

BENTON

STRATEGIC PLAN 2021



Created by the residents of Benton, Kentucky, with assistance from the Kentucky League of Cities.





Benton's Historic Timeline



January 1842

Marshall County was sectioned out of Calloway County becoming the 92nd county to be organized in Kentucky. The town of Benton was named for Senator Thomas Hart Benton of Missouri.

1842

The Tater Day Festival began when sweet potato seedlings were given out to bolster local agriculture.

1845

Benton was incorporated in 1845.

1850s

The Big Singing Day was founded by James Lemon and continues to be celebrated on the fourth Sunday in May at the Marshall County Courthouse. The event draws a gathering of people joining in the singing of hymns in the Fa Sol La Me method.

1890

The town began to prosper once the Paducah, Tennessee and Alabama Railroad was built within a half-mile of the town square. The population rose to 664.

1915

The third and current courthouse was built to replace the former when it burned on December 14, 1914.

1944

Kentucky Dam was completed bringing jobs from its construction as well as from the electric power generated by the Tennessee Valley Authority. The City of Benton's population went from 1,906 persons in 1940 to 3,074 by 1960.

2010

The U.S. Census reported Benton's population to be 4,469.



Overview

Mayor Rita Dotson and members of the Benton City Council wanted local people to weigh in on what they want for their community to make it an even better place to live. To assist them with this work, the Benton City Council contracted with the Kentucky League of Cities Community and Economic Development Services (KLC CEDS).

KLC CEDS facilitated a dozen small, in-person focus group meetings and online public forums during the late summer of 2020. Individual interviews were conducted with leaders in the community and a digital survey was emailed to numerous organizations and individuals within the city and posted on the city's web and Facebook pages, bringing in additional information. Over the course of three months, the council heard from citizens on numerous topics including housing options, sidewalks and utilities, police and fire safety, parks, trails and entertainment. Well over 100 individuals participated and expressed their opinions, ideas and suggestions.

The information gleaned from the public engagement was enhanced by a variety of

plans and activities already underway within the community. Once combined, KLC CEDS began laying out strategies and recommendations for the Benton City Council to implement over time. The following pages are to be a guide for the city as it moves towards economic prosperity and an improved quality of life for the residents of Benton and Marshall County.

“

It was important that we get ideas from our residents and to know what they're most concerned about. With their help, the city council can now establish a shared vision and layout our priorities for the future.

- Mayor Rita Dotson

”

Community Values



Small and Convenient

Those who make their home in Benton enjoy their proximity to schools, churches, businesses, recreational options and service providers. They also like the ability to jump on the nearby interstate and parkway for other services and recreational opportunities located only a short drive away. They feel the tax rates are affordable for the services they receive.

Friendly and Welcoming

Most residents find the community to be warm and caring and feels this carries over to those who travel through the area as visitors. This is an important characteristic as many noted the national unrest and incivility playing out in current news cycles.

Safe and Secure

Similar to the sentiment of a caring community, residents feel the city is a safe place to live, work and play. With a low crime rate, people are comfortable that their homes and work environments are protected.

What We Heard

Over the course of several months, residents were asked for their opinions about the current situation in Benton. From personal conversations, survey responses and focus group discussions, the following are a sampling of strengths, weaknesses, opportunities and threats that were identified. Responses have been reduced to the most frequently reported topics.

■ Strengths

- Renovated park facilities and swimming pool
- School system is top notch
- Economy is currently doing well
- New multi-unit housing options have been developed
- The Art Center and the public library
- The hospital

■ Weaknesses

- Code enforcement needs to be updated and enforced
- Utilities:
 - Water lines are outdated and there is not enough capacity
 - Sewers are not connected to every house
 - Internet is expensive and not consistent
- Lack of community pride
- Streets, sidewalks and properties
 - Blight and slum areas right in the middle of town
 - Streets and sidewalks are neglected
- Limited housing options
- Heavy, speeding traffic in town

■ Opportunities

- Expansion – need to get ahead of growth and development
- Businesses such as dine-in restaurants, a hotel, condos/housing
- Walking and biking trails – need to connect trails into a continuous loop
- Activities for young people
- Lovett Park needs to be reenvisioned
- Reorganize Tater Day
- Create a nicer entrance into the city with trees

■ Threats

- Water and sewer system preventing economic development
- Unplanned growth
- Tater Day is one headline away from being disastrous for the community
- Loss of volunteer involvement
- Aging population
- Workforce keeping up with job opportunities

High School Students Suggest

Students need gathering places – something like a Buffalo Wild Wings. They would far rather have local people organize and develop the business so the money is recirculated in the community. Their ideas included the place to:

- Have good food
- Be exciting – lots of TVs and pay-per-view – a high energy atmosphere
- Provide parking and be easy to get to
- Be open late so you have somewhere to gather after a ball game
- Be open regularly

They also mentioned that the community is not well-connected for alternative modes of transportation, for example, walking, biking and lack of continuous sidewalks that should connect

the neighborhoods to downtown. They would also like to see more access from the city to the lakes via trails and walking paths.

Students would like to see a reimagined Lovett Park that is geared toward young people. Most activities that are currently available are for young children, not junior high or high school age students.

Students appreciate the shift in educational priorities to include trades and certificate programs for students who may not be college-bound. Build on these educational opportunities to create and fill local jobs.

They are also willing to volunteer for specific events or projects. They are seldom included in community activities in terms of ideas, discussions, creating or implementing.

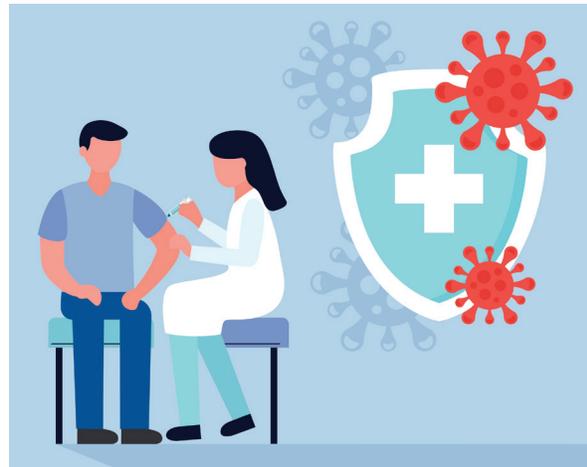


Economic Development Recommendations

Focus on the Economy

Citizens and elected officials are interested in turning their attention towards entrepreneurship and small business development. The desire is to diversify the economy and draw economic development into the city limits.

Recent improvements to the water and sewer system was done in tandem with highway repaving in the downtown. These much-needed enhancements provided upgrades that city leaders believe will be an enticement for entrepreneurs to consider the City of Benton for their business locations.



Economic Recovery Goal

The City of Benton will emerge from the health and economic crisis stronger than before.

Objectives

- Strive to find every efficiency possible in continued delivery of high-quality public services.
 - Encourage the community to follow best practice health guidelines.
 - Support community members facing job, food and/or housing insecurity.
 - Encourage community support of local businesses.
 - Develop a list of community priorities for possible pandemic-related stimulus proposals (i.e., ensure “job and investment readiness” of the community should recovery funds become available).
- Assess local basic needs for those impacted by the economic hardships created during the pandemic.
 - Inventory supplies, vaccine delivery, food chain options and where gaps exist.
 - Identify/solicit providers and vendors to fill any existing gaps in services.
 - Develop a plan for communicating and sharing of resources.
- The city has expended initial CARES funds by awarding 27 businesses in Benton with Small Business Relief Grants of \$2,000 each.
 - Benton needs to create a list of future infrastructure projects the city needs to complete so funds from the American Rescue Plan can be allocated in 2021.

Economic Recovery Recommendations

- Continue to work with the county health department to organize a community conversation among local service providers, faith-based and nonprofit organizations to jointly discuss how best to care for families and individuals in need.

Economic Development Recommendations

Economic Development Goal

The City of Benton offers a range of economic opportunities for residents, existing businesses and industry, and new businesses and industry.

Objectives

- Ensure alignment of community economic goals across government, for-profit and nonprofit sectors.
- Ensure adequate space and infrastructure to support existing businesses, expansions, and relocations.
- Work with community to develop “Local First” entrepreneurial business and service strategies, especially supporting local food initiatives.
- Support K-12 education initiatives to prepare youth to be higher education and/or workforce ready.
- Support childcare provision as an essential economic development infrastructure.
- Provide a range of housing opportunities and prices.
- Revisit business regulations on a regular basis to ensure efficiency and effectiveness.



Economic Development Recommendations

Educate the public and particularly developers and real estate professionals about the recent water and sewer upgrades.

- Prepare a one-pager of the current water/sewer situation in Benton. For example:
 - o Past mandates and outcomes from those measures
 - o Current situation
 - Master plan underway
 - List the streets where lines have been updated
 - Create a calendar or timeline of details of what has been done in the past three to five years to update the system
 - o Lay out the city’s plan to be proactive rather than reactive going forward

Review the report titled, *Marshall County First Impressions Program*, developed as part of the University of Kentucky’s Community and Economic Development Initiative of Kentucky.

- Collaborate with the Cooperative Extension Office, the Chamber of Commerce and the Benton Partnership to identify ways in which the city and each organization can integrate

Economic Development Recommendations

those recommendations as this plan is implemented over time.

To address dilapidated properties, create an awards program for properties, both commercial and residential.

- Continue the Home of the Month program to encourage property upkeep.
- Make it a big deal throughout town. Promote widely and encourage competition.
- Consider implementing a paint program to encourage property owners to refresh exterior surfaces.

Update any codes that are currently hindering cleanup of local properties.

- Determine if fees should be increased to cover the cost of the city doing the cleanup.
- Be consistent and follow through on enforcement of code violations.

Identify economic development and education partners and work together to address business needs. The Marshall County Public Schools has implemented career paths for non-college-bound students by providing certificate programs for trades and specialized skills. Develop a local business feeder program to fill gaps in local business needs.

- Create mentorship, internships, and apprenticeships to focus on creating opportunities for graduates so they are ready to enter the local workforce.

Identify business opportunities that provide services and events for tourists that are not readily available anywhere else. Benton should be a destination for tourists.

If there is enough local interest, a regional approach to a 1,500 - 3,000-acre solar farm could be a regional economic development possibility for Benton to demonstrate using individual renewable projects associated with homes and businesses.

Central Business District Goal



Downtown Benton is the thriving heart of the community, offering a variety of economic, cultural and social opportunities.

Objectives

- Envision the Central Business District as Kentucky Lake's Downtown and create a downtown business and recruitment package to support that vision.
 - Work to ensure that a visit to Kentucky Lake is not complete without a visit to downtown Benton.
- Work with downtown-oriented entrepreneurs to position downtown as a personal service, food, art, and entertainment destination.
- Explore options to reduce the barriers to entry to new businesses by allowing such things as temporary pop-up shops and eating establishments.
- Craft guidelines to allow more outdoor use of public space for eating and entertainment.
- Create strong linkages from downtown to local and regional trails.
- Identify and protect historic resources in the district.

Economic Development Recommendations

Central Business District Recommendations



Organize a town hall meeting for investors to discuss the downtown properties and businesses.

- Work in advance to ascertain what outcomes you want from such a discussion. With that determined, consider what questions to ask; for example:
 - What concerns do you have about the current situation?
 - What do you see as your role in helping the downtown improve?
 - What kind of businesses do they envision for their own property?

- What are the gaps in the local market?
- What incentives would be helpful?
- Using the information from the meeting, work with the Chamber of Commerce, Benton Partnership, Tourism Commission and perhaps the EDA to develop next steps.



Organize a visit to Paducah to check out the concept of The Zone which is supported and managed by Four Rivers Behavioral Health. For general information: <https://www.facebook.com/FourRiversZone/>

- This site is a popular hangout for young people which doubles as a safe zone for those who may need to talk with an adult about problems they're having either at home or elsewhere.
 - Sarah Andrus is a tremendous local resource for this concept.
 - Make an appointment with those in charge of The Zone, obtain a van, school or church bus and take local leaders to investigate.
 - Invite representatives from the health department, parks, chamber, hospital, banks, school administration and students as well as local developers to go with you to get a complete understanding of how the concept works.

Economic Development Recommendations

- Re-engage these same individuals to identify property in downtown Benton for a local hangout and develop details of what might work locally.
- Ask local developers to work with the city to develop concepts and begin identifying potential funders from the private sector. You may find that you need to establish a consortium of local investors. These may be individuals that negotiate and purchase property on behalf of the city. (Investigate the Christian County/Hopkinsville Community Development Corporation as one example.)



Revisit the original design plans for the Memorial Plaza. The reason that concept was not successful is because Phase 2 never materialized. The original idea of arts and crafts shops located at the rear of the lot to draw people to the location still has merit; the concept should be redeployed.

- Ask the Benton Partnership as well as schools and other organizations to use this area for staging special events. Creating activities generates buzz and brings life to the downtown.
- Consider using this lot for tourism and trail message boards.
- Use the Roger Brooks formula that says 250-255 event days in a downtown are required for a city to be successful. Not individual events, but things like promotions, sales, celebrations, concerts, street performers, street vendors, food trucks, pop-up businesses – provide a lot of variety. Consider a partnership among the city, county, chamber of commerce, economic development in order to have a person devoted to creating, coordinating, and managing downtown events.

Land Use Goal



The City of Benton is recognized as having a desirable land use pattern that promotes quality of life, efficient services, and economic development.

Objectives

- Direct growth into appropriate areas, those with an ability to efficiently provide infrastructure and services without reducing capacity within the city.
- Develop guidelines for compatibility between surrounding land uses and for suitable transitions between land uses.
- Prioritize contiguous new development, including infill and redevelopment, in the interest of providing community services and public facilities in the most cost-effective manner.
- Promote annexation and expansion of the city limits to eliminate unincorporated

islands and peninsulas and to provide definable natural and governmental boundaries of the city’s service area.

- Connect land uses with alternative transportation options.

Land Use Recommendations

- Identify the pros and cons of living in or owning a business within the city limits. Market the advantages of being in the city.
- Update current ordinances as needed.
- Evaluate expansion options that may offer new areas within the community for new construction and to expand the customer base for water and sewer.

Transportation Goal

The City of Benton offers safe and convenient accessibility across the community.

Objectives

- Work to provide multiple means of accessibility in the community beyond the private automobile, including trails, bike lanes and sidewalks.
- Ensure that city streets retain acceptable levels of service.
- Ensure that new developments retain continuity and connectivity with the existing street pattern as well as allowing for future extension into appropriate areas.
- Work to ensure that parking is adequate

but not over required in development regulations.

- Ensure best engineering practices with streets within the city including traffic calming strategies on main thoroughfares.
- Develop guidelines for the “Complete Streets” program in appropriate locations.

Transportation Recommendations

- Review parking lots along Olive Street where there is a full block of open space behind businesses facing Main Street. Work to get agreement among owners to have the entire area striped, then promote widely as free parking.



Transportation Goal

Current:

Main Street looking north near downtown Benton. Street width is 31 feet wide. This width encourages high speeds.



Proposed:

Road diet to reduce lanes to 12' width and adding bike lane and additional landscape strip on east side.



Transportation Goal

Current:

Poplar Street looking north near downtown Benton. Street width is 35 feet wide. This width encourages high speeds.



Proposed:

Road diet to reduce lanes to 12' width and adding bike lane on east side and additional landscape strip on west side.



Transportation Goal

Current:

Highway 641 looking south entering Benton.

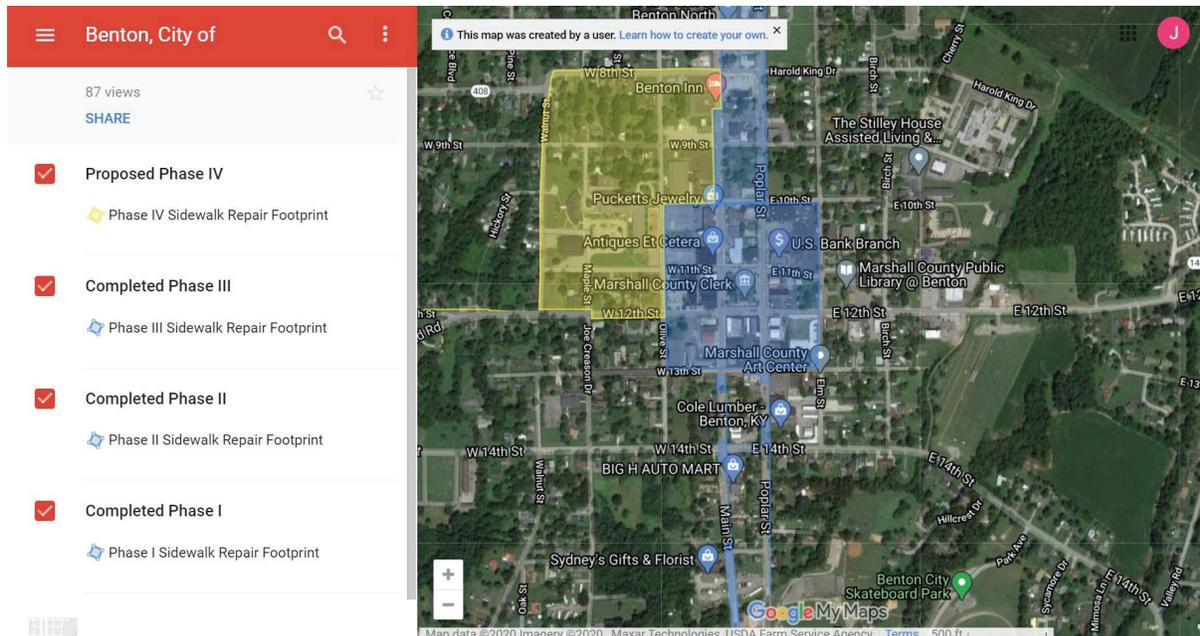


Proposed:

Road diet to reduce four lanes to three with landscaping. (Note: The KYTC supports such lane reductions to improve safety and flow.)



Transportation Goal



- Inform the public of the city’s sidewalk replacement and expansion plan more effectively. Highlight recent repairs, replacements and expansions.
- Implement the proposal from Precision Concrete to repair, replace and build new sidewalks.
 - o Establish a line item in the budget to make certain the expense is anticipated each year.
 - o Establish a dedicated revenue stream for the replacement of sidewalks during each budget cycle. This can be a portion of a larger pot of money within the budget or a new revenue opportunity.

Housing Goal



The City of Benton offers a range of housing that is affordable, high quality, and appealing.

Objectives

- Ensure that adequate and affordable housing opportunities are available for both rental and purchase.
- Review development regulations to ensure that new neighborhoods are attractive, safe and compatible with the rest of the community.
- Develop guidelines to govern the redevelopment of existing areas in the community to ensure compatibility with surrounding land uses.
- Utilize appropriate building codes and inspection procedures to promote proper construction and maintenance.
- Promote the reconstruction, redevelopment, or demolition of blighted residential properties.

- Ensure multiple modes of transportation connection between neighborhoods and the city.

Housing Recommendations

- Inventory existing housing stock and determine conditions. This means taking photos of every building in the city limits along with the sidewalk and street conditions. These tasks can be accomplished by volunteers, seniors, and/or students. Use Google maps, work with the PVA and physically walk the streets and neighborhoods taking pictures. This process will help the city and its code enforcement officer to know the scope of the work at hand and the status of each property within the city's boundaries.
- Identify concerns among property owners as to how to best to comply with codes.
- Identify and implement incentives to

Housing Goal

encourage property owners to clean up and fix up existing properties through community partnerships.

- Create a cleanup, fix up and paint competition within neighborhoods.
- Showcase the winners along with everyone that participates. Identify sponsors for paint and materials. Create a pool of volunteers to help those who can't do the work themselves.
- Create a sense of pride within the neighborhoods and the town by rewarding and recognizing those who do good things within their neighborhoods and utilize code enforcement to reinforce the advantage of keeping properties clean and in compliance with the local ordinances. The City of Elsmere has been very successful with this approach. We recommend the City of Benton reach out to the mayor or city administrator from Elsmere to discuss their successful strategies and tactics.
- Review existing ordinances regulating multi-tenant housing, apartments, and alternative types of housing (e.g., granny flats, patio homes) to ensure options are available to developers for current market expectations.
- Work with city staff to modernize internal procedures and expedite permitting processes.
- Determine how codes will be enforced. See Economic Development section.
 - Identify which properties continue to be derelict in appearance.
 - Set a date of when enforcement will begin.
 - State publicly at council meetings and in the media that the city will begin enforcing codes, reiterating the point that this was a priority mentioned by many during the planning process and the date of when enforcement will begin.
 - Mail in advance of enforcement the code guidelines in writing to all property owners along with the notification of when enforcement will begin.
 - Make personal phone calls before enforcement begins to see if you can get derelict properties cleaned up while reminding the owner what enforcement will mean to them.
- Anticipate the need for more single-family dwellings that are moderately priced for young couples as well as the need for additional elderly housing options.

Public Services Goal



The City of Benton provides first class community services and facilities at a reasonable cost.

Objectives

- Maintain water and sewer treatment and transmission systems in proper working order and expand and upgrade facilities as needed to meet demand.
- Require all new development to comply with city laws by connecting to the public wastewater treatment system.
- Promote interconnection and coordination of utility planning to minimize development and maintenance costs and to maximize efficiency.
- Ensure that the city has adequate fire and police protection for existing and future growth.
- Protect the city's water supply by continuing the designated well-head protection area

and ensure compatibility with all related development proposals.

- The community should continue to support, through appropriate policies and financing, the provision of community facilities, such as schools, the library and the hospital.

Public Services Recommendations

- Publicize all of the progress the city has made over the past several years to improve the water, wastewater, sewer facilities, streets and sidewalks.
- Share the city's sidewalk plan and priorities through the media, at council meetings and to civic organizations. Change the perception by presenting the facts.
- To build support for financing the remainder of upgrades to the water and sewer system, invite federal and state leaders, (DRA, DLG, PADD and Kentucky Division of Water)

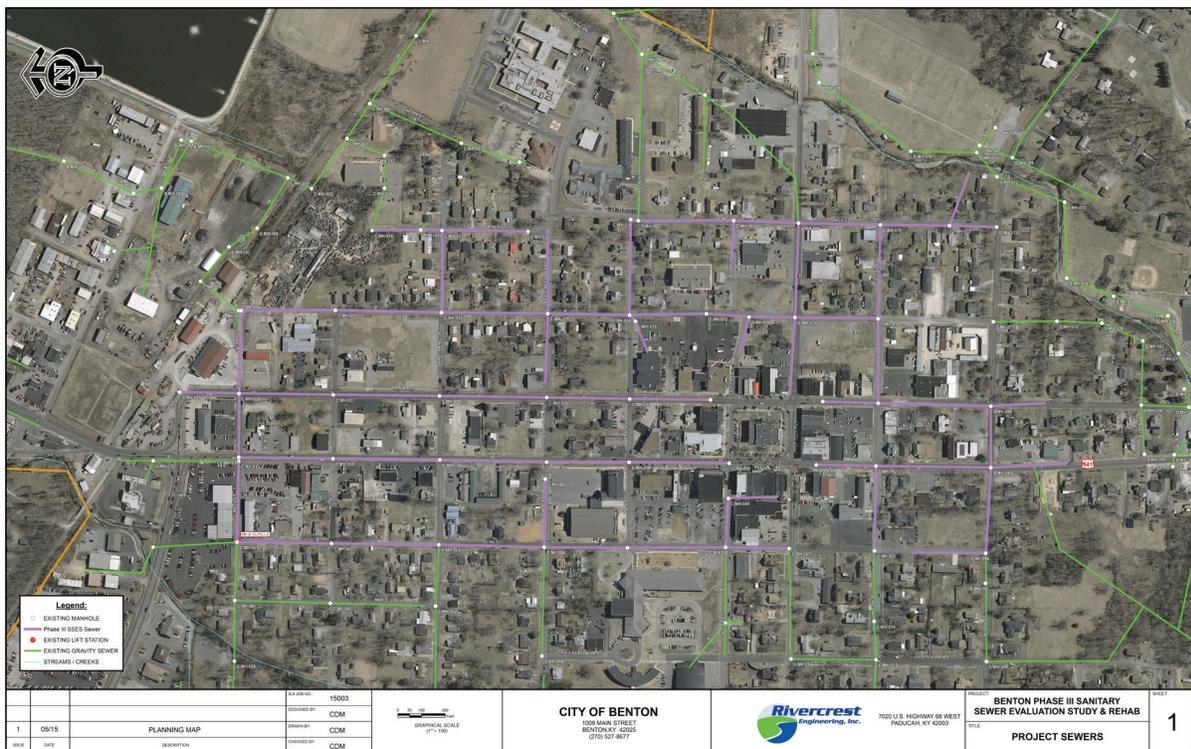
Public Services Goal

for a candid discussion about the current water and sewer situation in Benton. Learn what they can and will do to help the city complete the needed updates over the next few years.

- Using the information from that meeting, get Benton’s legislative representatives on

board to advocate for funding. Use DRA, USDA, and PADD for grants and grant writing assistance.

- As development continues to occur, determine that wherever water and sewer lines go, the city expands as well.



Recreation Goal

The City of Benton offers citizens a variety of high-quality recreational opportunities.

Objectives

- Support adequate recreation funding as an economic and quality of life investment.
- Plan and develop adequate public greenspace for passive recreation in downtown and across all neighborhoods to enhance the quality of life for all residents.
- Plan for maintenance and improvement of existing active recreation facilities as well as developing new venues as the community grows.

- Support trail development in the community and the region, including the study of a trails system from Benton to the Ohio River along the Clarks River, from Benton to Jonathan Creek at Kentucky Lake, and to Kentucky Dam State Park. For a concept on such a proposed trail route, see page 22.

Recreation Recommendations

Reenvision Lovett Park

Lovett Park has been a landmark within the City of Benton for decades. Over the years, the town has reinvented itself many times to address the needs of the community during different eras.



Recreation Goal

It is a wonderful greenspace for residents and visitors alike. Throughout the public engagement meetings as well as the meeting with the high school students, the topic of reimagining the usage of the park arose many times. We have included a conceptual map and renderings to illustrate what some of those new activities could be and what they might look like. Changing a landmark like Lovett Park will not be easy. However, without some updates, Lovett Park will never reach its full potential.

Lovett Park can be a premiere art and music outdoor destination in the Lakes region. This plan

proposes an outdoor music venue and public sculpture art walk, with associated temporary food spots.

A three-quarter-mile trail loop is proposed, a portion of which runs along the restored stream. The existing swimming pool and playgrounds will remain. A dog park is being created on one of the former baseball fields.

Trees should be planted to give shade to owners and pets alike. A diverse and arboretum-like park forest can be planted for beauty and shade.

Example of Outdoor Amphitheatre



Example of "Food Court"

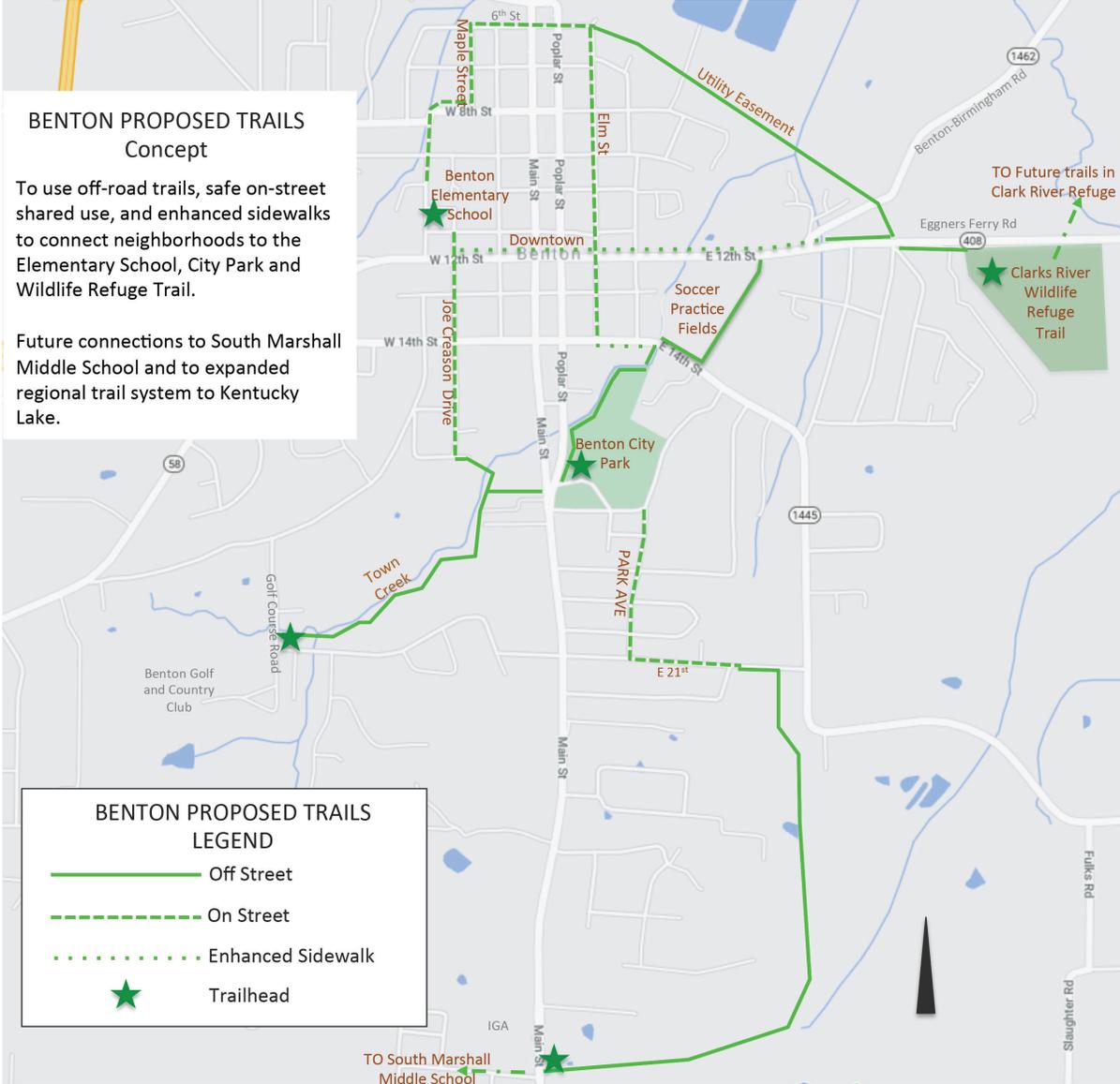


LOVETT PARK RE-IMAGINING

Example of Public Art Walk Trail



Recreation Goal



Landscape Conservation Goal



Become a Kentucky Trail Town

Business ventures can be spawned from trail development especially as you link activity centers such as the public library and the Arts Center to the Kindness Park and the trail head which should be located in the downtown.

- Connect trails from downtown (Memorial Park, Arts Center, Kindness Park, Marshall County Public Library and Benton Elementary School) to local neighborhoods, schools and Clark's River Wildlife Refuge.
- Work with young people from the schools, residents who enjoy walking, bicycle and kayak enthusiasts to help in identifying new trail opportunities on land and in the water.
- Engage local businesses to think creatively on how to connect their businesses to traffic on the trails.
- Organize guided tours around points of local history and churches and teach skills such as how to use a GPS, compass, kayak or canoe.
- Encourage school groups and local organizations to organize festivals and special events around locations on the trails.

- Engage local organizations and regional and state partners to identify funding resources. Divide and conquer can be a useful strategy for fundraising and expansion of existing trails. Consider setting up "adopt a trail" or "sponsor a landmark" to solicit local contributions for various sections and amenities throughout the trail system. Be prepared to apply quickly whenever grant funds become available. Have matching funds and in-kind contributions identified beforehand so that the city can leverage funding opportunities.

Landscape Conservation Goal

The City of Benton is recognized for conservation of sensitive landscapes.

Objectives

- Develop a plan to identify appropriate areas for conservation and how such lands should be managed and used.
- Encourage cooperation between public and private sectors for conservation planning.

Landscape Conservation Goal

Landscape Conservation Recommendations

- Through the trail development activities mentioned elsewhere in this publication, build relations with the Clark's River Wildlife Refuge and find ways to partner.
- Identify potential erosion areas and mitigate the effects before they become a problem.
- Partner with various conservation groups to create a long-term strategy to address potential problem areas over time.
- Continuously monitor threats to natural habitats and grassland areas within the city and take steps to address any issues.



Historic Preservation Goal



The City of Benton values historically meaningful sites and activities.

Objectives

- Develop an inventory of historic sites and activities.
- Promote appropriate use of sites and activities and develop incentive plans to accomplish this objective.
- New development should respect and be compatible with existing historic sites and activities.

Historic Preservation Recommendations

- Collaborate with the Marshall County Genealogical and Historical Society, the Benton Partnership and other organizations

with similar interests to identify local sites and activities. For example, historic churches, houses, or business buildings; create a walking or driving tour; and provide identification markers.

- Determine if there are ways in which to connect these locations and activities into ongoing events. For example, during the Big Sing weekend, offer guided tours of historic churches and share tidbits of interesting facts about each property.
- Add this information to existing promotional materials to assist in marketing the community.

Environment Goal

The City of Benton is recognized for its healthy environment.

Objectives

- Surface and subsurface water sources should be protected from adverse impacts associated with urbanization.
- New development planning should identify and protect streams, wetlands, unsuitable soils, significant trees, and other significant natural features.
- Ensure that no new development is located in 100-year floodplains, with floodplain maps updated as needed.
- New developments should incorporate appropriate stormwater management to ensure that runoff rate does not increase from pre-development conditions.
- Ensure that new industrial or business development does not degrade air or water quality.

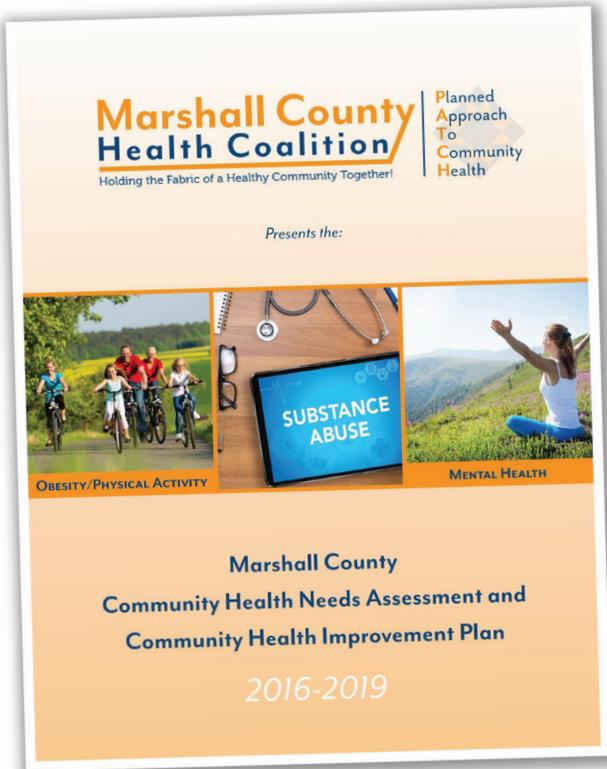
Environmental Recommendations

As Benton prepares for growth, it is important for the city to plan ahead for potential environmental issues. We recommend:

- Establish clear guidelines and enforce strict compliance with local, state and federal regulations related to water and air quality standards.
- Continue and expand cleanup days for streets, streams and properties to reduce trash and pollutants.
- Continue to upgrade water and waste infrastructure.
- Minimize stormwater runoff for new development and mitigate excess runoff in existing areas of the city through methodical planning and implementation.
- Continue to be good stewards of the city's drinking water supply.



Community Health Goal



Community Health Recommendations

We refer the city to the “Marshall County Community Health Assessment and Community Improvement Plan,” created in 2016-2019 and subsequent addendums and updates. The Community Improvement Plan contains an excellent set of standards and improvement strategies for the city to follow. We incorporate the findings and strategies of the plan by reference.

Further strategies may be found in previous recommendations herein related to recovering from the health crisis, transportation concepts, parks, recreation and trail developments.

The citizens of Benton lead healthy, active lives.

Objectives

- Develop plans for active lifestyle opportunities in the community.
- Support healthy food initiatives and access for all citizens.
- Discourage residential land uses in areas with high noise activity from industrial, business, or transportation uses.
- Encourage safe alternative mobility options.
- Continually monitor air and water quality to ensure safe levels for citizens.

Growth Management Goal

The City of Benton is recognized for its high-quality growth.

Objectives

- Review and revise when needed for innovation, fairness, consistency, and efficiency growth management tools such as zoning, subdivision and development regulations.
- Where transition of land-use types and intensities occur, appropriate screening and buffering should be used.
- Develop infill and infill redevelopment plans to encourage market action.
- Ensure highest engineering standards for streets, stormwater, infrastructure, and other related areas in new developments.
- Revise residential zoning ordinances to allow for more appropriate home occupations such as childcare and home offices.
- New construction or development occurring along arterial roadways should incorporate access control measures in order to promote efficient traffic movement.
- Development or redevelopment occurring in areas served by inadequate roadways should be required to make provisions for upgrading those roadways.
- Appropriate landscaping and other site amenities are encouraged for all development.
- Ensure that review of new development plans include review by water and sewer officials, police and fire departments, street departments, other utility providers, and health department officials.

- Revise subdivision and development regulations to require more engineering detail on subdivision plats and development plans and to clarify submission and approval procedures.

Growth Management Recommendations

- Carefully monitor potential growth areas along Highway 641 North toward Draffenville, Business Highway 641 South around SW1, and be prepared for additional growth.
- Incorporate alternative modes of transportation into the city's downtown core utilizing bike trails and sidewalks.
- Connect the trail systems that surround the edges of the city to the downtown. Ease of access will encourage and strengthen connectivity for local residents and visitors.
- Consider development of pocket parks and other small greenspace areas that residents can use as gathering places and enhance the green environment.
- Explore growing the city's boundary to include the Clarks River National Wildlife Refuge to expand the city's greenspace.
- Cure zoning islands wherever and whenever possible.

Acknowledgements



■ City Officials

Mayor Rita Dotson
Councilmember Charles Edmonds
Councilmember Kevin Farley
Councilmember Stanley Holland
Councilmember Rita Murray
Councilmember Ann Riley
Councilmember Sherra Riley
Bethany Cooper, City Clerk/Treasurer

■ Community Input and Assistance

Sarah Andrus, Social Services
Dianna Angle, Benton USDA Service Center
Tammy Blackwell, Marshall County Public Library
Elena Blevins, Marshall County Tourism
Jennifer Brown, Marshall County Health Department
Casey Counce, Marshall County Building Office
Clara Creason, Marshall County Genealogical & Historical Society
Lois Cunningham, Planning and Zoning Administrator
Ashley Curtner, Mountain Comp Care
Bryan Cutsinger, Marshall County Ambulance
Edwin Donohoo, Business Owner
John Downey, Engineer
Randy Duke, Building Inspector
Chris Freeman, Marshall County E911
Hollie Freeman, PADD
David Fuqua, Marshall County Hospital
Harry Green, Benton Fire Chief
Harold Helton, Wastewater Plant
Laurie Hilbrecht, Marshall County Hospital
Jason Hoover, Benton Maintenance
Virginia James, Marshall County Genealogical & Historical Society
Andrew Lepisto, Marshall County Office of Information Technology
Kerry Martin, Housing Authority
George Milam, Marshall County Arts Commission
Joel Pace, Rotary
Megan Parks, Marshall County Tourism Intern/MCHS Senior
Billy Pitts, Marshall County Health Department
Mitchell Ponder, Chamber of Commerce
Nicky Rhein, Marshall County Extension Office
Kent Rudd, Benton Electric System
Stephen Sanderson, Benton Police Chief
Jessica Scillian, Benton Gas
Tony Seavers, Water Plant
Dennis Smith, Pinnacle Construction
Jeff Smith, RE/MAX Real Estate Associates
Leslie Lane Taylor, Benton Electric System
Josh Tubbs, President, Kentucky Lake Economic Development
Vicki Wynn, Marshall County Extension Office

■ Code Enforcement Board

April Murphy
Keith Travis
Laurie Wilson

■ Planning and Zoning Board

Bob Rose, Chairman
Robert Collins
Patricia Conder Green
Jerry Lovett
Steven L. Moore
James Parker
Rebecca Sealock
Bryan Smothers
Barney Thweatt

■ Board of Adjustments

Robert Collins, Chairman
Rick Johnston
Martha Lewis

■ Education

Mellissa Elrod, Elementary School Family Resource and Youth Services
Brian Harper, Director/Assistant Principal Marshall County Technical School
Trent Lovett, School Superintendent
Robin McCoy, Principal Marshall County High School
Rebecca Sealock, Marshall County High School
Lorrie Shadowen, Benton Elementary School
Shannon Solomon, South Marshall Middle School

■ Marshall County High School Students

Kiefer Court	Abella Curts
Kaden Driver	Caden Flatt
Gage Lynch	Chandler Maddox
Chris Sailer	Jett Sealock
Quinn Smith	Tia Thorpe
Mia Teague	Kylin Westerfield

■ KLC Community and Economic Development Services

Tad Long, Community and Economic Development Services Manager
Bobbie S. Bryant, Community and Economic Development Services Advisor
Steven Austin, JD, ASLA
Adam Bevins, UK Martin School for Public Policy, KLC Fellowship Intern
Joe Black, UK Martin School for Public Policy, KLC Fellowship Intern



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