’s economic vitality and quality of life by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the needs, preferences, and financial capabilities of current and future households.

4.1 Housing Availability

Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Campbellsville’s households and Campbellsville University students, now and in the future.

Objectives:

- A. Designate sufficient buildable land for residential development to accommodate Campbellsville’s projected population growth.
- B. Consider the cumulative impact of regulations on the ability of housing developers to meet current and future housing demands.
- C. Encourage the efficient use of existing housing.
- D. Encourage the efficient use of infrastructure by focusing on well-designed new and redeveloped housing on vacant, infill, or underdeveloped land.
- E. Encourage housing design that supports the conservation, enhancement, and continued vitality of areas of the city with special scenic, historic, architectural or cultural value.
- F. Reduce non-regulatory barriers to the development of vacant residentially zoned sites.

- G. Ensure that the land use plan allows for varied types of residential development.

4.2 Housing Safety

Ensure a safe and healthy built environment and assist in the preservation of sound existing housing and the improvement of neighborhoods.

Objectives:

- A. Ensure safe housing for Campbellsville's citizens of all income levels.
- B. Encourage the return of abandoned housing to useful and safe occupancy.
- C. Ensure the safety of the general public by requiring owners to repair substandard housing or as a last resort, demolish dangerous housing.

4.3 Housing Quality

Encourage the development of housing that exceeds minimum construction standards.

Objectives:

- A. Promote housing that provides air quality, access to sunlight, and is well protected from noise and weather.
- B. Ensure that owners, managers, and residents of rental property improve the safety, durability, and livability of rental housing.
- C. Protect housing from excessive off-site impacts including pollution, noise, vibration, odors, and glare.
- D. Limit conflicts between existing business areas and housing caused by traffic and parking, noise, and signage.

E. 4.4 Housing Diversity

Promote creation of a range of housing types, prices, and rents to: a) create culturally and economically diverse neighborhoods; and b) allow those whose housing needs change to find housing that meets their needs within their existing community.

Objectives:

- A.** Keep Campbellsville inviting to households with children by ensuring through public and private action the availability of housing that meets their needs throughout the city.
- B.** Support homeownership opportunities in new multi-dwelling housing by encouraging the creation of condominiums, cooperatives, mutual housing associations, and limited equity cooperatives.
- C.** Accommodate a variety of housing types that are attractive and affordable to potential homebuyers at all income levels.
- D.** Encourage the production of a range of housing types for the elderly and people with disabilities, including but not limited to independent living, assisted living, and skilled nursing care facilities.
- E.** Support opportunities for renter households by providing a range of housing types, sizes, and rent levels throughout the city.

4.5 Housing Affordability

Promote the development and preservation of quality housing that is affordable across the full spectrum of household incomes.

Objectives:

- A.** Include strategies and actions that encourage the provision of housing affordable to all income levels in neighborhoods, community plans, and other area plans that pertain to housing.
- B.** Ensure the availability of housing that meets the needs of all Campbellsville households.
- C.** Encourage the development and use of housing construction technologies that streamline the housing construction process, reduce development costs and environmental impacts, and produce sound and durable housing.
- D.** Promote conservation programs and energy-efficient practices and programs that reduce housing operating costs for energy, sewer, and water usage.
- E.** Pursue adequate financial resources to develop, maintain and preserve housing and housing assistance programs for households whose needs are not met by the housing market.
- F.** Stimulate production of a variety of housing types that are affordable and responsive to the needs of low, moderate, and middle income households.
- G.** Expand opportunities for first-time homebuyers.

4.6 Regulatory Costs and Fees

Consider the impact of regulations and fees in the balance between housing affordability and other objectives such as environmental quality, urban design, maintenance of neighborhood character, and protection of public health, safety, and welfare.

Objectives:

- A.** Improve housing affordability by imposing the lowest permit fee, or system development charge necessary to recover cost of city services delivered in a cost-effective manner.
- B.** Achieve greater predictability in project decision timelines, outcomes, and costs.
- C.** Allow reduced parking requirements for housing where the parking demand is low and impacts are kept to a minimum.

ADOPTED

5. ENVIRONMENT

Goal: To protect and enhance the quality of the natural environment in Campbellsville.

Water Quality

Protect water quality in Campbellsville's source of water, the Green River.

Objectives:

- A.** Continue water quality monitoring in Campbellsville's water source, the Green River.
- B.** Reduce soil erosion by requiring and enforcing erosion control measures during construction and requiring revegetation of disturbed areas.
- C.** Require all new development in the watershed to be connected to sanitary sewer.
- D.** Locate and protect wetlands in the city.

5.2 Natural Environment

Preserve and protect critical environmental resources, including agricultural soils, hydrology, open spaces, woodlands, and wildlife habitats.

Objectives:

- A.** Improve and preserve the quality of waterways.
- B.** Improve soil quality and stability through administration and enforcement of erosion control programs, cleanup activities, best management practices, and effective education.
- C.** Establish riparian buffers and restore disturbed areas in the City of Campbellsville.
- D.** Provide public education about natural resources for students and the public at large.

5.3 Urban Environment

Minimize negative impact of urban development.

Objectives:

- A.** Control the impacts of noise, odor, and light, litter, graffiti, junk cars, trash, and refuse in order to protect human health and the livability of the urban environment.
- B.** Encourage only those uses within the 100-year floodplain that are enhanced or unharmed by flooding.
- C.** Protect surface water resources by minimizing non-point source pollution from stormwater discharge.

5.4 Efficiency

Reduce government operating costs.

Objectives:

- A.** In order to reduce the financial investment in built infrastructure while controlling the environmental impacts that infrastructure can cause, explore opportunities to restore or productively use the functions that a healthy ecosystem can provide in conjunction with, or as a substitute, for built infrastructure.
- B.** Reduce consumption of resources and promote conservation of energy, water and material resources among all sectors of the community, including city government.

6. INFRASTRUCTURE

Goal: Provide for the orderly and efficient provision of urban services.

Objectives:

- A.** Ensure that there is adequate water and wastewater available to serve existing areas and new development by monitoring usage and capacity.
- B.** Ensure water capacity, capability, and availability by proactively maintaining infrastructure systems.
- C.** Efficiently expand the sanitary sewer service capability, availability and capacity to areas where it is not currently available.
- D.** Require new developments to provide adequate facilities such as sidewalks, storm water drainage, and urban utilities such as sewer, water, and fire protection.
- E.** Identify and promote energy-saving and more efficient utility technologies to promote environmental conservation and protection.

7. TRANSPORTATION

Goal: Maintain a safe and efficient transportation network and provide a range of transportation alternatives.

7.1 Streets and Roads

Objectives:

- A. The Kentucky Transportation Cabinet notes the following road improvements for Taylor County in their Six Year Highway Plan:
 - Priority section of the Heartland Parkway, the Campbellsville Bypass.
 - Replace the bridge over Green River
 - Replace the bridge on Wise Road over Long Branch
- B. Work closely with the Kentucky Transportation Cabinet and other governments in Taylor County to ensure the vital improvements to state roads are included in the state's Six-Year Road Plan.
- C. Consider potential bridge and road improvements on 210 due to anticipated acceleration of traffic when the new school is fully operational.
- D. All rights-of-way in new developments should be dedicated to the city for public use.
- E. Control the creation of new driving hazards by developing access, parking, setback, and road standards which can be used by the city to evaluate new subdivisions and developments.
- F. Provide transportation infrastructure and services in a cost-effective and efficient manner, making the best use of available resources.

- G. Provide for the protection of existing and future rights-of-way from building encroachment.

7.2 Walking and Biking

Provide a safe and inviting alternative to driving.

Objectives:

- A. Support the designation of bike lanes where feasible in the city and promote these and other highway-based routes and tours as a means of alternative transportation and a method of tourism promotion.
- B. All new developments should have sidewalks on both sides of public streets.
- C. Repair existing sidewalks in the city.
- D. Develop a trail plan throughout the city and connect to the Green River State Park.
- E. Use sidewalks to connect isolated developments.

8. COMMUNITY FACILITIES

Goal: To plan and provide for quality community facilities and services to effectively meet the municipal, social, educational and other service needs of Campbellville's residents and businesses in an efficient manner.

Objectives:

- A. Ensure that the town can provide an acceptable level of community services that meet the needs of both the existing and projected population.
- B. Ensure that the public health and safety of local residents are met.

- C.** Ensure continued cooperation and coordination between the fire and police departments in order to encourage a cost-effective use of resources.
- D.** Provide a well-thought out approach for the financing of the city's community facilities and services.
- E.** Ensure that all students have the opportunity to receive the best possible and affordable education so that they acquire the necessary skills and knowledge to make a positive contribution to the community.
- F.** Encourage educational programs that use a variety of community resources including conservation lands, historic resources, community facilities and local businesses.
- G.** Support civic organizations providing for community facilities such as libraries, senior centers, youth centers, museums and other cultural facilities and work to avoid or eliminate duplication of services.
- H.** Collaborate with Campbellsville University to insure that adequate facilities exist on campus and within the city to meet the needs of the student population.

9. PARKS & RECREATION

Goal: Develop a comprehensive system of parks, trails, and open spaces that meet the needs of all age groups within Campbellsville.

Objectives:

- A.** Plan a citywide trail system that connects parks, neighborhoods, municipal facilities, and schools, thereby creating a more pedestrian-friendly community.
- B.** Require new residential development to incorporate pedestrian access through the new development and to adjacent areas, wherever applicable.
- C.** Continue exploring new recreational and social opportunities for all age groups, especially for the younger age groups and students at Campbellsville University within the City of Campbellsville.
- D.** Improve existing or create new playing fields that would better serve the needs of local and regional recreational organizations.
- E.** Make improvements to existing park areas, including rehabilitating and expanding Miller Park and Veterans Park, and increasing maintenance on a consistent basis.
- F.** Prepare long-range plans for recreation and park development throughout the city and county in locations suited to the demands of projected population growth.
- G.** Support and encourage public/private partnerships and volunteer organizations to collaborate in the development of parks, trails, bike paths and other recreational venues that improve the health and wellness of the residents.

10. MAINTAIN AND PROMOTE EFFICIENCY AND COOPERATION IN GOVERNMENT

Goal: Campbellsville should strive to offer the highest quality and most cost-effective services possible.

Objectives:

- A.** Maintain and enhance the strong collaboration between Taylor County and the City of Campbellsville as well as the other communities in the county.
- B.** Maintain and enhance the strong collaboration between the community, Campbellsville University, and the school districts.
- C.** Plan for and foster a balance and diversity of uses within the city to control the costs of, and need for, public services and future service upgrades.
- D.** Conduct a review of city office services to determine their appropriateness and cost effectiveness with the assistance of quantitative tools such as benchmarking.
- E.** Continue the review of all city regulations and policies to eliminate unnecessary and outdated policies and laws, as well as duplication of services.
- F.** Assure that the city's public safety budget/staffing levels meet public expectations/needs, including appropriate emergency response analyses.
- G.** Work with other governments in the region to find efficiencies.
- H.** Create a Capital Improvements Program (CIP) to implement economic and community development programs.
- I.** Foster a positive, interactive relationship with the public and encourage citizen involvement.

- J. Continue efforts to instill a stronger sense of civic pride by encouraging involvement in public decision making and by soliciting citizen input, especially youth.
- K. Utilize social media to establish communication with and between citizens.
- Create a Facebook page directly related to the community to provide news and information, share pictures and videos, and to highlight good things in the community.
 - Establish a Twitter feed to inform of upcoming activities as well as important alerts.
 - Create a YouTube channel to broadcast information about the city including the creation of a weekly “Campbellsville TV” community update.
 - Engage youth in the creation of these tools.

ADOPTED

III. Demographics Analysis

Introduction

Campbellsville's 2016 Comprehensive Land Use Plan Update states that it is defined as a Micropolitan Statistical Area by the US Office of Management and Budget with a growing population. The city has continued its trend of population growth and has seen a significant decrease in median age, signifying a large influx of young people, making it among the youngest cities in the State.

The demographic analysis uses data from the US Census Bureau and the Kentucky State Data Center (KSDC). The data from the U.S. Census Bureau includes the latest 2020 Decennial Census and the 2020 American Community Survey (ACS). The ACS and US Census data are useful in identifying trends over the last decade. The KSDC data are used for long term projections of population.

This analysis is an update of the data and tables that were presented in the 2016 Campbellsville Comprehensive Plan Update. The oldest data used is from the 2016 KSDC County dataset and the majority is from the 2020 ACS and 2020 Census.

Population Trend Analysis

Campbellsville is located approximately in the middle of the Commonwealth of Kentucky which has been significant to its growth and development. The city was founded in 1817 and laid out by Andrew Campbell, who had moved there from Augusta County, Virginia. Campbellsville became the county seat when Taylor County was separated from Green County in 1848. During the Civil War, Campbellsville was on the invasion routes of both the northern and southern armies. After a rail spur between Lebanon and Greensburg was opened in 1879, Campbellsville

entered a new era of development. The 1890s saw the most significant increase in population at 988% (1,018 in 1890 to 11,075 in 1900).

Over the following decades, Taylor County saw mostly stable growth in population in the 1930s (12.5%), 1950s (13%), and 1970s (23.6%). These increases can be attributed to growing industry in Campbellsville, such as the Union Underwear Company that was established in the 1950s. Taylor County has experienced a steady population increase since its founding even when including slight growth rate decreases in population in the 1930s and 1990s. The population decline in the 1990s can be attributed to the closing of Union Underwear Company and Batesville Casket Company.

The economic impact of the loss of these industries in the 1990s reflected in the population decline. However, steady growth has occurred since 2000 due to the introduction of new industries and a growing tourism industry. Taylor County is home to Campbellsville University (CU), which between 2015 to 2020, saw total enrollment across the main campus increase by 202%. CU's graduate school enrollment increased by 642% over the last five years. The enrollment increased to 13,638 students in 2020. However, CU has suffered the same enrollment issues as many other University's during the pandemic, dropping to 12,098 in 2021. Nonetheless, CU's overall growth has resulted in approximately 2,600 students and faculty living within the city limits. The U.S. Census Bureau's historical data set records of Taylor County's population growth is shown in the following table with the percentage changes from

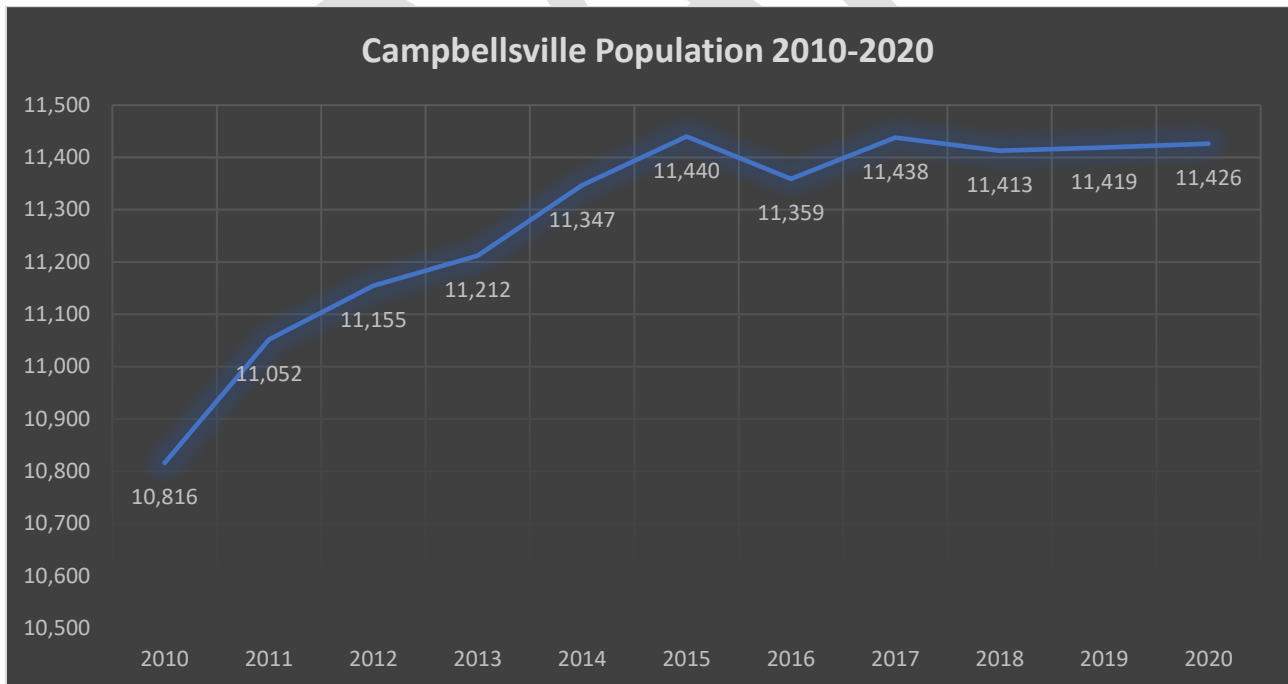
the previous decade.¹ Since the last plan, which used data from 2014, the population of Campbellsville has seen a 1.2% increase.

2010-2020 Estimated Population

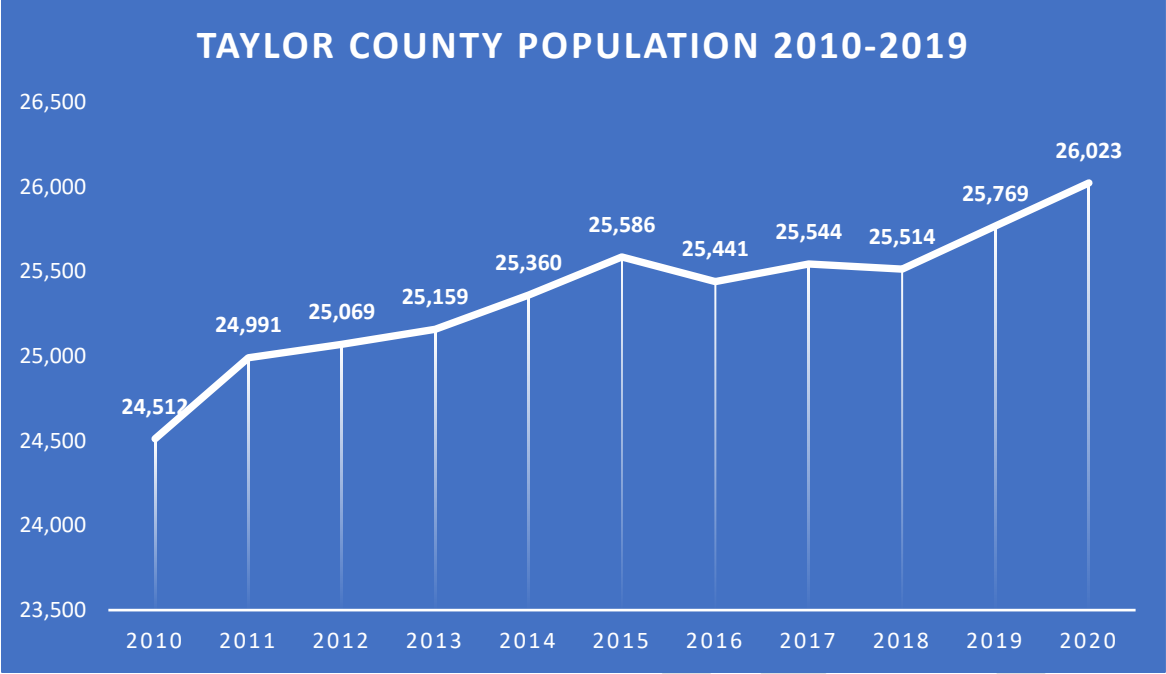
| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| ⁱ Campbellsville | 10,816 | 11,052 | 11,155 | 11,212 | 11,347 | 11,440 | 11,359 | 11,438 | 11,413 | 11,419 | 11,426 |
| ⁱⁱ Taylor County | 24,512 | 24,991 | 25,069 | 25,159 | 25,360 | 25,586 | 25,441 | 25,544 | 25,514 | 25,769 | 26,023 |
| % Pop in City | 43.84% | 44.22% | 44.50% | 44.56% | 44.74% | 44.71% | 44.65% | 44.78% | 44.60% | 44.56% | 43.91% |

ⁱ US Census Bureau, Population Division: Annual Estimates of the Resident Population for Incorporated Places in Kentucky: April 1, 2010 to July 1, 2019

ⁱⁱ U.S. Census Bureau, Population Division: Annual Estimates of the Resident Population for Counties in Kentucky: April 1, 2010 to July 1, 2019



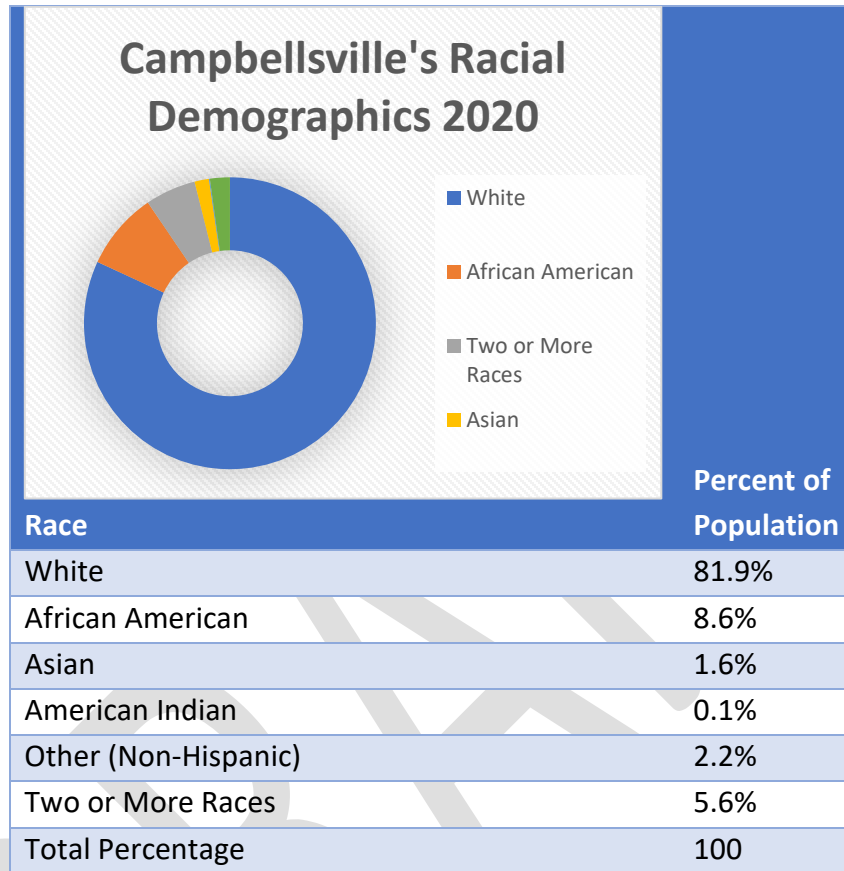
¹ US Census Bureau, Estimated based upon 2020 Census and 2020 ACS responses



*Note: The sharp increase in population in the County could be signs of new development in the Micropolitan (Campbellsville + Taylor County) area.

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Racial Demographics²



The racial diversity of Campbellsville and Taylor County puts it within the upper half of most diverse areas in Kentucky. In fact, Taylor County is the 50th most diverse county in Kentucky according to the 2020 U.S. Census. Much of this racial diversity is assisted by the racial diversity of CU and its growing student body population.

² US Census Bureau, Population Department: 2020 5-year ACS Data

Age and Gender Data

Campbellsville is made up of 5,525 Males (48.1%) and 5,901 Females (51.9%). The largest population in age is 25-34 which makes up 13.1% of total citizenry. According to data analysis from the ACS the median age has fallen to 32.8³ from 40.2 in 2014. This coupled with the fact that 24.1% of the population falls between 20 and 34 could be an indicator of CU's success and the 2014 goal of retaining more young professionals after graduation.

Age and Gender Statistics

| 2020 CITY OF CAMPBELLVILLE | | |
|--|----------|---------|
| LABELS | ESTIMATE | PERCENT |
| SEX AND AGE | | |
| TOTAL POPULATION | 11,426 | 100% |
| MALE | 5,525 | 48.1% |
| FEMALE | 5,901 | 51.9% |
| SEX RATIO (MALES PER 100 FEMALES) | 92.7 | (X) |
| UNDER 5 YEARS | 936 | 8.2% |
| 5 TO 9 YEARS | 552 | 4.9% |
| 10 TO 14 YEARS | 726 | 6.4% |
| 15 TO 19 YEARS | 864 | 7.6% |
| 20 TO 24 YEARS | 1,261 | 11.1% |
| 25 TO 34 YEARS | 1,493 | 13.1% |
| 35 TO 44 YEARS | 827 | 7.3% |
| 45 TO 54 YEARS | 1,144 | 10.1% |
| 55 TO 59 YEARS | 846 | 7.4% |
| 60 TO 64 YEARS | 586 | 5.2% |
| 65 TO 74 YEARS | 1,271 | 11.2% |
| 75 TO 84 YEARS | 703 | 6.2% |
| 85 YEARS AND OVER | 161 | 1.4% |
| MEDIAN AGE (YEARS) | 32.8 | (X) |

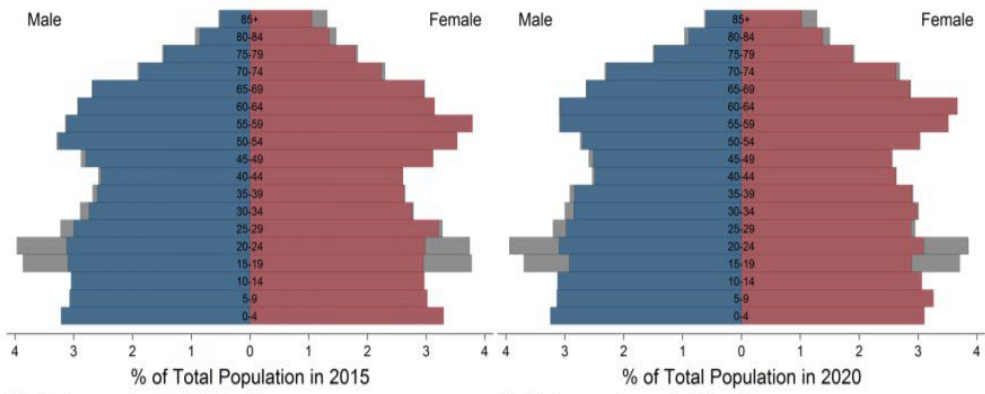
³ US Census Bureau, Population Department: ACS Demographic and Housing Estimates

The Kentucky State Data Center created Population Pyramids in 2015 that projected the percentage of males and female population groups from 2015-2040. Taylor County's Population Pyramid is provided below. An analysis of the projections reflects both the slight increase in population growth and the slight shift in the number of males (indicated in blue) vs females (indicated in red) within the demographic age groups as the population ages.

The group quarters population remains consistent over the 35-year period. Group quarters (GQ) are defined by the U.S. Census as places where people live or stay in a group living arrangement that is owned or managed by an organization providing housing and/or services for the residents. GQs differ from typical household living arrangements because the people living in them are usually not related to one another. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, prisons, and worker dormitories.

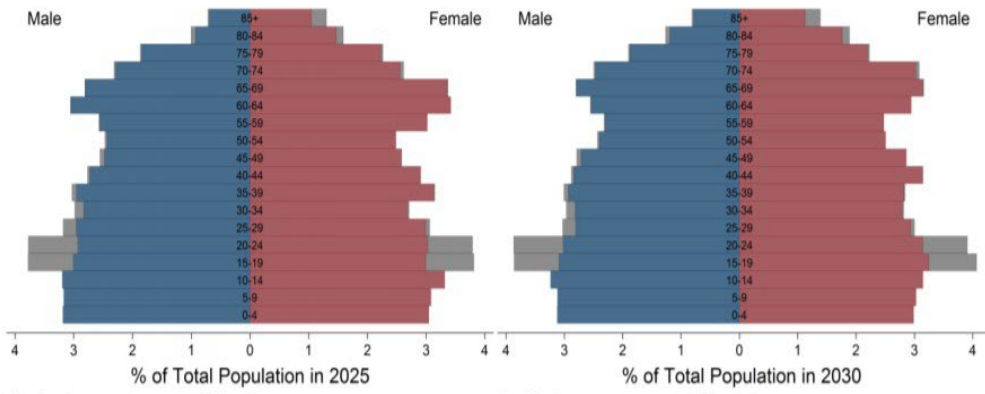
Source: <https://www.census.gov/newsroom/blogs/random-samplings/2021/03/2020-census-group-quarters.html#:~:text=Group%20quarters%20are%20defined%20as,not%20related%20to%20one%20another.>

Taylor County Population Pyramids



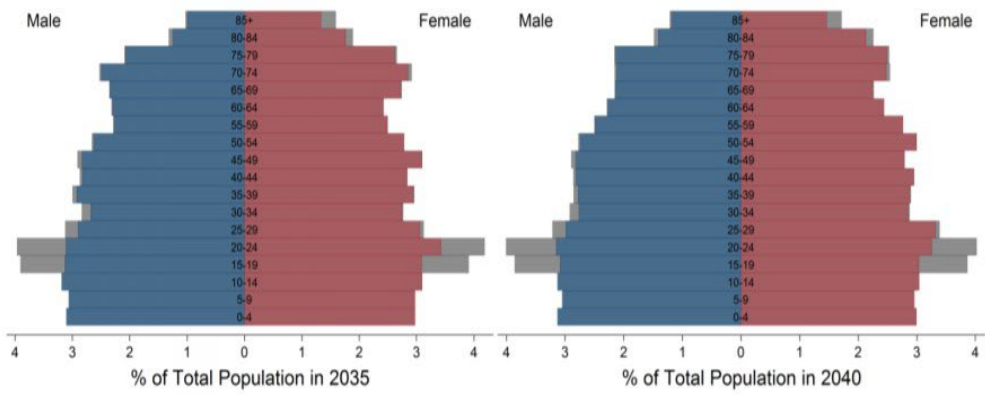
Note: Grey bars represent group quarter (GQ) population

Note: Grey bars represent group quarter (GQ) population



Note: Grey bars represent group quarter (GQ) population

Note: Grey bars represent group quarter (GQ) population



Note: Grey bars represent group quarter (GQ) population

Note: Grey bars represent group quarter (GQ) population

Source: <http://ksdc.louisville.edu/data-downloads/projections/>

Income Demographics

According to the 2020 ACS 5-year estimates the per capita income in Campbellsville to be \$24,276 and median household income to be \$40,705. Although these numbers are significantly higher than the 2019 ACS, these median earnings still fall below the state median household income of \$52,238 and the U.S. national median household income of \$67,521 in 2020. The average full time male worker in Campbellsville makes \$33,399 while the average full time female worker makes \$24,303. The percentage of people under the poverty line is 23.8% as of 2020.

Future Projections

Campbellsville's future population is estimated to steadily increase over the next 20 years. The 2016 data set from the KSDC⁴ shows an average growth of 443 new citizens every 5 years for Taylor County as a whole. The 2016 data did not include cities in its estimates. However, using past city population data from the US census and the projections from the KSDC, we can estimate that an average of 289 of those new citizens would relocate within Campbellsville's city limits. As with all previous projections, the impact of COVID-19 cannot be understated. In addition, the announcements of two large battery manufacturers locating in Glendale and Bowling Green could have a significant impact on population growth/decline in Campbellsville and Taylor County. On the growth side, Campbellsville may see satellite factories spring up in the city and county which could lead to population growth. On the decline side, the two manufacturers could cause people to relocate out of the city or county as they seek new jobs.

⁴ Kentucky State Data Center: Vintage 2016 Totals/Projections

This could have a ripple effect on the workforce employed locally. It is not possible to accurately predict the outcome. Careful planning and the implementation of proactive strategies are necessary if the community desires to maintain and grow economically in the coming years.

| Population Estimates 2020-2040 | | | | | |
|----------------------------------|--------|--------|--------|--------|--------|
| | 2020 | 2025 | 2030 | 2035 | 2040 |
| Campbellsville, Kentucky* | 11,643 | 11,954 | 12,243 | 12,518 | 12,801 |
| Taylor County, Kentucky | 25,945 | 26,446 | 26,890 | 27,298 | 27,718 |

Conclusion

Campbellsville has seen slow yet consistent growth over the past decade. The hope is that the pandemic did not hinder these growing trendlines. The median age of Campbellsville pre-pandemic saw a steady lowering of the median age of residents, in part a result of CU's success in attracting more young people to the region. The hope would be that the expanding economic opportunities of Campbellsville could incentivize more students to stay within the area, furthering a youth movement and expanding the future potential tax base.

However, many trendlines are a cause of concern and limit optimism. In recent years, Campbellsville's median age has stagnated. Campbellsville's median household income remains \$11,533 less than the state median earnings. In addition, 23.8% of the population falls below the poverty line, with only the 65-plus population mostly above-said line. In addition, the projections by the KSDC were approximately 200 new residents short in 2020, even though

Taylor County exceeded the projections. Although the pandemic did play a role in some of these concerns, a vigilant watch should be kept ensuring age, population, and income trends continue to move in a positive direction with the city's growth.

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IV. Economic Analysis

The current projections for Campbellsville's population and employment provide a good estimate for the future land use needs of the region. The total impact of the COVID-19 Pandemic is still particularly difficult to figure into these projections, and thus, the most recent available data is used to calculate the economic capacity of the community.

Labor Force Characteristics

The most recent American Community Survey (ACS) data from 2020 gives the total working age population (those aged 16 years and older) for Campbellsville as 9,047. From this population, it is estimated that 53.8% are participating in the labor force. It is then estimated that Campbellsville holds a 7.5% unemployment rate from this work force with the age group of 16-19 being the largest unemployed group at 20.6% followed by 25-29 at 13% and 45-54 at 9.9%. From the same year of ACS data, Taylor County supported a labor force of just over 12,000 constituting 58.7% of the working age population. This same data estimates the unemployment rate of Taylor County as 4.9%, however the most recent data from the Bureau of Labor Statistics gives Taylor County an estimated unemployment rate of 3.5% in March 2022. A graph of the unemployment rate in Taylor County over the past 20 years is shown below.

Figure 4.1: Unemployment Rate in Taylor County, KY



The following table serves to compare the labor force characteristics of Campbellsville to Taylor County, Kentucky, and the United States as recorded in the 2020 ACS. The first valuation at each level is the estimate of the total working age population which is further broken into labor force participation, employment to population ratio, and the unemployment rate. The second valuation is the estimate for the workforce aged between the years of 20 and 64 to specify the group of labor that is post-secondary education and pre-retirement.

Table 4.1: Labor Force Characteristics

| Total | Labor Force Participation Rate | Employment to Population Ratio | Unemployment Rate |
|--------------------------------|--------------------------------|--------------------------------|-------------------|
| United States | | | |
| 261,649,873 | 63.4% | 59.6% | 5.4% |
| 192,294,678 | 77.9% | 73.5% | 5.0% |
| Kentucky | | | |
| 3,567,512 | 59.5% | 55.9% | 5.4% |
| 2,606,141 | 73.0% | 68.8% | 5.0% |
| Taylor County, Kentucky | | | |
| 20,448 | 58.7% | 55.4% | 4.9% |

| | | | |
|--|-------|-------|------|
| 14,301 | 69.4% | 65.4% | 4.9% |
| Campbellsville city, Kentucky | | | |
| 9,047 | 53.8% | 49.6% | 7.5% |
| 6,157 | 61.2% | 56.4% | 7.4% |

Labor Market Area

Campbellsville, Kentucky acts as the central hub for a micropolitan statistical area which includes all of Taylor County as well as parts of Green, Adair, Larue, Marion, and Casey counties. According to 2020 ACS estimates, this area has a total working age population of 29,395 with 55.9% participating in the labor force. The area also has a 52.8% employment-to-population percentage with an estimated 5% unemployment rate.

Below is a table of the counties that make up the Lake Cumberland Area Development District (LCADD). This table is a comparison of wages and employment between the counties in the third quarter of 2021 as well as comparing the percent change in these values from the fourth quarter of 2019. This data was compiled by the Kentucky Center for Statistics and includes numbers for the Commonwealth as well.¹

Table 4.2: Weekly Wages and Monthly Employment LCADD

| Location | Avg Weekly Wage | % Change from 2019 | Avg Employment | % Change from 2019 |
|----------|-----------------|--------------------|----------------|--------------------|
| Kentucky | \$ 986 | 3.68% | 1,805,292 | -4.19% |
| Adair | \$ 653 | 0.62% | 3,997 | 1.50% |
| Casey | \$ 683 | 5.24% | 3,828 | -1.59% |

¹ Kentucky Center for Statistics *Employment & Wages by Industry*
<https://kystats.ky.gov/KYLM/QCEWCoveredEmployment>

| | | | | |
|------------|--------|--------|--------|--------|
| Clinton | \$ 645 | 12.17% | 3,980 | 72.89% |
| Cumberland | \$ 766 | -2.05% | 1,896 | -0.68% |
| Green | \$ 618 | 1.64% | 1,700 | -0.76% |
| McCreary | \$ 743 | 5.24% | 2,100 | -9.40% |
| Pulaski | \$ 784 | 4.39% | 25,226 | -4.74% |
| Russell | \$ 711 | 7.08% | 5,379 | -6.65% |
| Taylor | \$ 698 | 2.05% | 8,195 | -7.08% |
| Wayne | \$ 663 | 6.76% | 4,881 | -1.75% |

Commuting Patterns

Further ACS data from 2020 shows that the average commute time for workers in Campbellsville is 12.4 minutes. This is less than half the average commute time for workers in the US and 11.3 minutes faster than the average commute time of Kentucky. An estimated 75.6% of commuters in Campbellsville drive to work alone while only 8.1% carpool. It is also estimated that 10.6% of workers in Campbellsville worked from home during 2020 although this number may be different once more current data from the pandemic becomes available.

Projections from the United States Census Bureau from 2019 revealed that of the 7,284 jobs in Campbellsville, 78.7% of these workers live outside the city and commute in, and only 21.3% of workers live in the city. Furthermore, of the 4,039 people living within the selected area, 61.6% of them are employed outside the city.²

² Inflow/Outflow Analysis Campbellsville, KY <https://onthemap.ces.census.gov/>

Table 4.3: Inflow/Outflow in Campbellsville

| 2019 Employment | Count | Share |
|--|-------|-------|
| Employed in Selection Area | 7,284 | 100% |
| Employed in but Living Outside | 5,732 | 78.7% |
| Employed in & Living in Selection Area | 1,552 | 21.3% |
| Living in Selection Area | 4,039 | 100% |
| Living in but Employed Outside | 2,487 | 61.6% |
| Living in & Employed in Selection Area | 1,552 | 38.4% |

Figure 4.2: Inflow/Outflow in Campbellsville



Industry

The makeup of industry in Campbellsville is highly diverse with only a handful of industries having a large presence. The largest of these industries is Health Care and Social Services with Retail and Other Services providing substantial employment as well. Below is a compiled list of industries in Campbellsville with at least 20 total businesses. The data was sourced from the Kentucky Cabinet for Economic Development.

Table 4.4: Businesses by Industry in Campbellsville

| Industry | Number of Businesses |
|--|----------------------|
| Construction | 70 |
| Wholesalers | 28 |
| Retail: Home, Food, Automobiles, Personal Care | 121 |
| Retail: Hobby, Media, General Merchandise | 75 |
| Information | 23 |
| Banking, Finance and Insurance | 62 |
| Real Estate and Rentals | 41 |
| Professional, Scientific, and Technical Services | 79 |
| Administrative and Support and Waste Management and Remediation Services | 29 |
| Education | 17 |
| Health Care and Social Services | 301 |
| Arts, Sports, Entertainment, and Recreation | 22 |
| Accommodation and Food Services | 57 |
| Other Services – Repair, Personal Care, Laundry, Religious, etc. | 169 |
| Public Administration | 50 |
| Unclassified | 67 |

Industrial Development

Economic development in Campbellsville and Taylor County is managed by the Campbellsville-Taylor County Economic Development Authority (CTCEDA), which was established by city and county governments in 1998. The primary goal of the CTCEDA is to retain and expand existing

employers, attract and grow new employers, entrepreneurship, as well as to market the Heartland Commerce and Technology Park. It is a nonprofit organization governed by a six-member board of directors appointed by city and county governments.

Through CTCEDA, a community alliance known as Team Taylor County works collaboratively to enhance recruitment and marketing efforts. This includes the Campbellsville-Taylor County Chamber of Commerce, Taylor County Tourist Commission, Campbellsville-Taylor County Industrial Foundation Inc., Greater Campbellsville United, Community Ventures, Campbellsville Main Street, Campbellsville University, Taylor Regional Hospital, local school systems, local businesses and city and county governments. CTCEDA is also a partner with Kentucky Crossroads, an 11-county collaborative, regional marketing effort.

There are two industrial sites in Campbellsville. One, the Campbellsville Industrial Park, has several parcels of privately owned land totaling over 50 acres. It is located on the eastern side of the city within easy reach of Kentucky Highways 68 and 70. The other, the Heartland Commerce and Technology Park, is owned by CTCEDA. The Heartland Commerce and Technology Park has 90-100 available acres in Taylor County, located off Highway 55. Both industrial parks are serviced by Campbellsville Municipal Water and Sewer, Atmos Energy, Comcast, Windstream, and Duo County Broadband. Heartland is served by the Taylor County Rural Electric Cooperative and Campbellsville Industrial Park is served by KU and TCREC as the service boundary splits the property.

Current Industry Conditions

According to the Kentucky Cabinet for Economic Development, Campbellsville had a total of 530 business establishments in 2021. Taylor County as a whole is reported as having 852

establishments which is an increase of 224 establishments from the 628 reported by the ACS in 2019, giving hope that the impact of the pandemic was not as severe as it could have been.

Despite a decrease in the average monthly employment in Taylor County in this same span of time, average weekly wages have gone up by around 15.4% according to the Kentucky Center for Statistics.

Ford Motor Company announced its plan to open a multibillion-dollar battery manufacturing campus consisting of twin manufacturing plants in the City of Glendale which is in Hardin County, and this is expected to create 5,000 Jobs. This is, according to the governor, the largest individual and biggest job-creation announcement in the state's history.

Kentucky's governor also announced the plans to construct a similar electric vehicle battery plant in the City of Bowling Green which is situated in Warren County. The Japanese technology company Envision AESC estimates that new \$2 billion facility will provide 2,000 jobs in the region.

These economic developments will impact the state positively by cascading the development to the local level through direct labor and indirect labor opportunities. Employment opportunities will come in the form of direct labor employment (direct employment involve employees who are directly involved in the physical manufacture or production of goods, e.g., Manufacturing Plant of Factory Engineers, Machine Operators, Quality Control Personnel, and Raw Material Delivery Personnel) and indirect labor employment (indirect employment involves employees who are not directly involved in the conversion of materials into finished goods but they support the production processes e.g., accountants, salespeople, administrative assistants,

marketing executives, and janitors) from the firm to the active labor force in Hardin and Warren counties as well as to the active labor force who would commute in from outside of these areas.

For the Hardin plant specifically, this will extend to cities such as Campbellsville and counties such as Taylor County. The drive time from Campbellsville to Glendale is about 50 minutes so there could be the potential for a large labor force from Campbellsville that will commute to Glendale for an employment opportunity with Ford Motor Company. This is expected to impact employment in other industries indirectly such as truck transportation, services to buildings, other real estate, full-service restaurant, limited-service restaurants, retail – building material and garden equipment and supplies stores, management of companies and enterprises, retail general merchandise stores, wholesale – other durable goods merchant wholesalers, insurance agencies, brokerages, and related activities, automotive repair and maintenance, except car washes, retail – miscellaneous store retailers, offices of physicians, individual and family services. These 15 Industries were derived from the IMPLAN software results of the impact of this investment.

The effect the Glendale plant will have on Campbellsville and other surrounding communities is two-fold. The multiplier impact that comes from increases in employment of one industry will filter to others in these communities and provide job opportunities, higher incomes, and more incentives for other businesses to locate in Campbellsville. However, it is likely that there will be increases in competition for higher-wage jobs located in Glendale and Bowling Green and the possibility for fluctuating populations as people seek to locate near their employers. These

conditions could potentially be disadvantageous for lower-wage employers located in Campbellsville and Taylor County.

Below is a list of recent business locations and expansions in Campbellsville and Taylor County. In the time since this graphic was put together, Manchester Tank has increased employment to 285 employees. It should also be noted that Wholesale Hardwood Interiors conducted rebuild and expansion efforts after total loss of the business due to a fire in November of 2020.

Figure 4.3: Business Location & Expansion in Campbellsville

Recent Locations and Expansions

Manufacturing and/or Supportive Service Industry

| Company | New Jobs | Capital Investment | Year | New/Exp |
|---------------------------------|----------|--------------------|-----------|---------|
| Manchester Tank | 175 | \$10,152,065 | 2019 | N |
| Amazon.com | 150 | \$11,000,000 | 2016 | E |
| Frost-Arnett Co. | 135 | \$2,840,000 | 2018 | E |
| Wholesale Hardwood Interiors | 100 | \$7,100,000 | 2021 | E |
| Murakami Manufacturing USA Inc. | 20 | \$2,722,000 | 2017 | E |
| J & K Tool | 2 | \$250,000 | 2016/2018 | E |

Available Sites

Heartland Commerce and Technology Park has a Build ready site on Tract 01. This tract is 173.2 acres and contains a 100,000 SF pad-ready site that is expandable to 300,000 SF. All timeline and cost data are already available and utilities are ready for immediate occupancy.

There is an available site at 395 Roberts Road. This building is 144,725 sq. ft. and sits on 40 acres. This is a warehouse site with office space.

Land for future industrial and manufacturing development in Campbellsville, Taylor County and the entire state is in short supply. (See the Land Use section for specific numbers.) The community will need to decide where future growth should take place and how aggressively it wants to pursue land inventory for future business expansion.

Median Earnings

Full-time workers in Campbellsville experience median earnings of \$37,432 according to 2020 ACS estimates. The average earnings for a full-time worker in Campbellsville is \$47,076.

Table 4.5: Median Earnings in Campbellsville

| Campbellsville city, Kentucky | Total Estimate | Male Worker Estimate | Female Worker Estimate |
|---|----------------|----------------------|------------------------|
| Population 16 years and over with earnings | 5,185 | 2,567 | 2,618 |
| Median earnings | \$22,533 | \$33,083 | \$18,677 |
| Full-time, Year-round workers with earnings | 2,714 | 1,556 | 1,158 |
| \$1 to \$9,999 or loss | 76 | 30 | 46 |
| \$10,000 to \$14,999 | 84 | 59 | 25 |
| \$15,000 to \$24,999 | 578 | 248 | 330 |
| \$25,000 to \$34,999 | 547 | 291 | 256 |
| \$35,000 to \$49,999 | 512 | 245 | 267 |
| \$50,000 to \$64,999 | 560 | 378 | 182 |
| \$65,000 to \$74,999 | 190 | 149 | 41 |

| | | | |
|--|----------|----------|----------|
| \$75,000 to \$99,999 | 71 | 71 | 0 |
| \$100,000 or more | 96 | 85 | 11 |
| Median earnings for full-time, year-round workers with earnings | \$37,432 | \$45,805 | \$29,597 |
| Mean earnings for full-time, year-round workers with earnings | \$47,076 | \$56,528 | \$34,375 |
| MEDIAN EARNINGS BY EDUCATIONAL ATTAINMENT | | | |
| Population 25 years and older with earnings | \$33,529 | \$46,494 | \$25,929 |
| Less than high school graduate | \$17,929 | \$19,500 | -* |
| High school graduate (includes equivalency) | \$27,333 | \$42,955 | \$18,160 |
| Some college or associate's degree | \$32,933 | \$43,750 | \$24,141 |
| Bachelor's Degree | \$40,826 | -* | \$40,424 |
| Graduate or professional degree | \$52,347 | \$52,885 | \$51,509 |

- *There are not enough observations to make an accurate estimate

Educational Attainment

In looking at the data gathered by the ACS in 2020, we see that Taylor County had a population of 3,939 people with a bachelor's degree or higher constituting 23.5% of the total population. This is an increase of 1,687 people with such a degree in Taylor County since 2012. In the City of Campbellsville, 1,998 people held a bachelor's degree or higher in 2020 making up 28.4% of the city's residents which is a 12.8% increase from 2012. Campbellsville has thus surpassed the percentage of Kentuckians that hold this level of educational attainment (25%) with Taylor County sitting only 1.5% behind. It is recommended that Campbellsville seek out employers and jobs with higher-education degree requirements. Campbellsville and Taylor County have a distinct advantage in the education and training field with both Campbellsville University and KCTCS community college campuses located in the region.

Campbellsville also showed an increase in the percent of the population with a high school degree or higher going from 77.5% in 2012 to 84.2% in 2020. This percentage is still smaller than the state level of 87.2% although the level in Taylor County is at 87.7%.

The following table shows further comparisons for Kentucky, Campbellsville, and the counties that make up the Lake Cumberland Area Development District for those with a bachelor’s degree or higher. The figures in the table are controlled for the population that is 25 years of age and older as this will represent the portion of the population that is most likely to have reached the highest level of education. All data is compiled from the ACS 2020 5-year estimates for educational attainment.

Table 4.6: Educational Attainment for the LCADD

| Location | Total Population with Bachelor’s or Higher | Percentage of Population with Bachelor’s or Higher |
|------------------------------|---|---|
| Kentucky | 759,332 | 25% |
| Adair County | 2,405 | 18.4% |
| Casey County | 1,248 | 11.2% |
| Clinton County | 888 | 12.3% |
| Cumberland County | 728 | 14.9% |
| Green County | 924 | 11.6% |
| McCreary County | 1,038 | 8.5% |
| Pulaski County | 7,681 | 16.8% |
| Russell County | 1,941 | 15.5% |
| Taylor County | 3,939 | 23.5% |
| Wayne County | 1,953 | 13.3% |
| Campbellsville (city) | 1,998 | 28.4% |

Commercial Business

The central business area of Campbellsville is located primarily along Main and First Streets with expansion continuing along the Highway 55 corridor. The downtown area is home to approximately 22 blocks of commercial and non-residential properties. This area is purposefully made for pedestrian access with multiple walk-in businesses.

Campbellsville has taken on the task of introducing new businesses for young entrepreneurs to infuse the city with restaurants, salons/spas, coffee shops, and numerous retail businesses. A number of these new businesses include Harden Coffee, Yellow Rose & Co., and Skinspiration. Campbellsville Main Street, formerly the Downtown Business Administration, is the organization behind these developments. It is a member of the Kentucky Main Street program which is a coordinating program with Main Street America. The goal is to preserve and revitalize the downtown area with focused economic growth. Campbellsville Main Street has members across all sectors of the city's economy from retail to health to government and legal affairs.

Multiple properties have been renovated including the historic Merchant Tower locally known as the "Gateway to Main Street." Other properties, such as the H&W Sport Shop and the Willock Building, have had similar renovations as historically important buildings in the downtown area. Campbellsville has been a member of the Main Street program since 2001 and can be found in the Civic Center downtown.

In addition to the central business district there are five shopping centers. Three are located along East Broadway: The Central Shopping Center (1968); Elmhurst Shopping Plaza (1979); and Elmhurst Plaza South, located directly across Highway 55 from Elmhurst Shopping Plaza. A

fourth shopping center is located on Highway 210, the Green River Plaza (1990). This center is adjacent to the Wal-Mart Super Store. The fifth center is on the north side of Highway 210.

Agriculture³

The number of farms in Taylor County decreased by 8% since 2012. While there is 2% less acreage dedicated to farming in the county, the size of remaining farms increased by 6% since 2012. Since 2012, the market value of products sold per farm from Taylor County farms increased by 32% while farm related income has decreased by 30% per farm. While the number of farms is declining in Campbellsville, some existing farms are expanding. *

*Data for the U.S. Census of Agriculture is collected in five-year intervals. 2022 census information will be available at year's end or the beginning of 2023.

Farmers Market

There are currently two farmers markets in operation in Campbellsville. The first is The Farmers Market Association which is incorporated by Taylor County and is located at Animal Shelter Road. It is open from April to November on Saturdays only. The second location is a privately operated facility, Wengers Produce Market, located on Nancy Cox Drive and is open from May to November.

³ 2017 Census of Agriculture County Profile *Taylor County, Kentucky*
https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/Kentucky/cp21217.pdf

Forest Industry

Taylor County has a long history as a producer of wood furniture and craft products. Businesses that produce cherry wood furniture are renown across the country for the skilled craftsmanship.

As of 2016 there were a reported 20 businesses in Taylor County that operated within the forestry products industry including both primary and secondary forest products. These businesses included custom cabinetry, dimensions/millwork, dry kiln operations, flooring mill, custom furniture, commercial sawmill, residue use manufacturer, crafts/arts, and concentration yard. They produced such products as furniture, cabinets, countertops, doors, flooring, fuel, shavings, logs, and lumber⁴.

Most wood used to produce furniture is not sourced from the forests in Taylor County. The City of Campbellsville does not have a support industry large enough to supply wood sales. It would be necessary to create a process of moving the wood from a sawmill to a separate facility to be kiln dried prior to furniture production if the forests of Taylor County are to be the source of Campbellsville's wood sales.

Taylor County resides in the Southern Floodplain Forest Region which lies along the Mississippi River and its tributaries. Bottomland hardwoods like cherrybark oaks, overcup oaks, swamp chestnut oaks, willow oaks, sugarberry, and sweetgum are all commonly found in this region⁵.

As Campbellsville and the surrounding area grows the health of the forests is important to the

⁴ University of Kentucky College of Agriculture, Food and Environment *Kentucky Forest Products Industry Directory* <https://kentuckywoodindustry.ca.uky.edu/?Action=DisplayMembers&searchvalue=&OB=0&pg=0&submit=KY+Woo+d+Industry+Companies&pagesize=20&OB=2 a&pg=660&pg=640&pg=660>

⁵ Kentucky Water Resources Research Institute *Water Organizations of Kentucky* https://www.research.uky.edu/sites/default/files/uploads/2018-10/Water%20Organizations%20Poster_Final.pdf

industry it supports, and since Taylor County is between 39 and 49 percent covered in forest, a County-Wide Protection Plan has been set in place to increase wildfire protection

Tourism

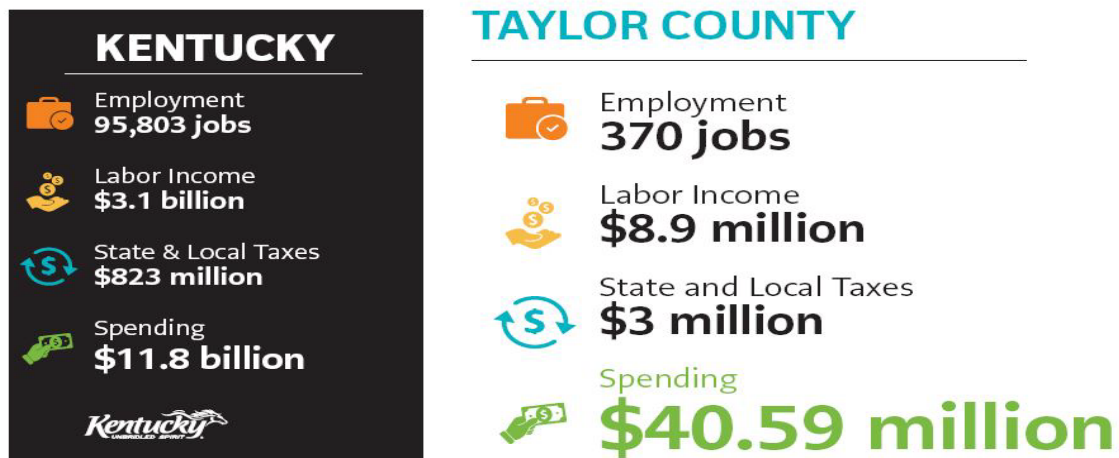
The Taylor County Tourist Commission is organized by the county and overseen by a seven-member board of directors appointed by the county judge/executive. Day-to-day operations are managed by a full-time executive director and an administrative assistant. The Commission is funded by a 3% transient room tax levied on local hotels.

In addition to brochures, a website, TV commercials and travel shows, the Commission places digital and print advertisements in specific publications and uses social media networking sites. Some of the Tourism Commission's funds each year goes towards local events which are designed to bring in visitors to the community.

The Commission also works with the Kentucky Tourism office to leverage its matching funds program for marketing purposes. The primary focus of the Taylor County Tourism Commission is outdoor adventure including trails and water resources such as Green River Lake. The impact of these efforts from Taylor County and the Kentucky Tourism office have led to employment in the amount of 370 jobs in Taylor County in 2019 along with \$8.9 million in income and \$3 million in state and local taxes. Further data on tourism from 2019 is included in the following image.

Figure 4.4: Economic Impact of Tourism, Taylor County

ECONOMIC IMPACT OF TOURISM IN KENTUCKY 2019



Chamber of Commerce

The Campbellsville/Taylor County Chamber of Commerce enjoys a large and active membership with 275+ businesses affiliated. The organization offers a monthly meeting for members, bringing in guest speakers and providing current community and economic information.

Membership fees are based upon the number of employees per company, and the fees are tax deductible. Benefits offered for members include referrals, a member directory, and a website listing. Day-to-day activities of the organization are led by a fulltime executive director with a 12-member executive board to oversee operations.

Other services provided by the Chamber include ribbon cuttings, grand openings, and sponsorship opportunities for business exposure. Business development and home ownership counseling services are also a benefit of the organization. The Chamber also serves as the lead

for cooperative advertising, mailing labels, and other services where joint marketing may be needed. There are special events the Chamber hosts throughout the year including a golf scramble and the Chamber's annual dinner.

Economic Impact

Campbellsville is home to numerous economic drivers as exemplified in the previous sections. Listed below are two of the largest economic drivers in the community and their contributions as well as attachments for the complete impacts of each.

Campbellsville University⁶

From an impact study conducted for the 2018-2019 school year, Campbellsville University (CU) had a total impact of over \$137 million dollars which is a 26% increase in the recorded impact of \$101 million in 2012. It's further reported that CU supported a total of 1,596 jobs with 641 direct jobs and 955 indirect jobs. It was also found that CU contributed over \$1.6 million in local taxes for the city and county governments as well as school and other special tax districts. This study was conducted by Younger Associates which has done such impact studies across the U.S. for over 30 years.

Taylor Regional Hospital⁷

As a member of the Kentucky Hospital Association, the hospital is provided with economic impact data to show the effect it has on its community. According to a report from 2021, Taylor Regional Hospital employed 515 people with a total payroll of \$38

⁶ Campbellsville University Economic Impact https://www.campbellsville.edu/wp-content/uploads/2019/09/CampbellsvilleIA_8.29.19.pdf

⁷ Kentucky Hospitals: Taylor Regional Hospital [Taylor Regional Hospital.pdf](#)

million. The hospital spent a further \$2.7 million on capital projects creating more jobs in the community and \$13.3 million on other local purchases. It was determined employees spent \$16 million in the community culminating in a total benefit of \$32 million. The hospital also paid \$1.1 million in provider taxes which supports \$3.5 million in Medicaid spending. Employees at the hospital paid \$760,000 in local taxes and \$3.2 million in sales and income taxes.

It's further estimated that Taylor Regional treated 2,017 inpatients and 100,512 outpatients over the course of the year, provided emergency care to 16,262 people, and delivered 347 newborns. Lastly, the hospital provided \$1.2 million in subsidies to cover losses to those patients with Medicare and Medicaid as well as spending \$169,000 on financial services and charity care.

Economic Development Strategic Recommendations

- Prepare for future economic growth and expansion of manufacturing/industrial sites.
- Focus on all areas of workforce development
- Expand trade certification opportunities
- Retain high school and university graduates by creating workforce opportunities locally
- Diversify the workforce
- Grow local businesses

- Develop “Be like Ford” economic strategies: “This is a transformative moment where Ford will lead America’s transition to electric vehicles and usher in a new era of clean, carbon-neutral manufacturing,” said Ford Executive Chair Bill Ford.
 - Position city economic development efforts to align with where the future will be – renewable, low carbon, sustainable.
 - Ensure that economic development efforts include significant recruitment for related jobs that need a university degree.
- Institute a time-limited, accountable task force to develop ways to achieve gender pay parity. The average full time male worker in Campbellsville makes \$33,399 while the average full time female worker makes \$24,303.
- Institute a time-limited, accountable task force to develop ways to increase labor participation rates
- Study ways to implement effective “local first” economic strategies to support community entrepreneurs
 - Work to develop stronger links between local agricultural producers and the farmer’s market
 - Identified gaps in needed services/goods which can be filled locally

V. Environmental Analysis

Physiography & Geology

Campbellsville and Taylor County are located in the rolling hills of the Western Pennyroyal Region in Kentucky which falls within the Mississippian Plateau Physiographic Region¹. The central portion of the county is dotted with broad, flat-topped ridges, and the alluvial valleys are expansive and flat. The highest elevation can be found at 1,200 feet above sea level on a ridge for the border between Taylor and Marion County near the junction with Casey County. The lowest elevation is at 570 feet near the point where the Green River ends in the southern portion of the county. Another major high point is Bass ridge on the Taylor-Casey County line with elevations between 1,000 and 1,100 feet. Campbellsville sees its courthouse sit at an elevation just over 800 feet.

The Green River just so happens to be one of the most biodiverse in the nation². Taylor County Fiscal Court works closely in partnership with neighboring counties to protect it as the river contains numerous endangered species from freshwater mussels and fish to species of bird and one species of bat. The river is also home to 42 endemic animal species meaning these animals cannot be found anywhere else in the world.

Taylor County is particularly known for its karst landscape which means it contains numerous sinkholes, springs, sinking streams, and underground drainage caves³. This landscape is found

¹ "Topography." Discussion from McGrain and Currens.

<http://www.uky.edu/KGS/water/library/gwatlas/Taylor/Topography.htm>

² "Profile of the Green River" The Nature Conservancy

<https://www.nature.org/en-us/about-us/where-we-work/united-states/kentucky/stories-in-kentucky/profile-of-the-green-river/>

³ "Generalized Geologic Map for Land-Use Planning: Taylor County, Kentucky." Kentucky Geological Survey.

http://kgs.uky.edu/kgsweb/olops/pub/kgs/mc156_12.pdf

mainly in the northwestern region of the county with the remainder of the area evenly divided amongst karst-prone and non-karst landscapes. For comparison, 55% of Kentucky has potential to develop such terrain over time with 38% having some of this development and 25% with well-developed karst features⁴.

Certain areas of Campbellsville and Taylor County require habitat protection including the Green River Lake and Clay Hill Memorial Forest (CHMF). Campbellsville University purchased a 94-acre addition to CHMF located in the Big Pitman Watershed of Taylor County. The university now uses the entirety of the 305-acre area as an educational and research woodland that helps students with environmental science degrees and those looking to study eastern deciduous forests⁵. Students conduct further studies and research projects in the Green River.

The Tebbs Bend – Green River Nature Trail System, Tebbs Bend Battlefield, and Homeplace on the Green River (“Kentucky’s Outdoor Classroom”) are all in the National Register of Historic Places and make up 1,300 acres of contiguous land. These areas are adjacent to the Green River Lake State Park.

Soils

The Taylor County Conservation District holds as its mission statement that they will promote and conserve the natural, renewable resources of the county. This includes the unique soil structure that is particularly well-suited for agriculture thanks to the underlying limestone in

⁴ “Where Is Karst Located in Kentucky?” Kentucky Geological Survey https://www.uky.edu/KGS/karst/karst_location.php

⁵ Clay Hill Memorial Forest Campbellsville University <https://www.campbellsville.edu/academics/schools-and-colleges/college-arts-sciences/natural-science/clay-hill-memorial-forest/>

the area. Information from Kentucky Soils Data Viewer⁶ shows that the major type of soil in Taylor County is Loamy which has the characteristics of good water retention, crop nutrients, resistance to drought, and other qualities that are key for farming and gardening. This also helps to make the land attractive for construction of homes and industry.

The other soil outlines of Taylor County include:

MoB – Mountview silt loam, 2 to 6 percent slopes with a soil class of fine-silty, siliceous, semiactive, thermic Oxyaquic Paleudults.

FkC/FrC – Frankstown silt loam, 6 to 12 percent slopes with a soil class of fine-loamy, mixed, semiactive, mesic Typic Hapludults.

FkD – Frankstown silt loam, 12 to 20 percent slopes with a soil class of fine-loamy, mixed, semiactive, mesic Typic Hapludults.

Fke – Frankstown silt loam, 20 to 30 percent slopes with soil class of fine-loamy, mixed, semiactive, mesic Typic Hapludults.

DcB – Dickson silt loam, 2 to 6 percent slopes, with soil class of fine-silty, siliceous, semiactive, thermic Glossic Fragiudults.

Ta – Taft silt loam, with a soil class of fine-silty, siliceous, semiactive, thermic Glossaquic Fragiudults.

Gaf – Garmon-Shelocta complex, 25 to 60 percent slope, with a coarse-loamy, mixed, semiactive, mesic Dystric Eutrudepts.

Ne – Newark silt loam, with a soil class of fine-silty, mixed, active, nonacid, mesic Fluventic Endoaquepts.

Me – Melvin silt loam, with a soil class of fine-silty, mixed, active, nonacid, mesic Fluventic Endoaquepts.

⁶ <https://kygeonet.ky.gov/kysoils/>

Climate

Campbellsville is located in a temperate region of the United States, experiencing warm, muggy summers and very cold winters⁷. Temperatures typically vary between 28- and 87-degrees Fahrenheit over the course of the year while rarely falling below 11 degrees or rising above 93 degrees. The city can expect an average rainfall of 51 inches and an average snowfall of 13 inches year-to-year⁸. Temperatures in Kentucky have remained fairly consistent over the past five years with gradual increases evident over the past couple of decades, following the trend in temperatures across the US.

Air Quality

Air quality and permitting in Campbellsville and Taylor County is monitored by the Division for Air Quality, one of six divisions that make up the Department for Environmental Protection which is part of the Kentucky Energy and Environment Cabinet. The regional office in Bowling Green oversees measurements for pollutants and ensures that control measures are implemented when necessary to meet with compliance standards.

The 2021 Air Quality index reported that Campbellsville had a 91.33% good rating for air quality along with an 8.59% moderate rating and a 0.08% unhealthy for sensitive groups rating⁹.

Campbellsville does have an elevated risk for exposure to radon gas, a radioactive material. The naturally high level of limestone and shale rock in the area means there is the possibility for high concentrations of uranium and radium which both produce radon gas. Homes should be

⁷ "Climate and Average Weather Year Round in Campbellsville" <https://weatherspark.com/y/15168/Average-Weather-in-Campbellsville-Kentucky-United-States-Year-Round>

⁸ "Climate in Campbellsville, Kentucky" <https://www.bestplaces.net/climate/city/kentucky/campbellsville>

⁹ "Campbellsville, KY Air Quality Information" <https://www.homefacts.com/airquality/Kentucky/Taylor-County/Campbellsville.html>

tested regularly although proper ventilation is recommended as a precaution. Prolonged exposure to radon gas can lead to health risks, including lung cancer, if not properly managed¹⁰.

Floodplains, Sinkholes, and Unique Areas to Impact Future Land Development

Shale and soil can swell which can cause damage to foundations built upon it. This is an area for some concern in Taylor County where, like buildings all across Kentucky, shale and soil swelling has caused damage to buildings in the past. Structures built upon karst are also subject to damage from the collapse of soil that covers sinkholes. Structures built in sinkholes are also subject to flooding. Additionally, because of the Green River running through the county, there are many floodplain areas. The top contributors for natural disasters in Taylor County are flooding and storms, followed by tornadoes¹¹. The number of natural disasters in Campbellsville (15) is near the US average (15). The Miller Park area is among the top flood prone areas in Campbellsville. South Campbellsville has a localized flooding issue, including the subdivision Green Acres. The city is an MS4 community with provisions for stormwater in all new construction. Older areas, like South Campbellsville, have infrastructure that is not as well suited for heavy rainfall.

In an article published by the Sustainability Council at the University of Louisville, the Environmental Protection Agency gives warning to the effects climate change will have on the state of Kentucky. Increased temperatures are likely to lead to more extreme variations in weather and an increased risk of flooding in wet seasons and drought in dry seasons¹². Extreme

¹⁰ "Generalized Geologic Map for Land-Use Planning: Taylor County, Kentucky." Kentucky Geological Survey. http://kgs.uky.edu/kgsweb/olops/pub/kgs/mc156_12.pdf

¹¹ "Campbellsville, Kentucky." City-Data. <http://www.city-data.com/city/Campbellsville-Kentucky.html>

¹² :What climate change means for Kentucky" <https://louisville.edu/sustainability/news/what-climate-change-means-for->

weather events in Campbellsville and Taylor County have been a result of this change in climate as tornadoes and increased rainfall create a higher risk for flooding. The Green River Lake Dam serves as a buffer to this flooding risk in Taylor County, but it may still be short of the protection needed. The U.S. Army Corps of Engineers oversees the operations of the dam and keeps the lake at low level in the winter months due to the higher precipitation levels¹³, but this is becoming an increasingly benign response to flood danger in the region.

Water Quality

Campbellsville's main water source is the Green River Lake. The 8,210-acre span of the lake allows the city a capacity of 9,000,000 gallons of water. On average, Campbellsville only uses 4,025,000 gallons of this water leaving an excess of 4,975,000 which is then sold to surrounding water districts. These districts include the Green-Taylor Water District, East Casey Water District, Larue County, Lebanon County, Marion County Water District, and Adair County.

Groundwater wells in the western portion of the county yield enough water for a domestic supply. Nearly 3,400 people rely on private domestic water supply. Of that population, 2,200 use wells and 1,200 use other sources of water. The county has numerous springs that form from openings in limestone. The flow of groundwater in Taylor County ranges from less than 1 gallon per minute to 20 gallons per minute¹⁴. Taylor County's risk for groundwater pollution ranges from low-moderate to high sensitivity. Groundwater contamination is of particular concern in karst areas because surface water may become groundwater in a very short amount

[kentucky#:~:text=%E2%80%9CIn%20the%20coming%20decades%2C%20the,rivers%2C%E2%80%9D%20the%20article%20reads.](#)

¹³ "Green River Lake" <https://www.lrl.usace.army.mil/Missions/Civil-Works/Recreation/Lakes/Green-River-Lake/>

¹⁴ "Generalized Geologic Map for Land-Use Planning: Taylor County, Kentucky." Kentucky Geological Survey. http://kgs.uky.edu/kgsweb/olops/pub/kgs/mc156_12.pdf

of time. Underground streams may flow as much as five miles per day. This can also cause rapid and extensive contamination of wells and springs. It is important to monitor the water quality of the county due to the number of individuals who use groundwater and private sources for homes and livestock¹⁵.

The City of Campbellsville Sewer Collection System Investigation launched in March of 2015 with the goal of improving the sewage system by investigating infiltration and inflow, developing a system map outlining collection zones, purchasing advanced technologies and equipment, increasing training and communication, and pursuing the correction of sewer overflow in Miller Park. The city continues to work to improve this system as they find sewer lines that need replacing along with connecting sump pumps. A recent project to replace the main trunk line in Millar Park is currently underway. The Campbellsville Municipal Water & Sewer System has a capacity of 4,200,000 gallons per and an average flow of 2,328,000 gallons per day, leaving an excess of 1,872,000 gallons.

Forestry

The Central Region of the Kentucky Division of Forestry resides in Campbellsville. This branch of the Kentucky Energy and Environment Cabinet works to protect, conserve, and educate the public of the Commonwealth about the social, environmental, and economic importance of forests as a key resource¹⁶. The Taylor County Conservation District works with the Division of Forestry to provide a variety of services to landowners who wish to properly manage their

¹⁵ "Ground-Water Resources in Kentucky" Kentucky Geological Survey
<http://www.uky.edu/KGS/water/library/gwatlas/Taylor/Waterquality.htm>

¹⁶ "About the Division of Forestry" Kentucky Energy and Environment Cabinet <https://eec.ky.gov/Natural-Resources/Forestry/about-kdf/Pages/default.aspx>

forested land. This is done through the Forest Stewardship Program, which is available to landowners, those who wish to improve wildlife habitat, those who want to fully utilize the recreational capacity of their forest, and those who wish to care for the land such that future generations may enjoy it as well. The 2019 Division of Forestry Annual Report states that in 2018, this program helped to manage over 56,000 acres of land to go along with the nearly 700,000 acres owned by the 8,000 individuals that have participated in the program over the past 10 years¹⁷.

The forestlands of Kentucky are primarily oak/hickory and oak/pine with Taylor County working mainly with hardwood species common to the Commonwealth such as walnut, maple, cherry, and yellow poplar. In order to preserve these species, conservationists pay close attention to invasive species and infestations in the area. One such infestation is that of the emerald ash borer which was first confirmed in Kentucky in 2009 and has spread to 92 counties, including Taylor County, and has led to a decline in ash trees in these regions.

Further protections for forested areas in the Commonwealth come from the Kentucky Forest Conservation Act (KFCA) which requires loggers and landowners to use best management practices and to correct any land or water damages that occur in the process of logging or agricultural activities. The Division of Forestry monitors numerous logging sites in order to ensure these management practices are in place and offers the Kentucky Master Logger Program to educate individuals on logging methods that are beneficial to both industry and the environment. Taylor County's large concentration of wood industry facilities means that

¹⁷ "Division of Forestry Annual Report" Kentucky Energy and Environment Cabinet <https://dof-2019-annual-report-kygis.opendata.arcgis.com/pages/forest-stewardship>

anywhere between 36 and 54 Kentucky Master Loggers are on site in the county to follow KFCA measures.

Superfund Site

A Superfund site is defined as any land in the United States that has been contaminated by hazardous waste and is marked by the EPA for cleanup as the site poses a risk to human health.

There is one archived Superfund site in Taylor County which is the American Legion Shooting Range. Since the site is archived, it is no longer a threat to the population and is not actively tracked by the EPA¹⁸.

Environment Strategic Recommendations

- Study stormwater infrastructure ability to contain urban flooding due to projected increases in rainfall.
- Continue improving the sewage system by investigating infiltration and inflow, developing a system map outlining collection zones, purchasing advanced technologies and equipment, increasing training and communication, and pursuing the correction of sewer overflow.

¹⁸ "Taylor County, KY Environmental Hazards Report." Home Facts.
<http://www.homefacts.com/environmentalhazards/Kentucky/Taylor-County.html>

VI. Land Use Element

Introduction

The purpose of the Land Use Element is to identify the most appropriate, economic, desirable, and feasible patterns for the general location, character, extent, and interrelationship of the manner in which the community should use its public and private land at specified times as far into the future as is reasonable to foresee. After consideration of the existing city boundaries, future population growth projections and current land uses, the city should begin planning now for future growth and the potential expansion of the city's boundaries to adequately accommodate the project needs of the city.

Population Growth Overview

The population of the City of Campbellsville is 11,426 according to the most recent estimate of the U.S. Census Bureau in 2020. Over the past 25 years, Campbellsville's population grew from 1990 to 2000 but experienced a decrease in the following decade as demonstrated in the chart below.

| | Total Population: | | | |
|-------------------------|-------------------|--------|--------|--------|
| | Decennial Census | | | |
| | 1990 | 2000 | 2010 | 2020 |
| Campbellsville | 9,577 | 10,498 | 10,816 | 11,426 |
| Taylor County | 21,146 | 22,927 | 24,512 | 26,023 |
| % of county pop in city | 45.29% | 45.79% | 43.84% | 43.91% |

Source: U.S. Census Bureau

Population growth has been steady. The population estimate in 2011 was 11,035 and rose to 11,282 in 2014, since then the population has grown to 11, as of 2020. Growth is expected to be slow and steady over the next 35 years, increasing from 11,426 in 2020 to 12,801 in 2040.

| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-----------------------------|--------|--------|--------|--------|--------|--------|
| ⁱ Campbellsville | 11,440 | 11,359 | 11,438 | 11,413 | 11,419 | 11,426 |
| ⁱⁱ Taylor County | 25,586 | 25,441 | 25,544 | 25,514 | 25,769 | 26,023 |
| Percent of Pop in City | 44.71% | 44.65% | 44.78% | 44.60% | 44.56% | 43.91% |

Source: U.S. Census Bureau

Given the past growth data and the projected population growth trends for the City of Campbellsville, we recommend that the city begin planning now in anticipation of the projected population growth of 10% between 2020 and 2040.

| Population Estimates 2020-2040 | | | | | |
|----------------------------------|--------|--------|--------|--------|--------|
| | 2020 | 2025 | 2030 | 2035 | 2040 |
| Campbellsville, Kentucky* | 11,643 | 11,954 | 12,243 | 12,518 | 12,801 |
| Taylor County, Kentucky | 25,945 | 26,446 | 26,890 | 27,298 | 27,718 |

Source: Kentucky State Data Center: Vintage 2016 Totals/Projections

For a more in-depth analysis of historic data and future population trends, please refer to Section III: Demographics of this comprehensive plan update.

Infrastructure and Services

The Land Use analysis looks at critical community infrastructure to determine the future needs of the city. Detailed information is contained in Section VIII: Community Facilities. From a land use perspective, we examined the existing amount of land within the city boundary for each land use and the existing vacant land remaining. The approximate existing land usage and vacant land available for future development are illustrated in the table below.

All land use calculations have been developed using current base maps of the city. Information is believed to be correct but is not warranted.

Existing Land Use

To understand the future needs of the city, it is important to first examine the current existing land uses and the vacant land currently available for development. The following table illustrates the city's current land inventory and the available vacant land.

2023 Approximate Existing Land Use Table

| ZONE | CURRENT AREA | VACANCY AREA |
|------------------------|-----------------|-----------------|
| R1 | 835 AC | 15 AC |
| R1AG | 107 AC | 80 AC |
| R2 | 1,248 AC | 20 AC |
| R3 | 434 AC | 30 AC |
| B1 | 10 AC | 1 AC |
| B2 | 342 AC | 5 AC |
| B3 | 35 AC | 1 AC |
| B4 | 823 AC | 5 AC |
| I1 | 185 AC | 50 AC |
| I2 | 397 AC | 75 AC |
| MUNICIPALLY OWNED M1 | 435 AC | 350 AC |
| CORRIDOR OF STATE ROAD | 79 AC | 0 AC |
| TOTAL: | 4,930 AC | 1,036 AC |

Based on our analysis, the city of Campbellsville is expected to grow by approximately 289 people over the next five years. The average persons per household rate of 2.4%, Campbellsville will need approximately 120 new residences over the same period. Based on typical density rates, the city will need approximately 57 acres of undeveloped vacant residential land over the five-year period of 2024-2029. With approximately 145 acres of existing vacant residential land available and the potential impact of the Blue Oval SK Park in Glendale, the city of Campbellsville should identify areas for potential future residential growth. The city also has a low inventory of existing available land for both future commercial business and industrial development. Growth pressure will become greater as infrastructure becomes functionally obsolete, the Hartland Parkway continues to develop, existing industries continue to expand, and the Blue Oval SK Battery Park begins operations.

Water and wastewater infrastructure services on South Highway 55 will come under increasing demand as growth moves toward the city's fringes. The Planning Commission should seriously consider all of the implications of future growth and develop a future growth plan that will position the city to be able to handle anticipated growth from 2024-2030.

Future Land Use

To adequately prepare for anticipate future growth, the city comprehensive planning committee identified areas for potential future development as illustrated in 2023 Future Land Use Map shown below. The proposed future land use map provides for adequate growth in all usage categories to meet the anticipated requirements for the next several years. The proposed future land use maps will increase potential vacant acreages as indicated in the following table and provide the city with an ample inventory of vacant land to accommodate future growth.

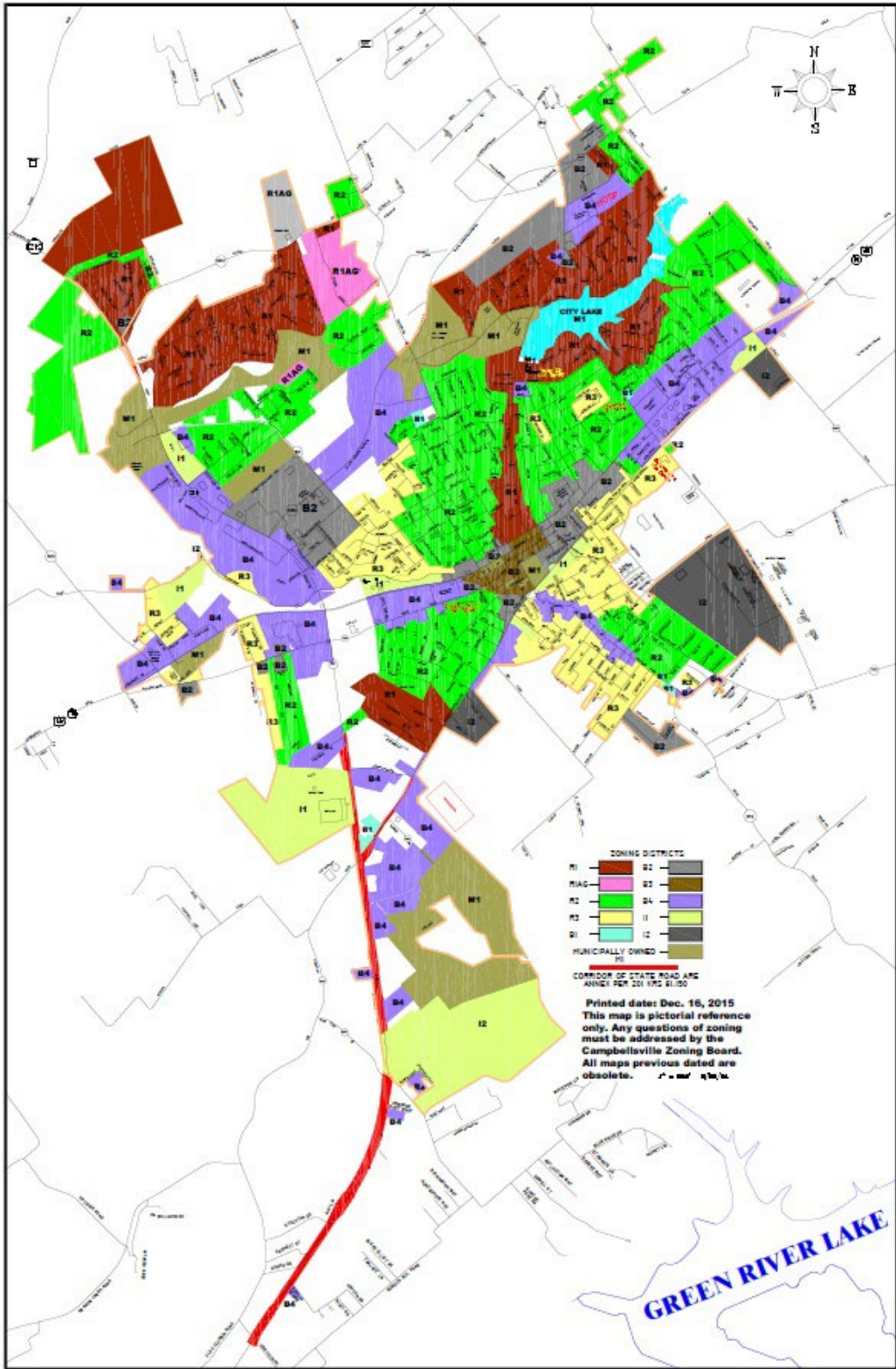
2023 Proposed Future Land Use Table

APPROXIMATE ZONING ACREAGES

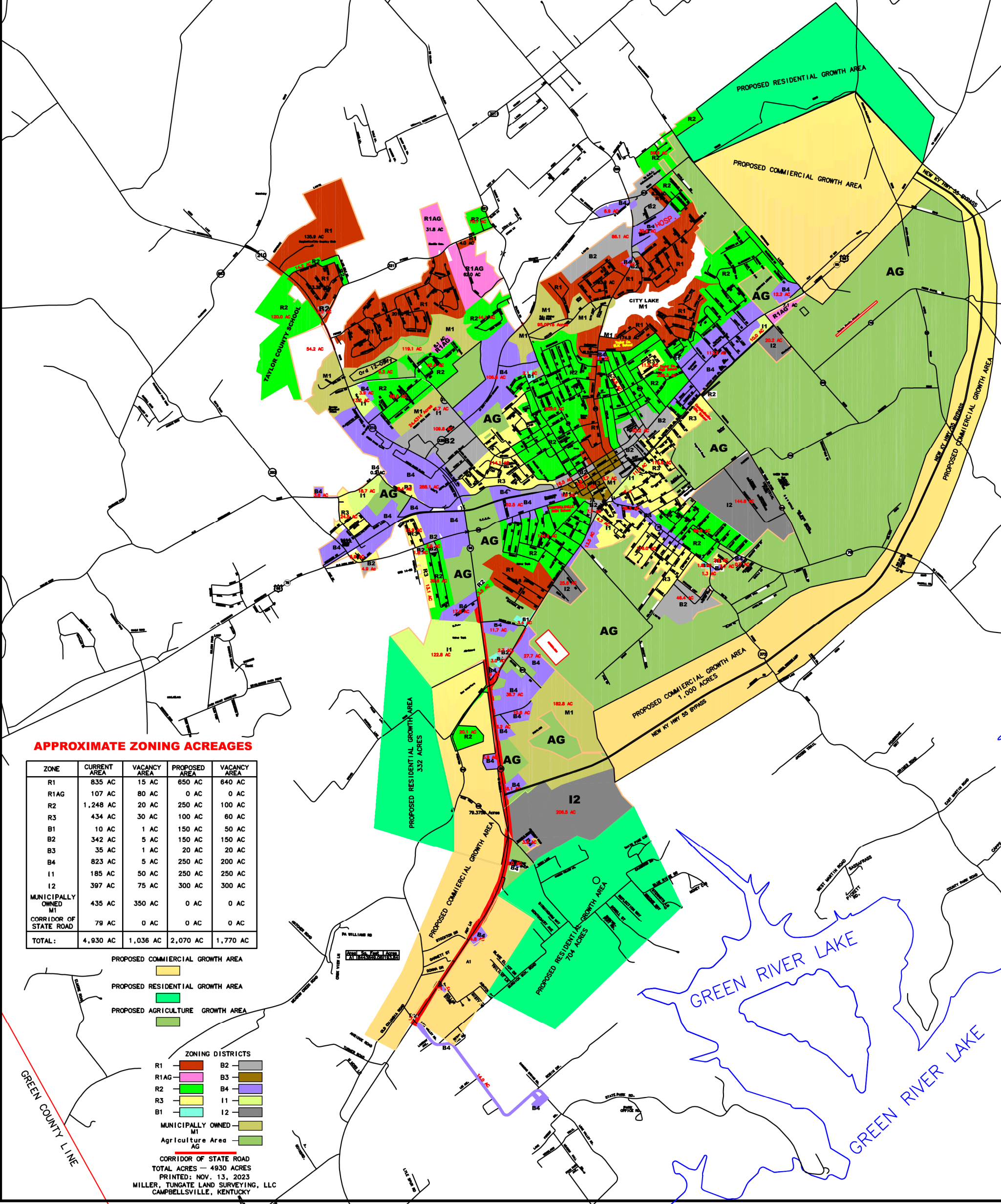
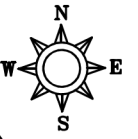
| ZONE | CURRENT AREA | VACANCY AREA | PROPOSED AREA | VACANCY AREA |
|------------------------|---------------------|---------------------|----------------------|---------------------|
| R1 | 835 AC | 15 AC | 650 AC | 640 AC |
| R1AG | 107 AC | 80 AC | 0 AC | 0 AC |
| R2 | 1,248 AC | 20 AC | 250 AC | 100 AC |
| R3 | 434 AC | 30 AC | 100 AC | 60 AC |
| B1 | 10 AC | 1 AC | 150 AC | 50 AC |
| B2 | 342 AC | 5 AC | 150 AC | 150 AC |
| B3 | 35 AC | 1 AC | 20 AC | 20 AC |
| B4 | 823 AC | 5 AC | 250 AC | 200 AC |
| I1 | 185 AC | 50 AC | 250 AC | 250 AC |
| I2 | 397 AC | 75 AC | 300 AC | 300 AC |
| MUNICIPALLY OWNED M1 | 435 AC | 350 AC | 0 AC | 0 AC |
| CORRIDOR OF STATE ROAD | 79 AC | 0 AC | 0 AC | 0 AC |
| TOTAL: | 4,930 AC | 1,036 AC | 2,070 AC | 1,770 AC |

For the next five years, the Comprehensive Plan Land Use Element and Future Land Use Map should be reviewed frequently and updated should unforeseen economic, physical or social conditions of significant impact arise in the city.

City of Campbellville Existing Land Use Map 2023



2023 CAMPBELLVILLE FUTURE LAND USE MAP



APPROXIMATE ZONING ACREAGES

| ZONE | CURRENT AREA | VACANCY AREA | PROPOSED AREA | VACANCY AREA |
|------------------------|-----------------|-----------------|-----------------|-----------------|
| R1 | 835 AC | 15 AC | 650 AC | 640 AC |
| R1AG | 107 AC | 80 AC | 0 AC | 0 AC |
| R2 | 1,248 AC | 20 AC | 250 AC | 100 AC |
| R3 | 434 AC | 30 AC | 100 AC | 60 AC |
| B1 | 10 AC | 1 AC | 150 AC | 50 AC |
| B2 | 342 AC | 5 AC | 150 AC | 150 AC |
| B3 | 35 AC | 1 AC | 20 AC | 20 AC |
| B4 | 823 AC | 5 AC | 250 AC | 200 AC |
| I1 | 185 AC | 50 AC | 250 AC | 250 AC |
| I2 | 397 AC | 75 AC | 300 AC | 300 AC |
| MUNICIPALLY OWNED M1 | 435 AC | 350 AC | 0 AC | 0 AC |
| CORRIDOR OF STATE ROAD | 79 AC | 0 AC | 0 AC | 0 AC |
| TOTAL: | 4,930 AC | 1,036 AC | 2,070 AC | 1,770 AC |

PROPOSED COMMERCIAL GROWTH AREA

PROPOSED RESIDENTIAL GROWTH AREA

PROPOSED AGRICULTURE GROWTH AREA

- ZONING DISTRICTS**
- R1
 - R1AG
 - R2
 - R3
 - B1
 - B2
 - B3
 - B4
 - I1
 - I2
 - MUNICIPALLY OWNED M1
 - Agriculture Area AG

CORRIDOR OF STATE ROAD
 TOTAL ACRES — 4930 ACRES
 PRINTED: NOV. 13, 2023
 MILLER, TUNGATE LAND SURVEYING, LLC
 CAMPBELLVILLE, KENTUCKY

VII. Transportation

The City of Campbellsville works collaboratively with county, state and federal departments of transportation in order to provide safe and well-maintained networks of roads and streets which provide efficient traffic flow. The geographic location of the community and its effective transportation links allows the city to serve as the economic and social hub for the region. Campbellsville is within a 90-minute drive of some of Kentucky's larger metropolitan areas of Bowling Green, Lexington, and Louisville. The city is within a two-day drive of many of the major populated areas within the United States. Campbellsville and Taylor County connect with the network of Interstates 65, 75, 64 and 24, via the Wendell Ford, Bluegrass and Louie Nunn Parkways, KY 55 and KY 210, which provides AAA access for truck traffic.

The highway distance and mileage estimates to regional and national cities is presented below.



| <u>Location</u> | <u>Highway Miles</u> | <u>Transit Time</u> |
|-----------------|----------------------|---------------------|
| Louisville | 85 | 1d |
| Cincinnati | 163 | 1d |
| Indianapolis | 198 | 2d |
| Atlanta | 324 | 2d |
| St. Louis | 346 | 2d |
| Chicago | 381 | 2d |
| Washington D.C. | 619 | 2d |
| New York | 788 | 3d |

| | | |
|--------------------|------|----|
| Houston | 927 | 3d |
| Miami | 981 | 2d |
| Los Angeles | 2153 | 4d |

2010 to 2020 traffic station count maps from the Kentucky Transportation Cabinet for Taylor County and Campbellsville is included below with a legend detailing the icons in the map, such as traffic stations and traffic flows.¹

¹ <https://maps.kytc.ky.gov/trafficcounts/>



| Legend | |
|--|------------------------------------|
| Traffic Station Counts | Traffic Flow - Station type |
| Automatic Traffic Recorder (ATR) | 0 - 399 |
| Volume Data Collection Station | 400 - 1599 |
| Classification Data Collection Station | 1600 - 2399 |
| Local Road Bridge | 2400 - 4999 |
| | 5000 - 14999 |
| | 15000 - 24999 |
| | 25000 - 49999 |
| | 50000 - 99999 |
| | 100000 - 250000 |



Commuting

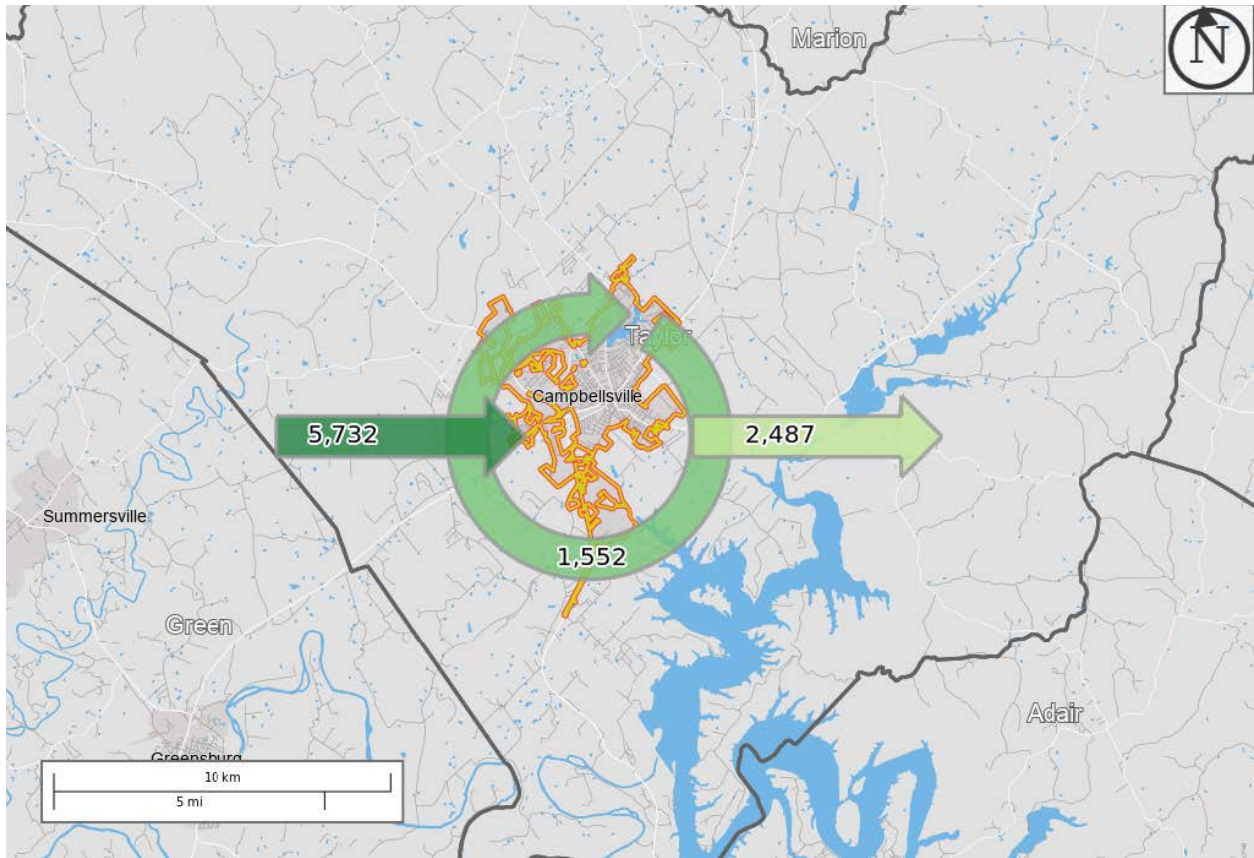
There has been an increase in commuting within Campbellsville and Taylor County more broadly. In 2018, approximately 5,543 people who lived outside the city limits commuted into the city for work. Around 1,474 people who lived within the town worked there as well. On top

of these commuters, approximately 2,347 workers were commuting from within Campbellsville to work outside the city limits. According to the U.S Census Bureau, from 2018 to 2019, there was an approximately 467 job increase within the City of Campbellsville. With this increase, an additional 387 people commuted into Campbellsville, with 80 more living and working within the city and a further 140 commuting outside the city. In recent years, there have been substantive traffic inflow and outflow increases in Campbellsville.²

Figure 7.1 2019 Commuting Inflows and Outflows for Campbellsville

The graph below demonstrates the number of people who travel into Campbellsville for work, those who live within Campbellsville and commute within the city's limits, and those who live within Campbellsville and travel outside of the city for work.

² <https://onthemap.ces.census.gov/>



Accident Patterns

In 2010, there were 668 collisions. In 2021, collisions saw a substantive decline to 588 collisions.

As in the past, the accidents occur around the Green River Plaza along Highway 210 and Broadway/Highway 68. The following graphic is taken from the 2021 Campbellsville Police Department Annual Report.

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|--|------|------|------|------|------|------|
| TOTAL COLLISIONS | 676 | 656 | 676 | 624 | 645 | 588 |
| TOTAL COLLISIONS (**excluding parking lots) | 615 | 610 | 644 | 586 | 510 | 544 |

| | | | | | | |
|-----------------------------------|-----|-----|-----|-----|-----|-----|
| **FATAL COLLISIONS | 1 | 1 | 1 | 1 | 0 | 0 |
| **INJURY COLLISIONS | 61 | 54 | 58 | 54 | 49 | 52 |
| **PROPERTY DAMAGE ONLY COLLISIONS | 614 | 601 | 618 | 569 | 473 | 492 |
| **NUMBER KILLED | 1 | 1 | 2 | 1 | 0 | 0 |
| **NUMBER INJURED | 90 | 77 | 101 | 70 | 56 | 80 |
| SPEEDING CITATIONS | 76 | 36 | 56 | 60 | 83 | 117 |
| DUI ARRESTS | 73 | 51 | 56 | 60 | 88 | 62 |
| SEATBELT CITATIONS | 233 | 271 | 355 | 405 | 219 | 203 |
| CHILD RESTRAINT CITATIONS | 7 | 9 | 9 | 12 | 4 | 14 |

Highway Safety Grant Funding

The 2022 State Highway Safety Plan by the Kentucky Office of Highway Safety (KOHS) handed out grants for funding 21 local law enforcement agencies and their respective enforcement programs that focus on impaired driving. The Campbellsville Police Department is one of the 21 law enforcement agencies that received a grant designated to be used on roadways within their locality that have the highest number of crashes involving impaired drivers. The funds, \$22,000.00, must be used on targeted enforcement within said areas, mainly for overtime payments and fuel reimbursement.

Public Transportation

There is no public bus service in the community. Taylor Regional Hospital partners with community organizations to provide transportation for medical patients. A few service organizations, the university, and churches offer personal transportation services for medical

patients, students seniors, and veterans. There are a few other private options available to residents requiring personal transportation. There are two taxi services and two ride-sharing companies that provide services within Campbellsville.

Air Transportation

Campbellsville and Taylor County are served by the Taylor County Airport, which is open to the public Monday through Friday from dusk to dawn. The two runways are 5,003 feet in length, and the landing area is designated for the operation of civil aircraft by the Department of Aviation of the Kentucky Transportation Cabinet. There is no control tower. The airport is equipped with runway lights, VASI, REIL, self-service fuel, a t-hanger, and a hospitality area. Average use is noted at 28 aircraft per day. The airport meets all the specifications required by the federal government for small jet planes but not for commercial use. A picture of the Taylor County Airport is provided below.



The airport is owned and maintained by Taylor County. Operational funds are allocated through federal, state, and county governments via their respective budgets. For example, in July of 2020, the Taylor County Airport Board received \$525,000 in federal funding to construct a taxiway, expanding the number of aircraft that could be on the runway or between facilities at a time.

Although Taylor County Airport does not meet the specifications for commercial use, there are several cities nearby that meet federal government specifications. The closest airports that meet the qualifications for international and/or domestic travel would be in Lexington, Louisville, Owensboro, Cincinnati, and Nashville. The table below details the nearest airports and whether their respective uses for domestic, international, or both.³

| <i>Airport</i> | <i>Location</i> | <i>Distance</i> | <i>Domestic/International</i> |
|--|------------------|-----------------|-------------------------------|
| <i>Blue Grass Airport</i> | Lexington, KY | 78 Miles | Domestic |
| <i>Louisville International Airport</i> | Louisville, KY | 80 Miles | Both |
| <i>Owensboro-Daviess County Regional Airport</i> | Owensboro, KY | 135 Miles | Domestic |

³ <https://www.travelmath.com/nearest-airport/Campbellsville,+KY>

| | | | |
|---|----------------|-------|----------|
| <i>Nashville International Airport</i> | Nashville, TN | 146 | Both |
| | | Miles | |
| <i>Cincinnati/Northern Kentucky International Airport</i> | Hebron, KY | 161 | Both |
| | | Miles | |
| <i>Cincinnati Municipal Lunken Airport</i> | Cincinnati, OH | 171 | Domestic |
| | | Miles | |

Transportation Initiatives

The revised 2022 Kentucky Transportation Cabinet’s Six Year Highway Plan established from 2020 to 2026 features projects for Taylor County, which include:

| Roadway | Dates | Type of Work | Description |
|---------------|------------------|--------------------|--|
| US-68 | 2021-2025 | Safety (P) | IMPROVE SAFETY AND PASSING OPPORTUNITITES ALONG US 68 FROM KY 61 IN GREEN COUNTY TO DAVIS ROAD IN TAYLOR COUNTY. |
| KY-210 | 2022-2024 | Safety (P) | ADDRESS SAFETY AND TRAVEL TIME RELIABILITY ALONG KY 210 FROM CAMPBELLSVILLE TO HODGENVILLE |
| KY-210 | 2022-2025 | Safety (P) | ADDRESS SAFETY BY IMPROVING EXISTING ALIGNMENT IN SPOTS AND ADD PASSING LANES ALONG KY 210 FROM CAMPBELLSVILLE TO HODGENVILLE. MILEPOINTS 0-14.148 AND 6.994-16.613 AND 0-0.750 IN TAYLOR, LARUE, AND GREEN. |
| US-68 | Anticipated 2022 | Major Widening (O) | HEARTLAND PARKWAY: ADDRESS SAFETY AND MOBILITY CONCERNS ON US 68 FROM KY 1799 (AIRPORT RD) IN TAYLOR COUNTY TO THE LEBANON BYPASS IN MARION COUNTY |
| KY-70 | Mid 2023 | New Route (O) | HEARTLAND PARKWAY: IMPROVE MOBILITY AND CONNECTIVITY VIA NEW CAMPBELLSVILLE BYPASS FROM KY-70 TO US-68 EAST OF CAMPBELLSVILLE. SECTION 2. Under Construction |
| KY-70 | 2024-2026 | Reconstruction (O) | IMPROVE SAFETY, ACCESS, GEOMETRICS AND DRAINAGE ON KY-70 IN CAMPBELLSVILLE FROM US-68 TO COUNTRY VIEW COURT |

| | | | |
|----------------|-----------|-------------------|---|
| KY-3098 | 2022 | SAF-Guardrail (P) | INSTALL GUARDRAIL ON KY-3098 IN TAYLOR COUNTY |
| CS-1343 | 2023-2024 | Am-Bridge (P) | BRIDGE PROJECT IN TAYLOR COUNTY ON SOUTH COLUMBIA AVE AT BUCKHORN CREEK |
| US-68 | 2024-2025 | Safety (P) | ADDRESS SAFETY BY CONSTRUCTING A LEFT TURN LANE ON US 68 AT KRYSTAL MUSIC |

The Heartland Parkway is a proposed roadway that will run through four counties, beginning in Columbia/Adair County at the Louie B. Nunn Cumberland Parkway and going north through Campbellsville/Taylor County, Lebanon/Marion County and connecting with the Martha Lane Collins Bluegrass Parkway in Springfield/Washington County. The goal of this project would be to better link the region to both the Lexington and the Louisville metropolitan areas, as well as I-65, I-64, and I-75. ⁴

The Heartland Parkway would hope to create a major north-south corridor, allowing for greater economic opportunity, and designed to serve as the major gateway to the Green River Lake tourism region. The Heartland Parkway has a website that is supposed to enable the public to keep up with progress. However, there has not been an updated posted to the site since 2015.⁵

The first phases of the building are currently underway. So far, a bypass has been built to connect US 68 with KY55 and KY 70. Although the project has suffered setbacks and delays, many of the aspects of Heartland Parkway have been implemented incrementally due to the lack of traffic volume desired to implement the project's entirety. Therefore, the amended goal

⁴ <https://transportation.ky.gov/Planning/Planning%20Studies%20and%20Reports/Heartland%20Parkway%20-%20HP%20Study%20Purpose.pdf>

⁵ <http://heartlandparkway.com>

for the project is to implement only one roadway with the possibility of adding another road with a median in-between if the required traffic volume is met or exceeded.

Rail

The former railroad system in Campbellsville has been removed and is no longer in existence.


Pedestrian Transportation











The City of Campbellsville continues to improve existing sidewalks within the historic district. New sidewalks were poured along North Central Avenue leading to Trace Creek allowing safer access to Miller Park facilities for pedestrians. Walking trails were created in tandem with Taylor County as a broader initiative to form a Trail Town to create better recreational opportunities, encourage physical active in a safe, non-motorized setting, and a location for special events that promote recreation, competition, and a healthy lifestyle within the respective communities. The sidewalks that the Trail Town provides is also accessible to many subdivisions within the community, allowing the community to take advantage from their homes. Below is a picture of a bridge located within the Trace Pittman Greenway.



Campbellsville/Taylor County Trail Town/Bike Plan

The Campbellsville/Taylor County Trail Town (CTCTT) initiative began in 2013 when the mayor appointed a steering committee to oversee the effort. The project has connected Miller Park to the Paul Osborne Soccer Field and City Lake to Trace Creek Ball Park, finally connecting the system of trails to downtown Campbellsville. Community leaders believe that through the connection of the trails with downtown, that a positive economic impact could be made. Today, the trail has over 50 miles of multi-use trails, below demonstrates the trail systems and uses available to both residents and tourists alike.



| PAGE # | TRAIL SYSTEMS | MILES OF TRAILS | TRAIL USES |
|---------|--|-------------------------|---|
| | GREEN RIVER LAKE STATE PARK | | |
| 4 & 5 | 179 Park Office Rd. Campbellsville, KY 42718 (270) 465-8255 | 28 |    |
| | TEBBS BEND-GREEN RIVER NATURE TRAILS | | |
| 6 & 7 | 327 Tebbs Bend Rd. Campbellsville, KY 42718 (270) 789-9880 | 5.23 |  |
| | CLAY HILL MEMORIAL FOREST | | |
| 8 & 9 | 7426 Old Lebanon Rd. Campbellsville, KY 42718 (270) 465-9570 | 5.9 |  |
| | GREEN RIVER LAKE USACE | | |
| 10 & 11 | 544 Lake Rd. Campbellsville, KY 42718 (270) 465-4463 | 4.04 |  |
| | TRACE-PITMAN GREENWAY | | |
| 12 & 13 | 2020 Hodgenville Rd. Campbellsville, KY 42718 (270) 465-7011 | 2 |   |
| | ROBERT L. & BERNICE MILLER PARK | | |
| 12 & 13 | 1 Miller Park Dr. Campbellsville, KY 42718 (270) 465-7011 | 0.9 |  |
| | GREEN RIVER WATER TRAIL | | |
| 14 & 15 | Tailwater off HWY 55 Campbellsville, KY 42718 (270) 465-4463 | County 12.5 KY 384.5 |  |

The project's continued goals are as follows:

- improvement of community walkability and health
- boosting the memorability of the town and trails to attract tourists and prospective residents
- increase interconnectivity through the promotion of the trails and special events

Several programs exemplify the latter through numerous recent events. In addition, Trail Town has hosted current events such as Walk with a Doc and the Central Kentucky Adventure Weekend to achieve their health and community objectives. The CTCTT Board and Task Force aspire to continue looking for grants to achieve these goals.

Transportation Strategic Recommendations

- Continue to support the development of 2+1 highways on all major highway arteries into the city.
- Expand sidewalk connectivity throughout the city.
- Create a local public transportation system.
- Expand ADA-compliant access in the downtown.
- Establish EV charging stations within the city.
- Continue support for ultimate completion of the bypass.
- Continue to support Campbellsville Trail Town initiatives.
- Conduct a walkability study to improve pedestrian mobility in the city.

VIII. Community Facilities and Services

City of Campbellsville

Located in the heart of central Kentucky sits Campbellsville, the county seat of Taylor County. Campbellsville was established by the General Assembly in 1817. The town plat contained 85 lots and a public square on which the courthouse was later built. At that time, the town was in Green County. In 1848, the town trustees sold the public square as a courthouse site, to the newly formed Taylor County, for one dollar.

According to the 2020 Census, the population of Campbellsville sits at 11,426. The city's government is led by a mayor and a twelve-member council, which meets monthly every third Monday at 7:00pm at the Campbellsville Civic Center Council Chamber. The city office is located at 205 N. Columbia Ave. During meetings, the mayor presides, and all thirteen members have voting rights.

In 2022, there were blank employees, comprising of the city clerk, assistant city clerk, and payables clerk. The hope is to one day rehire a human resources manager soon, but currently there are no anticipated plans to do so.

Due to the COVID-19 pandemic, the city's administrative offices were upgraded to include plexi-glass in the front lobby and a door was added to stop the public from entering the office area. The city also owns the building that houses a privately operated business, with rent being paid to the city. The former train depot has been remodeled into the current Police department building. The former train depot Armory, located off Broadway, is currently being rented to a local volleyball coach where they now hold practices.

The city has been involved with downtown development, providing improved crosswalks and lighting. The city worked to renovate an alley, added a fountain, planters, flowers, trees, tables, chairs, and a common area. These improvements were well received by the public. Money has been added to the current fiscal year budget to replace the furniture in the alley and replace the flowerpots on Main Street. The city is replacing a portion of sidewalk in front of the newly remodeled Willock Building.

The city maintains a web presence through a city website and a Facebook page, which the website has been updated to improve our website to make it more user friendly.

City Hall delivers several services for the citizens of Campbellsville. These services include Accounts Payable/Receivable, the City Clerk's office, Codes Enforcement, Engineering, Human Resources, Information Technology, Planning and Zoning, Commercial Sanitation Payment Collection, Tax Collection and all Emergency Services.

Departments of the city include:

- Water and Sewer
- Public Works
- Fire and Rescue
- EMS
- Police Department
- Street Department
- 911 Center
- Trail Town, Trace-Pitman Greenway and all other trail systems
- History and Preservation

City Priorities

The mayor and city council review the city's departmental, budgeted items during council meetings each month, assessing needs as they occur. The following items are considered priorities for the city over the next several years.

The city hired a contractor to complete the dirt work on the front part of the sports park complex. They have gotten all the ground to grade and also place a parking lot and partial ring road. The front part will be for soccer. In the future, there will be water and sewer ran to the park. In addition, a concession stand will be built which will include restrooms. The city is going to finish the work on the soccer fields so play can begin in the fall of this year. There are still plans to build baseball fields in the back portion of the sports park when funds are available to complete all work associated with the project. At this time no timetable is set for the completion of baseball.

The Police Department is now housed in the former Train Depot, but the building is old and even though it "looks good", it is in need of repair to sagging floors, etc. The County build a new fire station and moved out of the City's building about three-four years ago. The Fire Department needs an updated building also.

Community Facilities

The city owns and manages the Campbellsville Civic Center, which was renovated the building over three budget years from a former church building and public library to the community building it is today. With the combined efforts of the city departments and assistance provided by the Taylor County fiscal county, the building now houses the offices for six community-based organizations as well as the Council Chambers for the city. The renovations have made city

council meetings more accessible to the public and has given an event space that can be rented for family reunions, wedding receptions, concerts, church functions, other events for up to 275 people. Rent is \$300.00, with a non-refundable \$50.00 prepaid deposit and the remaining \$250.00 being paid prior to the date of the event.

Public Works Department

The Public Works department acts as a larger department that houses, coordinates, and facilitates the operation of the departments listed below. The department is headed by a director and an assistant director that work with the Public Works Administrative department. The duties of the administrative department include the oversight and coordination of contract street paving, pavement marking, safety/employee training programs, and bid openings to the public. The administrative department is also responsible for clerical duties, record keeping, material acquisition, and dispatching other departments to address problems.

Water and Sewer Department

The City of Campbellsville owns and operates their own Water and Sewer Department that provides a variety of services through sub-departmental offices. With over 600 main line miles that serves approximately 10,000 customers, the water distribution department is in charge of six water storage tanks and five pump stations that serve the city's customers and county residents. Any new construction projects or water main breaks are handled by the department. Office personnel handle all human resource and payroll functions for the employees of the water & sewer company. These responsibility also include financial statements and accounting services in-regards to asset management and accounts payable.

The Wastewater department maintains the municipally owned collection system. For utility improvement projects, the department is responsible for connections, blockages, preventive maintenance, and new line construction. The department also handles the inspection, evaluation, and treatment of the wastewater collection system, which includes the chemical treatment for grease traps, maintenance of cleanouts and manholes, and data collection for mapping and prioritization of capital improvements for collection infrastructure.

The Campbellsville Municipal Water Treatment plant is designated with the responsibility to treat consumable water for domestic, commercial, and industrial use. 9 million gallons of potable water is treated by the plant 24 hours a day all year long. Operators monitor the water and conduct lab analysis daily to ensure the potability of plant's water for its citizens, businesses, and manufacturers.

The Green River Reservoir is the primary water source used by the Campbellsville's Municipal Water facilities with Trace Fork Creek as a potential backup source if issues occur at the other pump station. Operations are financed with fees paid by system users and the amount of water that the user consumes each month.

The Water Distribution department sees water sent from the Water Treatment Plant to the city and county to meters, hydrants, and water storage tanks. There is over 600 miles of water mains, six water storage tanks, six large master meters, and five booster pump stations within the system. The Water Distribution system is classified as a Class III distribution system with eleven department employees that operate and maintain the system.

The Wastewater Treatment Plant performs numerous tests of the wastewater are performed to ensure that there is no negative impact on the environment. The Wastewater Collection system

consists of six personnel, jet-cleaning equipment, other heavy equipment, and a sewer line camera system. The department maintains 26 pump stations and is available 24/7 for any emergency services.

Campbellsville Street Department

The Street department delivers a variety of services for the citizens of Campbellsville. These services include the maintenance and improvement of city streets and sidewalks, pothole and asphalt repairs, salting roads and walkways, erecting guard rails and street signs, and removing brush and other debris after storms.

The department also has the capacity to install new or extent current streets, streetlights, and sidewalks when needed. These services are achieved through the operation of heavy equipment, performing construction and maintenance related to the city's infrastructure, and general landscaping on public grounds.

The Street department is currently operating out of a building at 398 South Central Avenue.

The structure is in good shape and there is space for extra storage to be built if needed. There is also a warehouse location on Martin Luther King Street.

The Street Department has a variety of equipment to maintain including pickup and dump trucks, backhoes, loaders, road graders, and a bulldozer. Most are in good condition, other than the dump trunks and the pickup, which need to be replaced when possible.

New or improved sidewalks completed/planned:

- Main Street – Broadway
- S. Columbia Ave. (Gowdy St. to Amazon.com)
- S. Central Ave. (South Campbellsville Baptist Church to Dollar Store)

- Lebanon Ave. (Miller Park Road to Taylor Regional Hospital)
- MLK, Jr. Blvd. to Campbellsville Elementary School
- Miller Park Road (Lebanon Ave to North Central

Stormwater Department

The creation of the Stormwater department by the City of Campbellsville was undertaken to provide a safeguard to persons, protect property, and prevent damage to the environment through the promotion of public welfare. By regulating the design, construction, use, and maintenance of activities such as developments that desorb soil, erosion from construction job sites can be prevent and help promote safer conditions for the public, local wildlife, and save money from costly repairs.

Planning and Zoning

The Planning and Zoning department services the community through the provision of orderly procedures for the planning, zoning, and development of the city that is both efficient and sensitive to the needs of the community. Through the use of improved technologies, citizens engagement, and self-evaluation, the employees hope to improve the effectiveness of the department. The department seeks to guide the safe and responsible development of property through the efficient usage of community resources, preserving its character, all-the-while improving the quality of life for residents.

The city is considering the option of:

- Possible zoning changes

- Sewer is not present in proposed area
- Might be development
- Stretch of road from 55 to 68 east
- Potential city-organized tourism

Parks and Recreation

The City Parks department includes three community parks totaling around 200 acres.

The goal of the Parks department is to provide safe and enjoyable leisure opportunities for the citizens of Campbellsville. To achieve this goal, the Parks department uses dedicated staff that maintains the quality of the playground equipment, public restroom facilities, and the cleanliness of other facilities used for recreational activities and youth sports.

Campbellsville has a wide variety of recreational activities within the city limits. Since the 1960s, public officials within the community have worked to devote two acres per one thousand residents for public recreation, resulting in a large community public park system.

The **Robert and Bernice Miller Municipal Recreational Park** is a 56-acre park which offers:

- 4 Little League fields
- 2 softball fields with concession stands
- 8 lighted tennis courts
- 6 horseshoe pitching areas
- 3 corn hole boards
- 2 playgrounds (one is handicapped accessible)
- 1 9-hole (3 par) golf course

Volley and basketball courts

Skate park

Walking track

Olympic size swimming pool with diving boards, wading areas, bathhouse and concession stand

Picnic areas

Park benches

Gazebo available for special events

Amphitheater

The park has been well maintained, and additional parking has been provided.

There are currently six employees with the parks department.

Paul Osborne Soccer Park is located at Faulkner Place and there is a total of 38 acres, of which 13 have been developed for community soccer. There is a concession stand and restrooms are available.

City Lake offers an 85-acre lake located directly across from Miller Park (Lebanon Avenue), for fishing and boating, though no gasoline motors are allowed.

Veterans Memorial City/County Park provides numerous services and recreational opportunities including softball, volleyball, playgrounds, picnic shelters, walking and bicycling trails. This park is maintained and managed by the Taylor County Fiscal Court.

Trace Creek Girls Softball Park is owned and managed by the City of Campbellsville.

Other city owned or maintained recreational options include:

- Small playgrounds near or on public housing facilities
- City municipal building (public use, privately rented)

In the past few years, the city renovated the Tennis Complex in Miller Park. The court surfaces had failed and were sinking due to poor drainage. The city also made significant repairs to the City Pool including equipping it for handicap access. New sidewalks were poured along North Central Avenue leading to Trace Creek allowing safer access to Miller Park facilities. These projects were completed using city equipment and employees and without incurring additional debt.

Recent Expansion/Future Plans for City Park Development

There is a 180-acre section of land which has been purchased by the City of Campbellsville for a sports park. This land has not been developed and is currently being rented as farmland. There is no access to water or electric and no clear idea as to who would manage the property if it were developed. There are some design plans available, however this is an area for further input and discussion.

Other parks and recreational opportunities not operated by the City of Campbellsville include:

Green River Lake is an 8,210-acre lake providing opportunities for almost any water sport such as boating, skiing, fishing, and swimming. There are eight campgrounds, and amenities such as miniature golf, horseback riding and scenic walking trails.

Kid-Wise Amusements is private business offers indoor and outdoor inflatables and activities for children’s recreation. This business is located in a city-owned building, and in addition to offering recreational services, rents outdoor tents for special events.

Phillips Lane Family Entertainment is a full-service bowling center and restaurant with both lunch and dinner menu options. There is also an arcade, video games and a pool are available.

Campbellsville Country Club offers an 18-hole golf course with a full-service Pro Shop, indoor/outdoor driving range, practice greens, electric carts, heated swimming pool, restaurant and lounge and makes banquet and meeting rooms available for private events.

Taylor County Community Center is located next to the City/County Park and is owned and operated by the county.

Emergency Medical Services

E-911

Emergency communications E-911 services are provided by the Campbellsville-Taylor County Emergency Communications Center, a branch of the City of Campbellsville Police Department. Through an interlocal agreement between the City of Campbellsville and Taylor County Fiscal Court.

E-911 provides highly trained dispatch staff for police, sheriff, city fire/rescue, county fire, city/county EMS, city utility services, streets, and sanitation. The center provides round the clock services 24/7, 365 days of the year to approximately 38,000 residents of Taylor County. They utilize Emergency Medical Dispatch (EMD), RapidSOS along with GIS addressing coordinator/flood plain manager to assist community members with location verification of

addressing along with flood plain management. The Campbellsville-Taylor County Emergency Communications Center is in a stand-alone Public Safety Answering Point facility (PSAP) at 125 West 1st Street.

Additionally, the Campbellsville-Taylor County Emergency Communications Center provides both nonemergency and emergency radio, data, and telephone communications for 18 additional agencies.

Campbellsville/Taylor County EMS

CTCEMS provides Advanced Life Support with paramedics and EMTs that operate under the direction of the medical director. CTCEMS also handle nonemergency transports to and from nursing homes, and to doctors' offices. The EMTs work closely with Taylor Regional Hospital to maintain their status as one of only three Level III trauma hospitals in Kentucky. The service also provides standbys at local community and athletic events such as civic functions and football/basketball games for area school systems and Campbellsville University. They also provide service to recreational travelers to Green River Lake and Recreational Area.

A chaplain is made available daily for guidance and assistance with family members or other individuals, who may need spiritual guidance to help cope with a traumatic incident.

Emergency Medical Services is made up of:

- 7 medic units
- 1 director vehicle
- 1 auto
- 19 Paramedics and EMTs full time
- 12 part-time

- 3 chaplains

EMS also uses Fire Department personnel as backup, as they are now required to be certified EMTs.

EMTs must be licensed by the state of Kentucky or obtain the Paramedics ACLS, PALS Emergency Driving Certificate, CPR, or PHTLS.

Recent upgrades equipment include:

- 3 new medic units (ambulances)
- 3 new LP 15 monitor/defibrulators
- King Vision (video monitors) for intubations
- 3 new hydraulic cots for patients

Recent upgrades to current facilities include renovation upgrades to four bathrooms in 2014.

EMS anticipates replacing one medic unit every other year and adding another LP #15 monitor as needed.

This service is provided through income from billing for services, as well as county and city joint funding as needed, to meet the budget.

There is an interlocal agreement with Taylor County Fiscal Court and the City of Campbellsville.

Public Health Services

Health services in Campbellsville cover a broad array of care including the following:

- Regional hospital
- Kidney dialysis
- Clinics
- Health department

- Medical and health care practitioners
- Trauma Center

Taylor Regional Hospital is located at 1700 Old Lebanon Road, Campbellsville and provides medical care for the 110,000 people who live in Campbellsville and the regional service area.

The hospital is affiliated with Louisville-based KyOne and has 42 doctors on staff, plus additional courtesy and consulting physicians.

The five-member board appointed by the Taylor County Fiscal Court is responsible for the governance of the hospital. They serve four-year rotating terms and all meetings are open to the public. This board is responsible for determining future plans of the hospital.

The CEO of the hospital oversees the operations and is responsible for coordinating and supervising all hospital policies, medical services, personnel qualifications as well as the financial stability of the hospital.

The hospital is supported by tax revenue, up to 10 cents on each \$100 of property assessment.

These funds are used for debt retirement and capital improvements. Ongoing maintenance and operation expenses are paid through income received for services.

There are 750 employees in total, making the hospital one of the largest employers of the community.

The hospital's mission is education and efforts to educate the community on health issues are ongoing. For example, health fairs are frequently provided whereby the hospital offers free screenings and tests for things such as colon and prostate cancer or blocked arteries.

Specialties offered at the hospital include:

Allergy & Immunology Anesthesiology

Pathology

Cancer Center at Taylor Regional Hospital

Pediatrics

Cardiology

Pediatric Dentistry Physical Medicine &

[Cardiopulmonary Rehab](#) Dermatology

Rehabilitation

Emergency Services

Pulmonary Diseases

[Level III Trauma Center](#)

[Radiology](#)

Family Practice

[Rehabilitation](#)

Gastroenterology

Sleep Medicine

[General Surgery](#)

Urology

Hand Surgery

Vascular Surgery

Hospitalist Services

[Wound Healing Center](#)

Internal Medicine

Nephrology

Neurology

Nuclear Medicine

[Obstetrics/Gynecology](#)

Oncology

Ophthalmology

Oral & Maxillofacial Surgery

Orthopedic Surgery

Otolaryngology

[Outpatient Surgery](#) – Vein Center

The Level III Trauma Center at Taylor Regional Hospital is one of only three Level III Trauma Centers in the state of Kentucky. A Level III Trauma Center provides prompt assessment, resuscitation, emergency operations, and stabilization through the prompt availability of a surgeon.

In addition to the Trauma Center, the emergency department at Taylor Regional Hospital is available 24 hours a day, seven (7) days a week with a physician on staff at all times.

The hospital works with community partners to provide transportation for patients that need cancer treatments.

The current facility does adequately serve the community. There are plans to expand the rehab services and add a partial retail pharmacy. In terms of services, there are plans to add pulmonary, and to expand the hospitalist program.

Public Health

The Taylor County Health Department is one of 10 county health departments that make up the Lake Cumberland District. The counties of the Lake Cumberland area are Adair, Casey, Clinton, Cumberland, Green, McCreary, Pulaski, Russell, Taylor, and Wayne. Administrative offices are in Somerset, Kentucky.

The Taylor County Health Department is led by a 12-member board, 10 of which are appointed by the Secretary of the Department of Human Resources, and must consist of three physicians, a registered nurse, and a dentist. The other members are the current County Judge Executive, and someone appointed by Fiscal Court. Open meetings are held annually.

The staff consists of registered and practical nurses, support services associates, an environmentalist, a health educator, a diabetes educator, and HANDS team members. The responsibilities of staff cover a wide spectrum including preventing and controlling of communicable diseases, implementing quarantines, sanitation and inspections, health promotion and policy development and home visiting.

The department is located at 1880 North Bypass Road and is housed in a county owned building.

The facility is currently adequate for operating needs. No changes are anticipated to the facility or the equipment therein over the next three to five years.

Currently the County has the following health related facilities:

Clinics: 4

Assisted Living: 2

Physicians: 33

Pharmacies: 8

Eye Institute: 1

Adult Day Care: 1

Nursing Homes: 2

Home Health Agencies: 4

Dentists: 9

Ambulance Services: 1

Counseling Facilities: 3

The Taylor County Health Department partners with various agencies and entities in order to “increase knowledge of the importance of healthy lifestyles – promote healthy nutrition, physical activity and tobacco cessation for adults and youth.” Some of those community partners are:

| | |
|--|--|
| 21st Century Program | City of Campbellsville |
| Bicycle Friendly Campbellsville | Friends of Green River Lake |
| Campbellsville Board of Education | Green River Lake State Park |
| Campbellsville High School | Taylor Co. Cooperative Extension Service |
| Campbellsville Schools | Taylor Co. Senior Center |
| Family Resource Youth Services Center | |
| Taylor Regional Hospital | |
| Campbellsville-Taylor County Anti-Drug Coalition | |
| U.S. Army Corps of Engineers-Green River Lake | |
| Campbellsville University | |

Some community-based programs that are currently underway are:

- Farm to School Program
- Tobacco Cessation
- 24/7 Tobacco Free School Campuses
- Community Physical Fitness/Wellness Activities
- Trail Town Certification

There is also a Taylor County Wellness Coalition which works to promote and coordinate all available community resources in health-related activities

Educational Facilities

The future of any community is dependent upon the education of its young people. With a sound educational system, the opportunity exists to develop a highly skilled labor force, thus attracting more jobs to the community, enabling a better quality of life.

There are two public school districts, both located within the city limits. The public schools are Campbellsville Independent School District (CISD), and Taylor County School District (TCSD). Both districts operate on an alternative calendar with breaks during the fall, Christmas and spring. Remedial enrichment programs are accessible to students during the breaks and after school programming.

Campbellsville Independent School District

The Campbellsville Independent School District is comprised of four schools: Campbellsville Elementary, Campbellsville Middle, Campbellsville High and Eagle Academy. *The district has a student population of 1,238 enrolled with 73.1% White, 9% Black, 12.2% are two or more races, 4.5% Hispanic/Latino, 0.9% Asian or Asian/ Pacific Islander, and 0.2% American Indian or Alaskan Native.

Campbellsville Independent School District is situated on two sites, the middle and high schools on a 14.5-acre tract and the elementary school on 18 acres. The elementary school is now called the Campbellsville Elementary School at Durham Campus, in reference to the former African American school which was annexed into the city school system in the 1960s. Additionally, there are five educational buildings occupying approximately three acres.

Major renovations and additions are under way at CISD facilities. According to the 2019-2023 District Facility Plan, Campbellsville Middle School is undergoing a \$8.9 million renovation to re-roof the building, brick stabilization, wood structural remediation, ADA accessibility, safety and security improvements, and many interior renovations of the existing facility. There will also be an addition of a new \$2.5 million middle school gymnasium constructed around the same period.

Campbellsville High School is also undergoing major renovations totaling \$14.6 million. These renovations include paving and parking, roof replacement, retractable bleachers, lockers, electrical and plumbing upgrades, life safety systems, ADA accessibility, and other improvements. These high school upgrades include improvements to renovate the football locker rooms at a cost of \$633,600. These improvements coincide with possible discretionary constructions projects that would be a \$1.5 million football/baseball field turf improvement and a \$657,000 football field house.

Major renovations are also in progress for Campbellsville Elementary School. Portions of the existing building will be re-roof due to a warranty expiration. These areas include the 1954 wing, the 1971 wing, and the 1989 wing. Among these areas there will also be exterior replacements, such as windows and doors. The locker room is projected to be renovated as well costing \$152,620. Some discretionary construction projects for the elementary school includes rubberized track at Durham Trak/Field Complex, softball field lights, softball field turf, and tennis courts totaling \$962,921.

Finally, there are some capital construction priorities included within the 2019-2023 District facilities plan. These include a major renovation to the central bus garage, which will cost

\$263,629, and a major renovation to CISD central office costing \$118,434. The central bus garage will be re-roofed, upgraded electrical service and plumbing, window replacement, and other facility improvements. Central office will be re-roofed, have an elevator installed, HVAC improvements, and other hardware improvements.

Enrollment at CISD has reached its highest point in the past ten years. The increase in students correlates with the increase in population experienced by Campbellsville over the past decade. This has caused the need for new staff members and other improvements to compensate the growth of the community.

Taylor County Educational Facilities

Taylor County Schools are comprised of approximately 2,800 students attending five district schools (Taylor County Primary (grades P-2), Taylor County Intermediate (grades 3-5), Taylor County Middle (grades 6-8), Taylor County High (grades 9-12), and Central Kentucky Career Academy (grades 7-12)). Demographically, the student body is 88% white with the remaining 12 percent being comprised of African-American, Hispanic, and Asian origins. Likewise, the staff is predominately white (98%).

Taylor County School District operates facilities on three sites. The elementary facilities and middle school are situated on 38 acres, the high school on 120 acres, and the CKCA on 14 acres. Recent upgrades to public school facilities include a new high school completed in 2017 off of Highway 210 (approximately 120 acres) for grades 9-12, and a new primary center for grades P-2, also completed in 2017, on the current elementary/middle school campus. In 2018, the former elementary school was renovated into the Central Kentucky Career Academy. This

building began as part of the New Skills For Youth Grant with a local agreement between two other school districts. In 2020, CKCA became locally controlled and serves as a Local Area Vocational Educational Center. Campbellsville University partners with TCS to share classroom space for welding and aviation classes.

The website (www.taylor.kyschools.us) has facilities and other district information.

The Taylor County District has a Technology Plan which is updated each year to coincide with the Comprehensive Improvement Plan. They are working toward a 1:1 environment with every student having access to a computing device with access to in-house and web-based educational resources. The goal is for all students to be technology literate and able to function in a world -class environment.

Both districts share a number of characteristics in common and both provide an outstanding education for students. Some of the opportunities common to both districts include:

- Advanced college prep courses in science, math, English and social studies
- Above average scores on KY's national school testing program
- Various school to work placement programs
- School-based enterprises
- Outstanding curricular and extracurricular performing arts
- Strong preschool programs
- Tutorial programs
- Drug and alcohol prevention programs
- Alternative schools for at-risk students

Kentucky Christian Academy (KCA)

KCA is located at 2046 Old Columbia Road in Campbellsville with a student population of approximately 98 students. It is an interdenominational school for preschool through eighth grade. Curriculum materials are selected which fulfill high academic expectations and the philosophy of Christian Education. KCA uses Terra Nova 3 to measure student performance.

Higher Education

Campbellsville University

In 1906, the Russell Creek Baptist Association established Campbellsville University as the Russell Creek Academy. Today CU is a comprehensive private, co-educational Christian university with a strong liberal arts component. Situated on more than 100 acres in Campbellsville-Taylor County, the main campus is located within a short distance from the downtown. The university has a historic Baptist identity and is open to students of all denominations.

CU is organized into the following colleges and schools: College of Arts and Sciences, School of Business, Economics, and Theology, School of Education, School of Chiropractic, Carver School of Social Work, School of Music, School of Nursing, Online Education, and School of Theology. Campbellsville University is accredited by the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) to award certificates, associate, bachelors, masters degrees specialist, and doctorate degrees.

Campbellsville's music program is accredited by the National Association of Schools of Music (NASM). The teacher preparation program is approved by the Education Professional Standards

Board (EPSB) for teacher education and certification and is accredited by the National Council for Accreditation of Teacher Education (NCATE). The NASDTEC Interstate Contract provides opportunity for graduates to earn teaching certificates in other states, although there may be applicable conditions. The Baccalaureate Social Work and Masters of Social Work programs are accredited by the Council on Social Work Education (CSWE). The Masters of Marriage and Family Therapy is accredited by the Commission on Academics for Marriage and Family Therapy Education (COAMFTE). Business programs are accredited by the International Assembly of Collegiate Business Education (IACBE). The RN to BSN Nursing Program is accredited by the Accrediting Commission for Education in Nursing (ACEN).

Campbellsville University offers over 80 academic options at the associate, baccalaureate, graduate, and post-graduate levels. A growing number of online degree programs and certificates are offered, and CU maintains regional centers in Louisville, Somerset, Liberty, Elizabethtown, Owensville, Hodgenville, and Harrodsburg. They also maintain a Los Angeles Education Center and dual credit for high school students with a 3.0 or higher cumulative grade point average.

CU's total enrollment in 2021 was 12,098 students, with 8,818 full-time. The ethnic breakdown of CU makes it one of the most diverse universities in the State of Kentucky, with only 48.19% identifying as white.

The university acts as a major part of Campbellsville's local economy. According to a 2018/2019 economic impact study conducted by Younger Associates, CU's direct and indirect economic impact in Campbellsville generates \$5.8 million in taxes, with an annual impact of \$137 million in the city.

CU has achieved success with their Vision 2025 that expanded regional and online enrollment and saw the university take massive leaps and growth over the past decade. Although COVID-19 resulted in a dip in enrollment for CU, this trend was experienced nationwide and hopes to rebound in the coming years.

Taylor County Public Library

The Library is located at 1316 East Broadway, in a new facility which was completed in 2013.

The library board meets the 2nd Monday of each month at noon in the Library Community Center, and is open to the public.

- **History**

- January 11, 2015 – 40th Anniversary of the Opening of TCPL
- March 2013 – Moved into New Building
- Elaine Munday, First Director
- Julia Turpin, Second Director
- Andrea Lawler, Third Director (Current)

- **Departments (Sections)**

- Adult/Main Circulation
- Kentucky & Family History/Genealogy Section
- Children's Section
- Junior Reading Room
- Young Adult Room
- Community Room

- Community Break Room
- Circulation Desk
- Staff Offices
- Staff Break Room
- Staff Restroom
- 4 Public Accessible Restrooms
- Garden & Picnic Pavilion
- **Staff (13 Paid Positions)**
 - Director
 - Children/Youth Services Librarian
 - Adult Services Librarian
 - Bookmobile Librarian
 - Outreach Librarian
 - 2 Circulation Specialists
 - 2 Library Pages
 - 3 Circulation Clerks
 - Cataloger
- **Taylor County Board of Trustees**
 - Five-Member Board
 - Assists in hiring of the director, making major financial decisions, supporting & promoting the library in the community
- **Times of Operation**

- Monday, Wednesday & Friday 9:00 a.m. – 5:00 p.m.
- Tuesday & Thursday 9:00 a.m. – 7:00 p.m.
- Saturday 9:00 a.m. – 4:00 p.m.

- **Circulation (Materials)**

- 28,124 Books (and growing)
- 616 Audio Materials
- 1,100 Videos (DVD)
- 33 Magazine Subscriptions
- 10 Kindle (E-readers)
- Local Newspaper
- Digital Library Access (overdrive)
- Portable Projector
- Braille
- ILL (Interlibrary Loans)

- **Items for In Library Check-out/Use (Must be used in the library)**

- CAC Reader (used most frequently by military patrons)
- Wand Digital Scanner
- 14 Laptop Computers (with wireless access)
- Two i-Pad Minis
- Typewriter
- Blue-tooth Speakers
- Access to Ancestry.com

- **Departments & Technology**
 - Main Circulation (12 Desktop Computers, Smart TV Display)
 - Genealogy/Family History (2 Desktop Computers)
 - Young Adult Room (1 Desktop Computer) *NEW
 - Junior Reading Room (1 Desktop Computer) *NEW
 - Children's Department (1 Desktop Computer *NEW, Mounted IPAD)
 - Community Room (8 Laptops, Projector, Projector Screen, Sound System)

- **Services**
 - Fax
 - Copies
 - Scan to Email
 - Notary
 - Ellison Cutting Dies Collection
 - Laminating
 - Interlibrary Loans
 - Bookmobile
 - Free Wireless Internet
 - Free Internet Access on all Public Computers
 - Coffee

- **Regular Programs**
 - Children's Weekly Story Hour
 - Monthly Adult Book Club

- Computer Classes/Individual Assistance
- Cooking Club
- Knitting Club
- Monthly Lunch & Learn Speakers *NEW
- Friends of the Library Meetings
- Summer Reading Program
- Yoga
- **New/Recent Programs**
 - ACT Prep Tutoring Sessions
 - ACT Practice Testing Session
 - Family Bingo Night
 - Rook Tournament
 - Writing Group
 - Visions of Campbellsville Photo Gallery (local artists)
 - Local Schools Art Exhibit
 - Read it Before You See it Passive Program
 - Quilt Show
 - March Reading Madness & Family Literacy Awareness
- **Funding**
 - Local Taxes (property)
 - State Grants & Federal Grants
 - Personal Donations/Trusts

- Friends of the Library Donations

Public Safety

Campbellsville Fire – Rescue

Campbellsville Fire – Rescue Department provides emergency services to the citizens and visitors of Campbellsville and Taylor County. The department is housed at 100 West Broadway and is led by Fire Chief Chris Taylor.

Fire and Rescue services include fire suppression, hazardous materials, and numerous aspects of

rescue including water, search, dive, rope, trench,

and confined space. The department also assists

Campbellsville/Taylor County EMS on emergency medical calls including staffing medic units for headquarters uncovered events and works closely with the Taylor County Volunteer

Fire Department through a mutual aid agreement.

Campbellsville Fire – Rescue is staffed by ten career personnel. These firefighters work a 24 hours on-duty and 48 hours off-duty schedule and are supplemented by part time and volunteer staff.

Current staff includes ten (10) career firefighters, ten (10) part time and forty (40) volunteers.

Working in conjunction the Kentucky State Fire Marshal’s Office, the department has several certified fire inspectors that perform annual fire inspections to local businesses for the purpose of

maintaining code compliance. Additionally, firefighters perform countless hours of fire

prevention and safety education to students and civic organizations throughout each year. Our department averages around 1,200 calls for service annually. Our run volume increases around 24% each year. We are responsible for Fire-Rescue-Hazmat calls for the Campbellsville City Limits and that composes 60% of our call volume. We are also responsible for Rescue-Hazmat calls in Taylor County and that is 37% of our call volume. We are responsible for these calls through 4 agreements with the following agencies Campbellsville Taylor County EMS, Kentucky Emergency Management, Taylor County Emergency Management and an Interlocal Agreement between Campbellsville and Taylor County Governments.

Annual training or certifications include:

- All career personnel are 400-hour certified through the Kentucky Fire Commission, with approximately 90% of all volunteers having either a 150-hour certification or 400-hour certification through the same agency.
- Career staff is certified through the Kentucky State Fire Marshal's Office as Level 1 Fire Inspectors.
- While not a requirement, many of the personnel (both career and volunteer) have various accredited certifications through the International Fire Service Accreditation Congress (IFSAC). Examples of this include Firefighter I, Firefighter II, Hazardous Materials, Instructor level I, Instructor level II, driver/operator, and aerial operator.
- 8/10 full time staff are Kentucky Board of EMS certified Emergency Medical Technicians, one is an Emergency Medical Responder and one is currently enrolled in EMT class. 47% of our entire department is medically certified as EMT's or paramedics.

Regarding the aspects of rescue the following is included in annual training and certifications:

- There are twenty (20) members of the special operations team composed of full time, part time and volunteer staff. These members are trained to the technician level in hazardous materials, trench rescue, rope rescue, confined space rescue, swiftwater rescue, public safety divers, ground search and rescue, incident support command team, vehicle extrication, unmanned aerial vehicle, and remote underwater vehicle.
- All members of the Special Operations Team train eight (8) hours per month (at a minimum). This includes a technical rescue discipline and dive training. We attempt to cover each discipline twice a year while diving once a month to stay proficient with skills.

Anticipated needs for future facilities or equipment:

Facilities

- Currently we operate out of one fire station located on 100 West Broadway. This fire station is centrally located in the city limits. The station does need some significant upgrades including remodeling the kitchen, day room, training room, bunk room and HVAC systems.
- The Campbellsville City Limits is rapidly expanding and that means our coverage area is expanding. We will need to add a fire department substation on the south side of town near the new south bypass and sports park area. This will expand our footprint and extend our 5 road miles from a firehouse to help improve our class 3 rating by the insurance service offices (ISO). This station will also allow specialized rescue equipment be located closer to Green River Lake for our summer visitors and patrons of Green River Lake. This station will likely be an unmanned station in the beginning but with plans to increase paid staffing to make this a

manned station. Planning for a full-time staff 24-7-365 will have to be applied in the design in this station. Planning for medic units to be staged at this location needs to be considered

- There will likely need to be one more substation added at the current Fire-Rescue training facility located at 100 Trace Creek Drive. This station would be unmanned but allow for backline fire apparatus to be located at this station for off duty staff and volunteers to respond apparatus from that location expanding our coverage are for the northeast and northwest areas of the city limits.

Apparatus

- Within the next 3 years the current first out Engine 1 will need to be replaced and placed in a second out position. We are on a plan to replace the first out engine every 10 years as it is used daily.

- Within the next 10 years the current ladder truck will need to be replaced. This apparatus is 16 years old and will need to be removed from our fleet at the end of its life.

- Within the next 10 years the current rescue truck will need to be replaced. This apparatus is 16 years old and the walk-in rescue bed can be remounted saving several hundred thousand dollars.

- With the expansion of the city limits and the current city water system not expanding along with the district we will need to add a tanker apparatus to our fleet. The tanker carries 3000 gallons of water in place of fire hydrants to add a level of protection to our staff and aid in fighting fires. Currently we do have a federal grant request submitted to potentially aid in 80% of the total cost.

Equipment

- Personal protective equipment is a constant struggle for a department our size to keep up with. Turnout gear cost range around \$2500 per firefighter and the lifespan of usable gear is only 10 years according to NFPA requirements. We need several sets of new turnout gear and a plan to purchase new gear every year to keep up with demands. We constantly look at grant funding to help with this project.
- Portable radios, mobile radios and radio system will need to be replaced in the next 5 years also. We are currently looking at federal grant funding to help with the cost of this project.

Personnel

- We will need to place additional full-time staff within the next 5 years. I can realistically see 6 more full time firefighter positions added to staff additional apparatus.

Police Department

The police department is accredited by the Kentucky Association of Chiefs of Police and is physically located at 132 s. Central Ave. in Campbellsville. The department is led by a chief and is made up of seventeen (17) police officers, one administrative support personnel, the Alcoholic Beverage Control Administrator, and nine (9) police communications officers. The department provides around-the-clock daily patrol and investigative services.

All officer personnel are trained in many disciplines to include tactical response, hostage negotiation, general investigation, narcotics investigation, child sexual abuse, elder abuse, crime scene evidence collection and preservation.

The police department operates the police communications (Campbellsville/Taylor County E 9-1-1) Center where the staff of police communications officers provides dispatch service for several public safety entities including, police, sheriff, city fire/rescue, county fire/rescue, city utility service, Street Department.

Upon request, the police department supplies educational material and speakers for schools, civic clubs or organizations on subjects related to crime prevention, emergency communication services, drug abuse prevention, bicycle safety, and child safety seat installation.

The Campbellsville Police Department prides itself as a community policing agency partnering with citizens and organizations to proactively problem solve and communicate issues which enhance public safety. The 2020 Annual Report is attached.

The Campbellsville Police Department was awarded their second re-accreditation certificate by the Kentucky Association of Chiefs of Police Law Enforcement Accreditation Program in 2018.

The agency was first accredited in 2008. The accreditation cycle is every five years.

The Campbellsville Police Department maintains a drug disposal box where citizens can deposit their unneeded medications. The container is emptied semi-monthly with an average weight of 14 pounds of medication each purge cycle. Therefore, the police department will ensure the drugs are disposed of in an environmentally safe manner.

The Campbellsville Police Department has once again partnered with the Appalachia HIDTA task force to combat illegal drugs with our community. The partnership provides funding for personnel and investigative expenses, and access to shared resources on a local, state, and national level. The Campbellsville Police Department has participated in the task force since 2002.

A highway safety grant was awarded to the Campbellsville Police Department totaling \$18,100. The highway safety grant is used to provide overtime payment for officers participating in DUI and Occupant Protection enforcement activities.

Recent improvements to the facilities include the recent renovation of a warehouse and evidence storage facility to accommodate adequate evidence storage and accountability in addition to storage of departmental supplies. The department also launched new evidence accounting system, Evidence Tracker[®], to electronically enter property involved in investigations, label them with a bar code, and create a log of accountability.

In the early summer of 2017, the Campbellsville Police Department moved to a remodeled facility which was formally the local railroad depot. The remodeled facility provides for much need workspace and records storage. The department was previously housed in a 300 square foot area which originally served as the City Hall. Constructed in 1959, the area floor plan is not efficient for the occupancy of the police department.

Alcohol Beverage Control

All alcohol permits granted to businesses are obtained through the City of Campbellsville are granted by the ABC Administrator located at the Campbellsville Police Department. ABC administrators in Campbellsville are either the Chief of Police or someone designated to serve as the City Alcohol Beverage Administrator.

Taylor County Detention Center

The Taylor County Detention Center is located at 120 South Central Avenue. The facility is classified as a medium security facility due to its security system including a reinforced perimeter fence, electronic detection systems, and security cameras. The full-time and part-

time staff consists of roughly 42 members, including the jailer, visitation supervisor, office administrator, class D coordinator, captain, receptionist, maintenance staff, and deputies. There are five deputies working per shift. The facility always has adequate coverage despite there being a cap on the number of full-time employee positions.

The facility opened on November 16, 2008, has 204 beds, and is always at maximum capacity.

The facility holds inmates for short periods before the inmates have trial or processing, or holds inmates who are serving a sentence of five years or less. Being a detention center, the facility does not have all the amenities of a jail or prison. There are no current renovation needs. The facility finds that there is adequate signage directing visitors to the facility.

The Taylor County Detention Center values assisting inmates in acquiring new skills that will help reduce the rate of re-incarceration. These programs include GED classes and Life Skills classes, among others. Religious services are available to inmates and are conducted by community organizations. Community service members frequently take inmates to perform community service works. The detention center offers medical care for 12 hours each day through Southern Health Partners.

Public Utilities

For citizens to have affordable and adequate utilities, a public utility program is established to provide safe water, natural gas, and electricity, with provisions for sewage treatment and garbage disposal.

Campbellsville and Taylor County are served by the following utilities:

East Kentucky Power Cooperative - 859-744-4812

Inter-County Energy Cooperative - 859-236-4561

Nolin RECC - 270-765-6153

Taylor County RECC - 270-465-4101

Kentucky Utilities (a PPL company) - 800-500-4904

Kentucky Utilities

KU in Campbellsville is located at 101 Old Greensburg Road. KU and its sister company, Louisville Gas and Electric Company, are part of the PPL Corporation (NYSE: PPL) family of companies. They are regulated utilities that serve a total of 1.2 million customers and have consistently ranked among the best companies for customer service in the United States. LG&E serves 321,000 natural gas and 397,000 electric customers in Louisville and 16 surrounding counties. KU serves 543,000 customers in 77 Kentucky counties and five counties in Virginia. In Campbellsville, KU provides electric service to over 27,000 customers in the community. KU continually invests in its system and is planning with ongoing infrastructure projects to continue environmental compliance and enhance safe, reliable service for customers. The utility is well-poised to serve future growth in Kentucky while keeping rates among the lowest in the nation.

KU is a proud member of the Campbellsville community and supports many events and organizations in the region, including:

- Plant for the Planet, Campbellsville University
- Environmental Education Teacher Academy, Campbellsville University

- Taylor County High School Project Graduation
- Big Maroon Club Golf Classics
- Taylor County Public Library Summer Reading Program
- Distinguished Young Women of Taylor County
- Campbellsville-Taylor County Youth Leadership Program
- Campbellsville-Taylor County Chamber of Commerce Golf Scramble

More information is available at www.lge-ku.com and www.pplweb.com.

Taylor County RECC

Taylor County RECC is headquartered at 625 West Main in Campbellsville. It provides electric service to member owners in the central Kentucky counties of Adair, Casey, Cumberland, Green, Hart, Marion, Metcalfe, Russell, and Taylor. There is a seven-member board of directors. Taylor County RECC was formed over 75 years ago for the purpose of providing electric service to its member owners. Currently Taylor County RECC provides service to nearly 26,000 members over 3,220 miles of electric line.

Taylor County is served by five substations and additional capacity is available as needed.

Atmos Energy

Atmos Energy is located at 336 Commonwealth Dr. Campbellsville, KY Atmos has a four-county area that operates and maintains a natural gas distribution system. System improvements are performed as needed. The company serves approximately 182,000 customers in Kentucky. Gas service is available within three or four miles of the city and at the Campbellsville Industrial Park. Atmos has expanded service for some larger customers, but only on an as needed basis.

Information provided by Kay Coomes at Kay.Coomes@atmosenergy.com

June 25, 2021

Communications for Campbellsville

Broadband service is provided by the five providers listed below. In addition to Internet options, these companies provide varying choices of basic, digital and high-definition services to commercial and residential customers in the community.

Summary of Campbellsville internet providers

| <i>Provider</i> | <i>Type</i> | <i>Download speeds up to</i> | <i>User Rating</i> |
|-------------------|---------------|------------------------------|--------------------|
| <i>Xfinity</i> | Cable | 1000 Mbps | 3.0/5 |
| <i>Windstream</i> | DSL | 1000 Mbps | 2.5/5 |
| <i>Viasat</i> | Satellite | 25 Mbps | 2.0/5 |
| <i>HughesNet</i> | Geo Satellite | 25 Mbps | 2.0/5 |

The community is served by one newspaper, the *Central Kentucky News Journal* which began operations in 1910. The paper publishes twice a week to subscribers and a shopper guide goes to every home in the county on the third day. Their main focus is Taylor County, but they do report on news from other larger counties as deemed appropriate. The paper is owned by Landmark Press, but the office in Taylor County is located at 200 Albion Way, off Broadway, in downtown Campbellsville.

There are four radio stations covering the area: 99.9 FM – WVLC; Q104 – WCKQ; WLCU FM 88.7, Taylor County Police, Fire, and Rescue; and WTCO -1450 AM. There are two television stations, WBKI the CW which offers entertainment, and WLCU which is a religious station.

Building Inspections

The City of Campbellsville has a single-family inspection and permitting process. Residential buildings such as duplexes and larger, commercial type buildings, and businesses are required to be permitted. Commercial type buildings less than 20,000 feet in size, or with an occupancy of less than 100, are eligible to be permitted locally. Campbellsville is served by both a code enforcement officer and a building official who issues permits.

Taylor County does not require a building permit for single-family dwellings or agricultural buildings.

Information provided by Kenneth Blevins, kenneth_blvns@yahoo.com

June 25, 2021

DRAFT

IX. Historic & Preservation Element

Campbellsville is the only incorporated city within Taylor County. The city was founded in 1817 and laid out by Andrew Campbell, who had moved there from Augusta County, Virginia.

Campbellsville became the county seat when Taylor County was separated from Green County in 1848. The city agreed to sell the public square to the county for one dollar so a courthouse could be built.

Taylor County was created in 1848, from the northeast corner of Green County. Green County was formed in 1792 out of Nelson and Lincoln counties. Early records for Taylor County may be found in Jefferson, Nelson, Lincoln, and Green counties. The county was named for General Zachary Taylor, who was at that time, a hero of the Mexican War.

During the Civil War, Campbellsville was on the invasion routes of both the northern and southern armies. Two brigades of Federal troops passed through the town on their way to the Battle of Mill Springs in 1862. The Civil War skirmish on Main Street when the Magruder Confederates raided the town in November 1864, and John Hunt Morgan's movement through the county six times, and the burning of the Courthouse by Confederate General Hylan Lyon provides Campbellsville and Taylor County with several notable historic events and locations. For those interested in history, the Tebbs Bend – Green River Battlefield Driving Tour, the Civil War Walking Tours of Downtown, and the John Hunt Morgan Heritage Trail, are excellent venues to learn more about the past history of the community.

After a rail spur between Lebanon and Greensburg was opened in 1879, Campbellsville entered a new era of development. From 1910 through 1950, Campbellsville's population grew by over

25 percent each decade. However, in the 1950s it registered a 100 percent increase due to the coming of Union Underwear Company.¹

Highways serving Campbellsville and Taylor County are US 68, 55, 289, 70, 210, 527, and 744.

These major thoroughfares disperse traffic to the major urban areas of the state. Campbellsville is located approximately 90 miles from Lexington, Louisville and Bowling Green.

There are three significant water systems within the area: Pitman Creek in the west section, Robinson Creek in the northeast, and Green River on the south side. The county is bordered by Adair, Casey, Green, Larue and Marion counties.

Over the course of time, the town has had three courthouses on the Court House Square. The current courthouse on the square is a modern design, built in 1965-66. The federal style Old Clerks Office, built in 1865-1866, is still standing on the Square, constructed after the first courthouse was burned, and is listed in the National Register of Historic Places. A new Justice Center was built in 2008-09 at a site on Main Street because of the demand for a more modern courthouse and county jail.

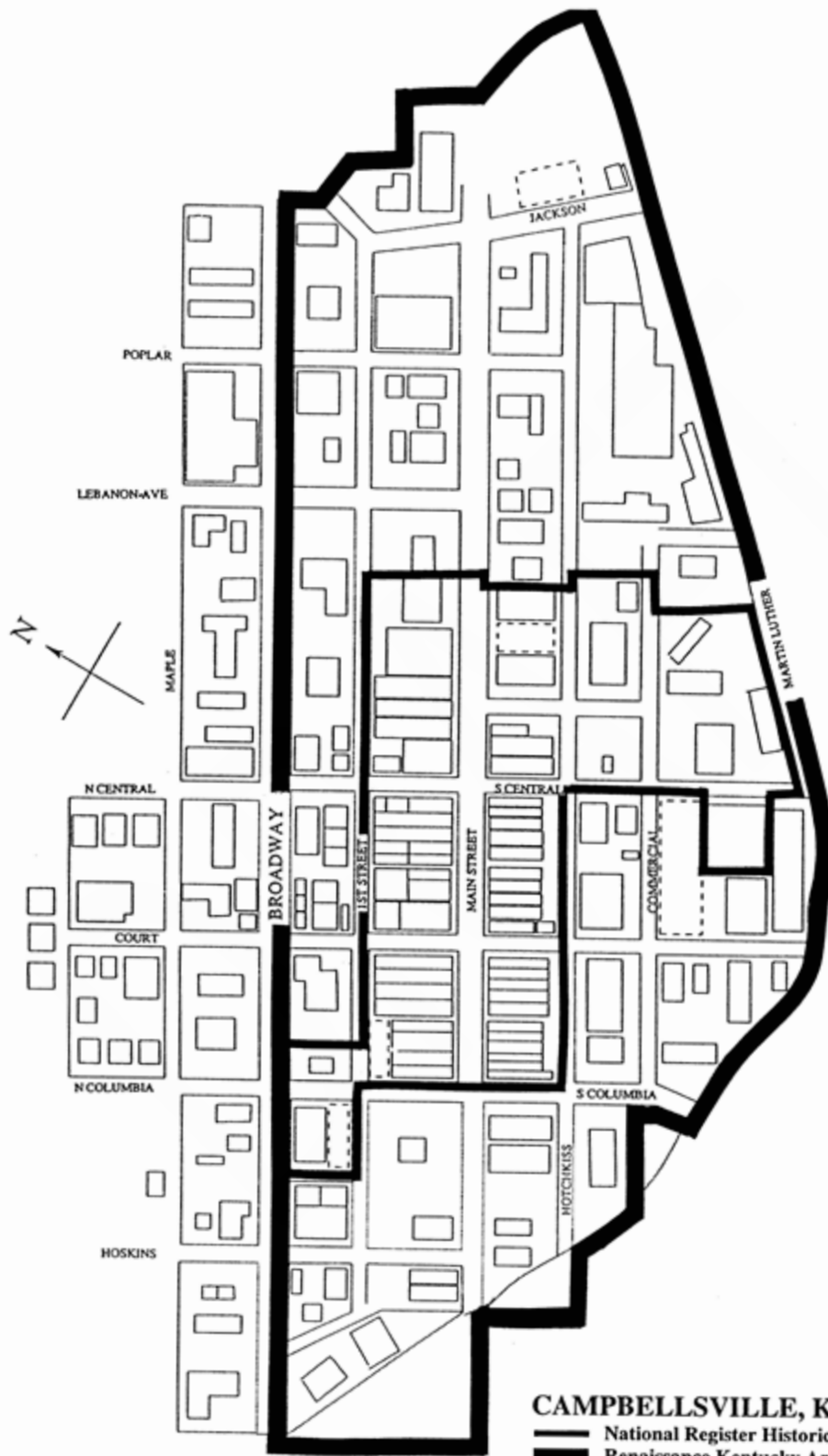
Home to Campbellsville University (CU), the community fully embraces the Baptist College, formerly named Russell Creek Academy. With more than 3,000 students on campus each year, the university is located on 80 acres of land, adjacent to the downtown. Among its many

¹ <http://www.taylorcounty.ky.gov/about.htm> accessed April 8, 2015.

strengths, such as the Science Department, Campbellsville University is known for its exceptional Music and Art program.

Campbellsville has been home to a number of professional athletes including current PGA professional, John “J. B.” Holmes. Others include Clem Haskins, former college and professional basketball player and college basketball coach, Zack Cox, former Arkansas Razorback baseball player, and current professional baseball player, as well as Garfield Smith, former college and professional basketball player.

Campbellsville-Taylor County is fortunate to have several historic sites listed in the National Register of Historic Places. The Campbellsville Historic Commercial District includes several blocks of Main Street. The 100 and 200 blocks of Main Street are lined with brick and stone buildings, some with a cast iron facade dating from the 1870s. Since 1979, Campbellsville continues to manage revitalization in the historic district with the help of a Main Street Manager. The town also has a residential district in the National Register of Historic Places. A map of the downtown historic district is shown below.



CAMPBELLSVILLE, KENTUCKY
 — National Register Historic District - 1983
 — Renaissance Kentucky Area - 2002

Due to the efforts of the Main Street Program, several incentives have been implemented to assist in economic growth.

Research and investigation into Taylor County's historic resources has revealed that surveys and national register nominations have been conducted on a regular basis since 1975. As a result of these surveys, 59 historic resources in Campbellsville and 115 resources in Taylor County have been recorded on Kentucky Historic Resources Inventory Forms. In 1982, a survey of the Campbellsville Commercial Historic District was conducted, and 41 resources were listed in the National Register of Historic Places in 1983.

In August 2002, the mayor established the Campbellsville Renaissance Historic Preservation Commission, appointed nine citizens to serve on the commission, and the city adopted a Historic Design Ordinance. In October 2002, Campbellsville was designated a Silver Renaissance Kentucky City. The current Main Street Manager coordinates preservation-related activities with the Campbellsville Historic Preservation Commission, the Campbellsville/Taylor County Chamber of Commerce, the Downtown Business Association, the Main Street Program, the Taylor County Historical Society, the city and the county as well as property owners, and local businesses. She is instrumental in applying for grants, creating new incentives, designing brochures, writing ordinances and applications that are preservation-related to help the City of Campbellsville and Taylor County further their preservation efforts.

On June 30, 2005, Campbellsville was formally designated a Preserve America Community in Washington, D.C. In September 2005, the City of Campbellsville revised and adopted a new Historic Preservation Ordinance. In November 2005, the City of Campbellsville was designated a Certified Local Government. On May 31, 2006, the City of Campbellsville became a certified Renaissance on Main city. In December 2006, the city adopted a revised Historic Preservation Ordinance and amended the ordinance in January 2015.

The city was named an All-Kentucky City by the Kentucky Chamber of Commerce for many years and was added to the All- Kentucky City Hall of Fame in 1972. The quality of life in Campbellsville has also been recognized the first in the state to be designated a Certified Kentucky Retirement Community.

Campbellsville and Taylor County are also recognized for the talented wood craftsmen, particularly in the realm of cherry wood furniture production, wood cabinetry, and wood trim products. It also manufactures church steeples that have been shipped all over the United States. Its talented sewing work force, once employed at Union Underwear, is still demonstrated at Campbellsville Apparel.

Throughout the 20th century, Campbellsville and Taylor County were considered a regional economic hub, providing a strong mix of industries offering a variety of jobs for area residents. The latter part of the 1990s brought some setbacks which the community continues to overcome.

For decades, the largest employer was a textile business, Union Underwear, later known as Fruit of the Loom. Shortly after this company closed in 1998, so did another large employer, Batesville Casket Company.

The community rallied, local leaders went to work and as the 21st century unfolds, the economic outlook for the community is much improved. Industries such as Campbellsville Industries, (the Steeple People), Amazon, Murakami, and Infac, are providing much needed jobs to the area, along with the Taylor County Hospital and Campbellsville University.

Another up-and-coming industry for the area is in the realm of tourism, as community leaders draw attention to the community's natural and historic resources such as Green River Lake, Green River State Park and Tebbs Bend Battlefield.

According to a March 2011 edition of *Site Selection* magazine, Campbellsville is ranked among the top micropolitan communities, ranking tied at 41st out of 576 communities.

Overview of Historic Preservation Efforts

The Taylor County Historical Society has an office in the Old Clerks Office on the Courthouse Square and the board meets regularly. There are approximately 200 members. There is a quarterly newsletter sent to all members. Since 1982, the Taylor County High School Chapter of the Kentucky Junior Historical Society has produced a Taylor County historic calendar, which is used as a fund raiser. The profits go into projects such as placing markers along walking and driving trails and developing exhibits within the Hiestand House-Taylor County Museum and the Atkinson-Griffin Confederate Hospital. Current work is ongoing to develop a hospital exhibit in

the Confederate Hospital by the Tebbs Bend Battlefield Association. The Taylor County High School Junior Historical Society Chapter sometimes assist with these historical projects, winning preservation awards through the years for their work.

The Tebbs Bend-Green River Battlefield Association, Inc. manages the nearly 900 acres which is in the National Register of Historic Places. Some of the land is protected through agricultural easements. A Preservation Plan was created in 2010.

The Battlefield is on the National Civil War Discovery Trail and has been researched thoroughly, and the John Hunt Morgan Great Raid may be eligible for designation as a National Landmark in the near future. The Battlefield Tour consists of 10 stops along a three-mile driving trail along Tebbs Bend Road coupled with a stop at Green River Park, U.S. Army Corps of Engineers, where the Atkinson-Griffin House Confederate Hospital is located.

The Tebbs Bend-Green River Nature Trail System of 185 acres is owned by the Taylor County Fiscal Court and is operated by Taylor County. It was purchased with license plate funds of the Kentucky Heritage Land Conservation Fund Board and donated to the county. This entity comprises one mile of river frontage, and 5.2 miles of developed trails. Part of this area is where the Civil War took place, and where Morgan's men, the 8th and 10th Kentucky, attacked Michigan troops on the other side of the bridge at Green River Ford. Tate's Landing is also on this property where tobacco was loaded in hogsheads, placed on flatboats, and poled to New

Orleans, where it was sold at market, and the workers walked back home to Kentucky using the Natchez Trace and the Cumberland Trace.

The Homeplace on Green River is designated as “Kentucky’s Outdoor Classroom” and works in cooperation with the Nature Area. It is owned by three counties, Adair, Green and Taylor, with a 24-member board of directors which is comprised of volunteers from each of the three counties. Daily operations are conducted by a seven-member executive committee who make decisions about things such as crops, maintenance of buildings, and special events. There are approximately 200-plus acres located there. Currently, both the Nature Area and this property are helped by volunteers, the Taylor County Road Department, and the prison laborers supervised by employees of the County Jail.

When combining Tebbs Bend Battlefield, the Tebbs Bend-Green River Nature Trail System, and the Homeplace on Green River, there are approximately 1,300 acres of contiguous land in the National Register of Historic Places.

The Hiestand House – Taylor County Museum, Inc. oversees the stone house which was built in 1823 and relocated to a new location, which the City of Campbellsville provided. It also is in the National Register. It was built by Jacob Hiestand, one of the town’s first lot owners. He was also a colonel in the 99th Kentucky Militia. Students in local schools, local banks, civic clubs, and individuals within the community raised money. Grants from the Lake Cumberland Area Development District, the Bingham and Houchens Foundations were secured, and the house

was rebuilt. The Kentucky Heritage Council calls it one of the finest examples of rebuilding a property anywhere. The site also offers a dog trot log cabin which was the servants' quarters, a spring house, and gardens, along with a family cemetery.

A small museum is located in the servants' quarters, focusing on the community's African-American history. There are scrap books with photos available, and a wall of achievement features historic accomplishments of African-Americans from Taylor County. Two of the county's most famous persons were Clem Haskins, a professional basketball player and college coach, and Margaret (Buckner) Young, an author of children's books and a delegate to the United Nations. In addition to the museum, there is an African-American driving tour. The museum also offers history about local industry such as Fruit of the Loom, an overall history of the community, downtown Campbellsville, the railroad, WWI, WWII, and there is a room of tools reflecting the farm way of life from years past.

The museum is currently working to develop a website: Taylorcountymuseum.org. The Hiestand House has around 20 people actively engaged in its operations. A golf scramble was scheduled in 2015, along with BBQ and bluegrass music, to raise money for ongoing operations.

To celebrate Campbellsville's Bicentennial in 2017, the city built a replica of a Grist Mill that was historically located along the creek on West Main Street. Andrew Campbell's monument was relocated to this area and a park was developed to commemorate the founding of

Campbellsville. A time capsule full of current and historical items was buried in the ground at that location during the dedication.

There is community interest in building a genealogical library so the community can continue to attract visitors. In addition to a large collection of materials already available at the public library, there is a local woman willing to give her vast genealogical collection to the city if there is a location determined for such an archive. The current library facility does not have enough space for such an addition. There is some interest in this type of facility being located at the Hiestand House, though it may require a new structure be built to house the collection. With such an addition, the community would be prepared to host conferences, and offer space for research.

Another project of note includes the Atkinson Griffin Log House. It was to be torn down, so the public raised the necessary money and moved the house to the Corps of Engineers at Green River Lake. It served as a Confederate Hospital and there are more than 130 pictures of Morgan's men who were stationed there. This is a big draw for visitors who are interested in Civil War history.

Campbellsville University holds the Clay Hill Memorial Forest as a natural trust. It is open to the public and private educational institutions as an outdoor laboratory and teaching resource. The Forest is managed by personnel from the Department of Biology of the Natural Science Division of Campbellsville University and overseen by an independent Board of Advisors whose

members are noted authorities in forestry, forest ecology, environmental education and conservation.

Clay Hill Memorial Forest consists of about 158 acres. The forest is accessible by five miles of trails that vary in grade from gentle to difficult and in length from 1-3 miles. The Joan White Howell Environmental Education Center and pavilion are the main teaching facilities. The Center is a fully equipped classroom/laboratory suitable for about 25 students.

The Forest is also the former site of Civil War troop encampments as they moved from north to south along the road.

The Spurlington Tunnel is located to the north of Highway 68 in the community of Spurlington, running under Muldraugh Hill. The railroad was abandoned, and the tunnel is no longer in use, yet should be considered as the overall trail system develops.

Another historic site that the public is encouraged to visit is the Friendship School house at 300 Ingram Avenue. It is a one-room school museum representing education methods from the past.

Revised 6-22-22

Cultural Resources

Background

Research and investigation into Taylor County's historic resources has revealed that surveys and national register nominations have been conducted on a regular basis since 1975. As a result of these surveys, 59 historic resources in Campbellsville and 115 resources in Taylor County have been recorded on Kentucky Historic Resources Inventory Forms. In 1982, a survey of the Campbellsville Commercial Historic District was conducted, and 41 resources were listed in the National Register of Historic Places in 1983.

The Main Street Program began in Kentucky in 1979 and has been an integral part of Campbellsville's growth and development since the early-1980s. Ms. Beck Ford served as Main Street Manager from 1984-1986, followed by Ms. Linda Sneed from 1986 until 1988. Ms. Gwynette Sullivan served as Main Street Manager from 1988 until 1992. On July 1, 2004, Preservation Architect, Donna G. Logsdon, with over thirty years of experience in historic preservation, was hired as the Downtown Development Coordinator. During the last 31 years, these Main Street Managers in conjunction with property owners, tenants, and interested parties have dedicated their time and efforts towards historic preservation activities, goals and objectives in downtown Campbellsville.

Governor Paul Patton developed the Renaissance Kentucky Program in 1998. This new program served as the impetus for the citizens of Campbellsville to boost their preservation

efforts. In 2001, a group of concerned citizens worked together to prepare a Renaissance Kentucky application. In August 2002, the Mayor established the Campbellsville Renaissance /Historic Preservation Commission appointed nine citizens to serve on the commission and the city adopted a Historic Design Ordinance. In October 2002, Campbellsville was designated a Silver Renaissance Kentucky City. Currently, Ms. Logsdon coordinates preservation related activities with the Campbellsville Historic Preservation Commission, the Campbellsville/Taylor County Chamber of Commerce, the Downtown Business Association, the Main Street Program, the Taylor County Historical Society, the City and the County as well as property owners, and local businesses. She is instrumental in applying for grants, creating new incentives, designing brochures, writing ordinances and applications that are preservation related to help the City of Campbellsville and Taylor County further their preservation efforts.

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In 2016, the Downtown Business Association became Campbellsville Main Street, Inc. a 501 (c) 3 organization. They are dedicated to encouraging new businesses to occupy our historic buildings and assist with the growth and development of downtown Campbellsville and Taylor

County. In 2018, a new building was constructed on a vacant lot on East Main Street, Hometown Wireless.

Colorful flowers that drape over metal archways at the end of the alleys along East Main Street, developed by the city, encourages pedestrians to sit back and relax in an open space that is fragrant with the aroma of blossoming vegetation, tall trees, pedestrian lighting, tables, chairs and a trickling water fountain. In the winter, twinkle lights adorn the trees in the alley and light poles on Main Street, adding to the beauty and excitement of the city in the twilight of the evening.

To celebrate Campbellsville's Bicentennial in 2017, the city built a replica of a Grist Mill that was historically located along the creek on West Main Street. Andrew Campbell's monument was relocated to this area and a park was developed to commemorate the founding of Campbellsville. A time capsule full of current and historical items was buried in the ground at that location during the dedication.

Today, downtown Campbellsville is a reflection of a series of well-thought-out beautification efforts that have made it a visually exciting community that continues to attract businesses to flourish and expand in our community.

X. Housing

Campbellsville followed the path of numerous other cities in the Commonwealth with its beginnings in the city center and the population slowly growing outward over time.

Introduction of the various highways in the area have allowed residential land use to expand along such systems as KY 55, KY 289, and KY 70. The predominant use for housing is for single-family arrangements and has led to a residential environment that is very low density.

The majority of the homes currently in Campbellsville were constructed in the decade between 1970-1979 according to 2020 American Community Survey (ACS) estimates. Only 79 homes have been constructed in the time since 2014 constituting only 1.6% of the housing units in Campbellsville. As of 2020, the average value of a home is \$129,400 which is a 46.7% increase in value since 2016, following the trend of rapid increase in home values across the country.¹

Vacancy¹

Of the 4,918 housing units available in Campbellsville, 4,470 are currently occupied with only 448 of them remaining vacant, or 9.1%. This is a 0.5% increase in vacant homes since 2016 with the total number of housing units dropping from 4,972 in the same year to the current 4,918. Taylor County is currently experiencing an 11.9% vacancy percentage for its 10,696 housing units which is also an increase from the 2016 estimate of 11.1%. Despite this, Campbellsville and Taylor County both maintain a vacancy percentage that is lower than the state's vacancy percentage of 12.4%.

¹ US Census Bureau 2020 ACS 5-year estimates *Selected Housing Characteristics*
https://data.census.gov/cedsci/table?q=DP04%3A%20SELECTED%20HOUSING%20CHARACTERISTICS&g=0100000US_0400000US21_0500000US21217_1600000US2112160&tid=ACSDP5Y2020.DP04

Table 10.1: Housing Occupancy in Campbellsville 2020

| Campbellsville | Estimate | Percent Estimate |
|------------------------|----------|------------------|
| HOUSING OCCUPANCY | | |
| Total housing units | 4,918 | |
| Occupied housing units | 4,470 | 90.90% |
| Vacant housing units | 448 | 9.10% |
| Homeowner vacancy rate | 0.3 | (X) |
| Rental vacancy rate | 0 | (X) |

Table 10.2: Housing & Vacancy in Campbellsville

| Campbellsville | Housing Units | Vacancy Rate (Housing) |
|----------------|---------------|------------------------|
| 2020 | 4,918 | 9.10% |
| 2019 | 5,094 | 9.80% |
| 2018 | 4,964 | 10.70% |
| 2017 | 5,051 | 10.10% |
| 2016 | 4,972 | 8.60% |

The total housing and vacancy percentages for Kentucky and the counties of the Lake Cumberland Area Development District (LCADD) are provided in Table 10.3 below. Estimates from 2016 and 2020 are listed to show trends in housing. The majority of counties in the LCADD and the state as a whole experienced growth in the number of housing units as well as an increase in the vacancy percentage.

Table 10.3: Housing Characteristics for Kentucky and the LCADD¹

| | 2016 Estimates | | 2020 Estimates | |
|--------------------------|----------------|--------------------|----------------|--------------------|
| | Housing Units | Vacancy Percentage | Housing Units | Vacancy Percentage |
| Kentucky | 1,951,090 | 11.90% | 1,994,554 | 12.40% |
| Adair County | 8,505 | 16.20% | 8,626 | 19.00% |
| Casey County | 7,419 | 13.60% | 7,536 | 19.70% |
| Clinton County | 5,258 | 26.50% | 5,314 | 24.30% |
| Cumberland County | 3,663 | 24.40% | 3,673 | 28.10% |
| Green County | 5,287 | 14.40% | 5,337 | 16.80% |
| McCreary County | 7,438 | 15.90% | 7,542 | 18.00% |
| Pulaski County | 31,189 | 18.00% | 31,512 | 18.80% |
| Russell County | 9,947 | 28.80% | 10,150 | 29.80% |
| Taylor County | 10,959 | 11.10% | 10,969 | 11.90% |
| Wayne County | 10,843 | 27.70% | 10,946 | 24.20% |

Housing Stock¹

The 2020 estimates of Campbellsville’s housing stock are detailed in the table below.

Table 10.4: Campbellsville Housing Characteristics 2020

| UNITS IN STRUCTURE | Estimate | Percent |
|---------------------|----------|---------|
| Total housing units | 4,918 | |
| 1-unit, detached | 3,319 | 67.50% |
| 1-unit, attached | 224 | 4.60% |
| 2 units | 371 | 7.50% |
| 3 or 4 units | 311 | 6.30% |
| 5 to 9 units | 295 | 6.00% |
| 10 to 19 units | 139 | 2.80% |
| 20 or more units | 40 | 0.80% |
| Mobile home | 219 | 4.50% |
| Boat, RV, van, etc. | 0 | 0.00% |

Most of Campbellsville’s homes are structured for single-family housing at a rate of 67.5%. The estimates from the 2020 ACS tell us that Campbellsville has a renter-occupied percentage of

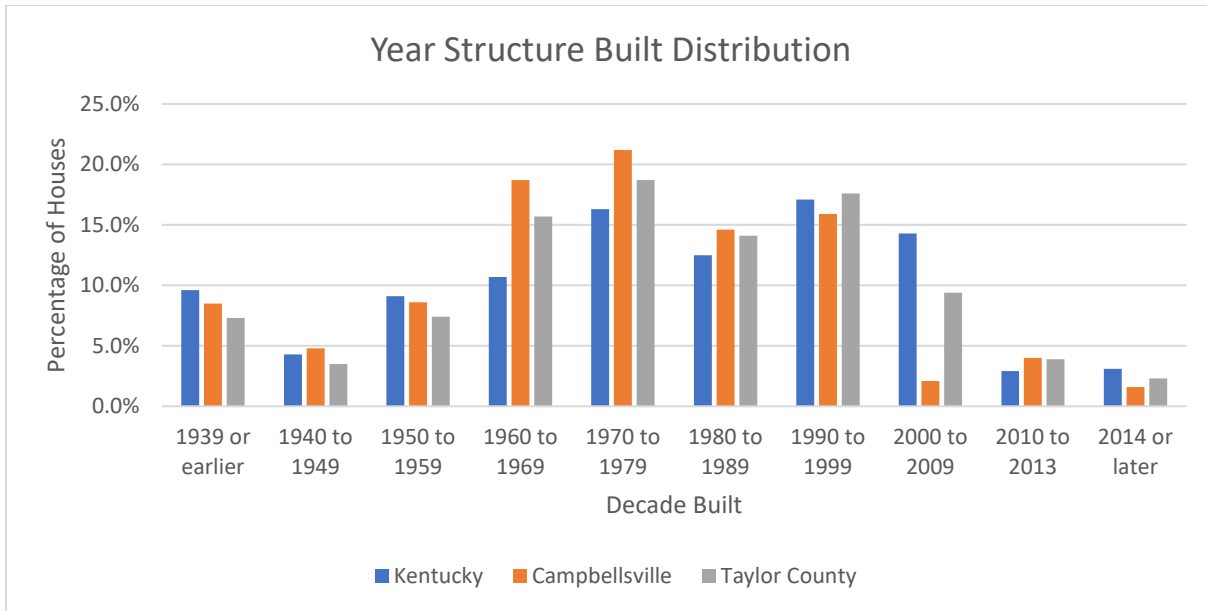
57.3%. This is a 5% increase from the 2016 measures which also saw a similar percentage for the number of single-family housing structures at 67.1%.

Campbellsville has a plethora of apartment complexes and offerings throughout the city with growing interest in renting from the increase in the college population and the decisions of new families to turn to renting instead of home ownership. These apartment complexes include University Apartments, Airview Apartments, Campbellsville Manor Apartments, and Kentucky Central Apartments. Furthermore, the number of mobile homes in the city has decreased in this time frame from 255 in 2016 down to 219 in 2020. Many of the sites containing these mobile homes reside in the southern portion of the city.

Table 10.5: Campbellsville Housing Tenure

| HOUSING TENURE | 2016 | | 2020 | |
|------------------------|----------|------------------|----------|------------------|
| | Estimate | Percent Estimate | Estimate | Percent Estimate |
| Occupied housing units | 4,543 | | 4,470 | |
| Owner-occupied | 2,163 | 47.60% | 1,910 | 42.70% |
| Renter-occupied | 2,380 | 52.40% | 2,560 | 57.30% |

The following graph shows the distribution of homes by the year they were built for Campbellsville compared to the entirety of Taylor County and the Commonwealth of Kentucky. Over half of the homes in Campbellsville were constructed before 1980 and construction of new homes continues to be slow year-to-year.



The low-density of the residential buildings in Campbellsville is due in part to the large number of rooms per housing unit. The city’s units are mostly 2 or 3-bedroom dwellings and provide more space than the number of residents, thus avoiding situations of overcrowding.

Table 10.6: Housing Size 2020

| BEDROOMS | Estimate | Percent Estimate |
|------------------------|----------|------------------|
| Total housing units | 4,918 | 4,918 |
| No bedroom (Studio) | 77 | 1.6 |
| 1 bedroom | 423 | 8.6 |
| 2 bedrooms | 1,808 | 36.8 |
| 3 bedrooms | 1,753 | 35.6 |
| OCCUPANTS PER ROOM | | |
| Occupied housing units | 4,470 | 4,470 |
| 1.00 or less | 4,445 | 99.4 |
| 1.01 to 1.50 | 25 | 0.6 |

Property Values¹

The current median value for a home in Campbellsville is \$129,400 according to the 2020 5-year estimates of the ACS. This value has been steadily increasing in Campbellsville over the past five years as well as in Taylor County and Kentucky.

Table 10.7: Median Housing Value

| Median Housing Value-Kentucky | |
|-------------------------------|--------------|
| 2020 | \$147,100.00 |
| 2019 | \$141,000.00 |
| 2018 | \$135,300.00 |
| 2017 | \$130,000.00 |
| 2016 | \$126,100.00 |

| Median Housing Value-Taylor County | |
|------------------------------------|--------------|
| 2020 | \$122,800.00 |
| 2019 | \$120,200.00 |
| 2018 | \$117,200.00 |
| 2017 | \$106,700.00 |
| 2016 | \$104,300.00 |

| Median Housing Value-Campbellsville | |
|-------------------------------------|--------------|
| 2020 | \$129,400.00 |
| 2019 | \$107,300.00 |
| 2018 | \$107,100.00 |
| 2017 | \$91,500.00 |
| 2016 | \$88,200.00 |

Most of the owner-occupied housing in Campbellsville falls somewhere between \$50,000 to \$300,000 in value with no homes being valued over \$500,000 in 2020. This has still allowed Taylor County to own the highest median value for a home in the LCADD at a price of \$122,800.

Table 10.8: Distribution of Housing Value in Campbellsville 2020

| VALUE | Estimate | Percent Estimate |
|------------------------|-----------|------------------|
| Owner-occupied units | 1,910 | 100% |
| Less than \$50,000 | 158 | 8.3% |
| \$50,000 to \$99,999 | 440 | 23.0% |
| \$100,000 to \$149,999 | 540 | 28.3% |
| \$150,000 to \$199,999 | 307 | 16.1% |
| \$200,000 to \$299,999 | 368 | 19.3% |
| \$300,000 to \$499,999 | 97 | 5.1% |
| \$500,000 to \$999,999 | 0 | 0.0% |
| \$1,000,000 or more | 0 | 0.0% |
| Median (dollars) | \$129,400 | (X) |
| Median (Taylor CO) | \$122,800 | (X) |
| Median (KY) | \$147,100 | (X) |

Table 10.9: LCADD Median Housing Values 2020

| Median Housing Value Across LCADD | |
|-----------------------------------|---------------|
| Adair County | \$ 105,400.00 |
| Casey County | \$ 97,600.00 |
| Clinton County | \$ 77,900.00 |
| Cumberland County | \$ 110,000.00 |
| Green County | \$ 80,600.00 |
| McCreary County | \$ 76,700.00 |
| Pulaski County | \$ 113,900.00 |
| Russell County | \$ 99,000.00 |
| Taylor County | \$ 122,800.00 |
| Wayne County | \$ 90,300.00 |

Property Taxes²

Table 10.10 provides the property tax rates for the counties that make up the LCADD. The data is provided by the Commonwealth of Kentucky and lists tax rates by the total number of cents to be paid per \$100 of market value property. Total taxes to be paid are tabulated as all general taxes plus the taxation of the city seat of the county if it is listed. Taxes paid for independent school districts were not included. An additional tax per acre of land may be paid for those seeking Timberland Fire Protection. This tax is three cents per \$100 of market value for Casey, Green, and McCreary counties, and two cents per \$100 of market value for the remaining counties of the LCADD.

Table 10.10: LCADD Property Taxes

| Area | Total Property Tax Rate |
|-------------------|-------------------------|
| Kentucky | 63.51* |
| Adair County | 131.41 |
| Casey County | 107.81 |
| Clinton County | 96.28 |
| Cumberland County | 99.92 |
| Green County | 123.34 |
| McCreary County | 127.89 |
| Pulaski County | 88.079 |
| Russell County | 116.71 |
| Taylor County | 119.43 |
| Wayne County | 127.76 |

*Weighted average state rate, includes state and local rates

²<https://revenue.ky.gov/News/Publications/Property%20Tax%20Rate%20Books/Property%20Tax%20Rate%20Book%202019.pdf>

Low-Income Housing³

The Campbellsville Housing and Redevelopment Authority provides a plethora of public and low-income housing options for its residents. There are currently 18 low-income housing apartment communities in Campbellsville which provide 618 affordable apartments to residents. This includes 492 income-based apartments where renters usually pay no more than 30% of their income on rent and utilities. There are also 86 apartment units that are subsidized to remain affordable despite not offering direct rental assistance.

Section 8 housing in Campbellsville pays out an average of \$400 per month to landlords with the average voucher holder paying \$200 towards rent. The maximum amount a Section 8 voucher would pay for a two-bedroom apartment in Campbellsville is between \$607 and \$741.

The Fair Market Rents in Campbellsville is provided in Table 10.11. These rent prices are used by the Department of Housing and Urban Development (HUD) to establish payment and rent standards for federal assistance programs. Table 10.12 details the income qualifications necessary to receive HUD rental assistance in Campbellsville.

Table 10.11: Fair Market Rents

| | Studio | One Bed | Two Bed | Three Bed | Four Bed |
|------------------------|-------------|-------------|-------------|-------------|---------------|
| Fair Market Rent | \$540 | \$544 | \$674 | \$904 | \$914 |
| Payment Standard Range | \$486-\$594 | \$490-\$598 | \$607-\$741 | \$814-\$994 | \$823-\$1,005 |

³ <https://affordablehousingonline.com/housing-search/Kentucky/Campbellsville>

Table 10.12: Income Qualifications in Campbellsville

| AMI Band | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 30% | \$12,880 | \$17,420 | \$21,960 | \$26,500 | \$29,350 | \$31,500 | \$33,700 | \$35,850 |
| 50% | \$19,050 | \$21,750 | \$24,450 | \$27,150 | \$29,350 | \$31,500 | \$33,700 | \$35,850 |
| 80% | \$30,450 | \$34,800 | \$39,150 | \$43,450 | \$46,950 | \$50,450 | \$53,900 | \$57,400 |

The Average Median Income (AMI) is used to determine eligibility based on this value for Taylor County (\$50,200). The 30% AMI band targets individuals with extremely low income, the 50% band targets individuals with very low income, and the 80% band targets individuals with low income.

It is important to note that individuals who pay more than 30% of their gross income on rent are designated as rent overburdened. For Taylor County, the median gross income is reported as \$28,673 per year with the median rent in the city being \$571 a month or \$6,852 per year. Thus, those who earn less than \$1,903 a month would be overburdened by the median rent level. Even though the median rent in Taylor County comes out to around 23.9% of gross annual income, 47.75% of renters in Taylor County are rent overburdened.

In a study conducted by the Office of Homelessness Prevention and Intervention for Lexington-Fayette Urban County Government in 2019⁴, renters in Taylor County had an average wage of \$8.96 per hour, making the affordable rent \$466 per month. The actual average rent was \$581, which meant that the living wage necessary for a single adult was \$13.35. Taylor County had no reported individuals experiencing literal homelessness on any given night, but it was reported that 43 children were experiencing McKinney-Vento homelessness in which their night-to-night place of residence was uncertain.

⁴ [EKU1 Homelessness in KY OverviewPDF.pdf](#)

A 2018 study conducted by the Gatton College of Business and Economics at the University of Kentucky documented the demand for housing across the state⁵. The study was based on the percentage of renters with housing costs that were greater than 30% of their gross income when making less than \$35,000 per year, percentage of households those under the low-income limit, the health of the population, total homelessness, and other variables to create rankings for each county based on their level of demand. Taylor County ranked 77th out of 120 counties in this study with a low-to-moderate demand for housing, a promising sign that the housing stock is more than sufficient for the population.

Elderly Housing

The Campbellsville Housing and Redevelopment Authority provides affordable housing for elderly residents through the Jackson Street Towers. It is a five-floor, high-rise apartment complex located near the downtown area. It offers 52 one-bedroom apartments with utilities included as well as laundry and community rooms. Rent is based on 30% of the adjusted income of the residents.

Other options for elderly living include The Grandview, Campbellsville Manor, Crescent Hill Manor, and Campbellsville Group Home with the latter four being listed as low-income, affordable housing.

Code Enforcement

Campbellsville's code enforcement is set in place to "...provide minimum standards for the maintenance of all property within the City of Campbellsville that will be administered and

⁵ [UK Housing Demand.pdf](#)

enforced by the City of Campbellsville...”⁶. Located in the Campbellsville Planning and Development Center, enforcement falls to a three-member board that is appointed by the Mayor. These board members then delegate violation and appeals decisions to the code official and enforcement officers.

New Housing

The most recent data from the Department of Housing and Urban Development shows that the City of Campbellsville and Taylor County had 46 new building permits issued for housing since 2017. Table 10.13 below details the housing structure built and how many by year.

Table 10.13: New Housing Permits⁷

| Year | Single Family Structures | Multi-Family Structures | Total |
|-----------|--------------------------|-------------------------|-------|
| 2017 | 6 | 5 | 11 |
| 2018 | 4 | 5 | 9 |
| 2019 | 6 | 0 | 6 |
| 2020 | 8 | 0 | 8 |
| 2021 | 10 | 0 | 10 |
| 2022 (Q1) | 2 | 0 | 2 |

Housing Recommendations

- Create more options within all categories of housing development
 - Single-family

⁶ <https://campbellsville.us/wp-content/uploads/2021/08/Property-Maintenance-Ordinance.pdf>

⁷ US HUD State of the Cities Data System (SOCDS) Building Permits Database

- Multi-family
- Affordable
- Transitional
- Apartments
- Condos
- Patio homes
- Elder housing
- Assisted-living housing
- Study availability of land for housing development
- Explore annexation options for future housing land development



CITY OF CAMPBELLSVILLE
COMPREHENSIVE LAND USE
PLAN UPDATE 2023

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