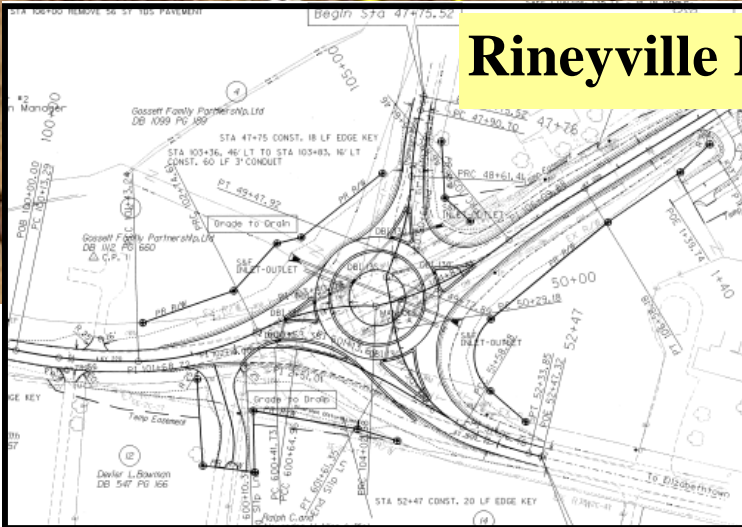


2010 ANNUAL REPORT

Agricultural Zone (A-1)
500 acre



Rineyville Roundabout



HARDIN COUNTY PLANNING

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NOTE FROM THE CHAIRMAN CALENDAR YEAR 2010

Following two years of reduced development activities, the unincorporated area of Hardin County experienced a recovery to the approximate level of construction activities as experienced in 2007. Still far from the high levels of development that occurred during most of the decade, the positive impacts of Fort Knox and BRAC growth have strengthened the economy of Hardin County and the region.

The following is a brief review of the highlights of 2010:

Rineyville Roundabout – The new roundabout is presented on the cover of this Annual Report. The District 4 Office of the Kentucky Transportation Cabinet completed the construction of the first new roundabout in the eleven county District. The roundabout was constructed at the intersection of KY1600 and KY220 in Rineyville. It is an un-signalized, one-way, circular intersection designed to maximize safety and minimize delay. The roundabout appears to be a success.

Agricultural Zone – Also illustrated on the cover is one of the five Agricultural Zones that have been approved by the Planning Commission. The new Zoning Ordinance allows property owners to request the establishment of voluntary Agricultural Zones. Since the adoption of the new Zoning Ordinance in 2009, nine property owners have requested an Agricultural Zone and been approved. The Agricultural Zones now consists of 15 tracts and totals 1,443 acres. The Commission will continue to coordinate assistance with property owners to encourage the implementation of this zone to preserve agricultural land, protect agricultural operations and allow for agricultural related commercial activities.

Zoning Ordinance – The new zoning ordinance titled *Development Guidance System Zoning Ordinance, 2009* was adopted by Fiscal Court and implements the comprehensive plan adopted by the Planning Commission in 2008. The new Zoning Ordinance completed the first year of implementation in September 2010. The staff is maintaining records and evaluating the impacts of changes by monitoring the new types of applications and options that are now available. The ordinance creates new zones, provides for wastewater treatment alternatives, increases lot size for onsite septic systems, improves design standards and allows flexibility with an open space subdivision design option. The Zoning Ordinance is available for review by the public at the County's web site www.hcky.org.

Building Inspection Program – Because of the changes in the levels of construction activities during the past three years, the Commission has constantly monitored the Building Inspection Program. The program once again is financially self-supporting after a period of financial assistance from Fiscal Court. The program is now being implemented with two full time employees, the KBC Coordinator and Level 1 Building Inspector plus a part time Residential Building Inspector and an "emergency" back-up Building Inspector.

The Commission looks forward to assisting citizens and property owners with the successful completion of development activities in Hardin County. If any of our planning staff, Commission or Board members can be of assistance please contact the office or visit the County's web page at www.hcky.org for additional information.

Sincerely,



Rick Baumgardner
Chairman

PLANNING COMMISSION MEMBERS

Rick Baumgardner - Chairman
Brent Goodin - Vice Chairman
Rod Grusy - Secretary
William Ball - Member
Teddi Emery - Member

BOARD OF ADJUSTMENTS

Robert A. Krausman - Chairman
Jack Holman - Vice Chairman
Brent Goodin - Secretary

HARDIN COUNTY PLANNING OFFICE STAFF

Chris L. Hunsinger - Director
Wesley T. Wright - Senior Planner
Adam C. King - Planner
Pamela Mink - Administrative Assistant
Sandra Martinez - Planning Assistant
Madeline Hornback - KBC Coordinator
David Veirs - Electrical Inspector
Ed Bryan - Building Inspector
Jimmy Morgan - Building Inspector, Part time
Jennifer B. Oldham - Legal Counsel





WEB PAGE

www.hcky.org/planning-development.asp








Hardin County Future Land Use

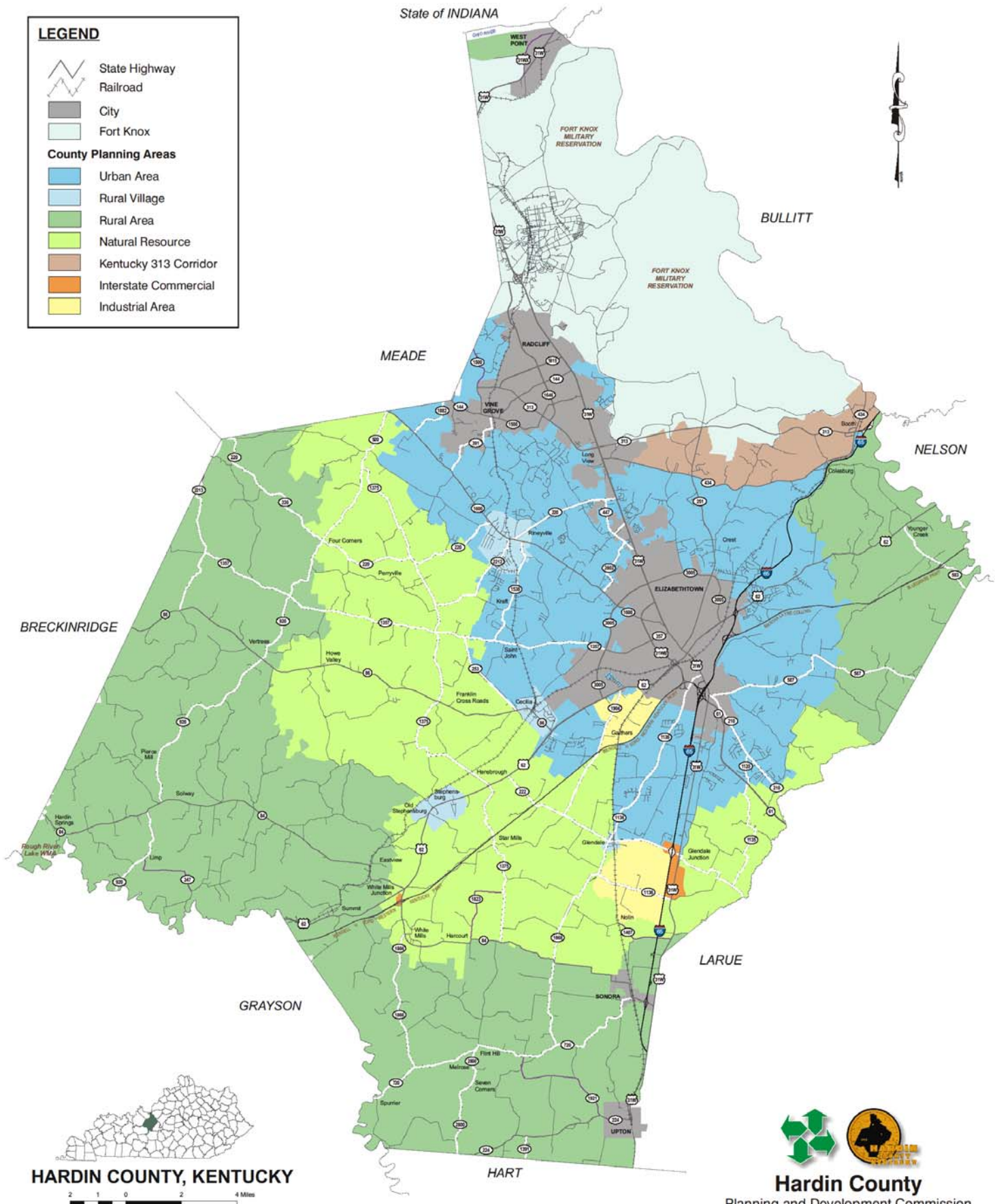
HARDIN COUNTY
KENTUCKY

LEGEND

-  State Highway
-  Railroad
-  City
-  Fort Knox

County Planning Areas

-  Urban Area
-  Rural Village
-  Rural Area
-  Natural Resource
-  Kentucky 313 Corridor
-  Interstate Commercial
-  Industrial Area



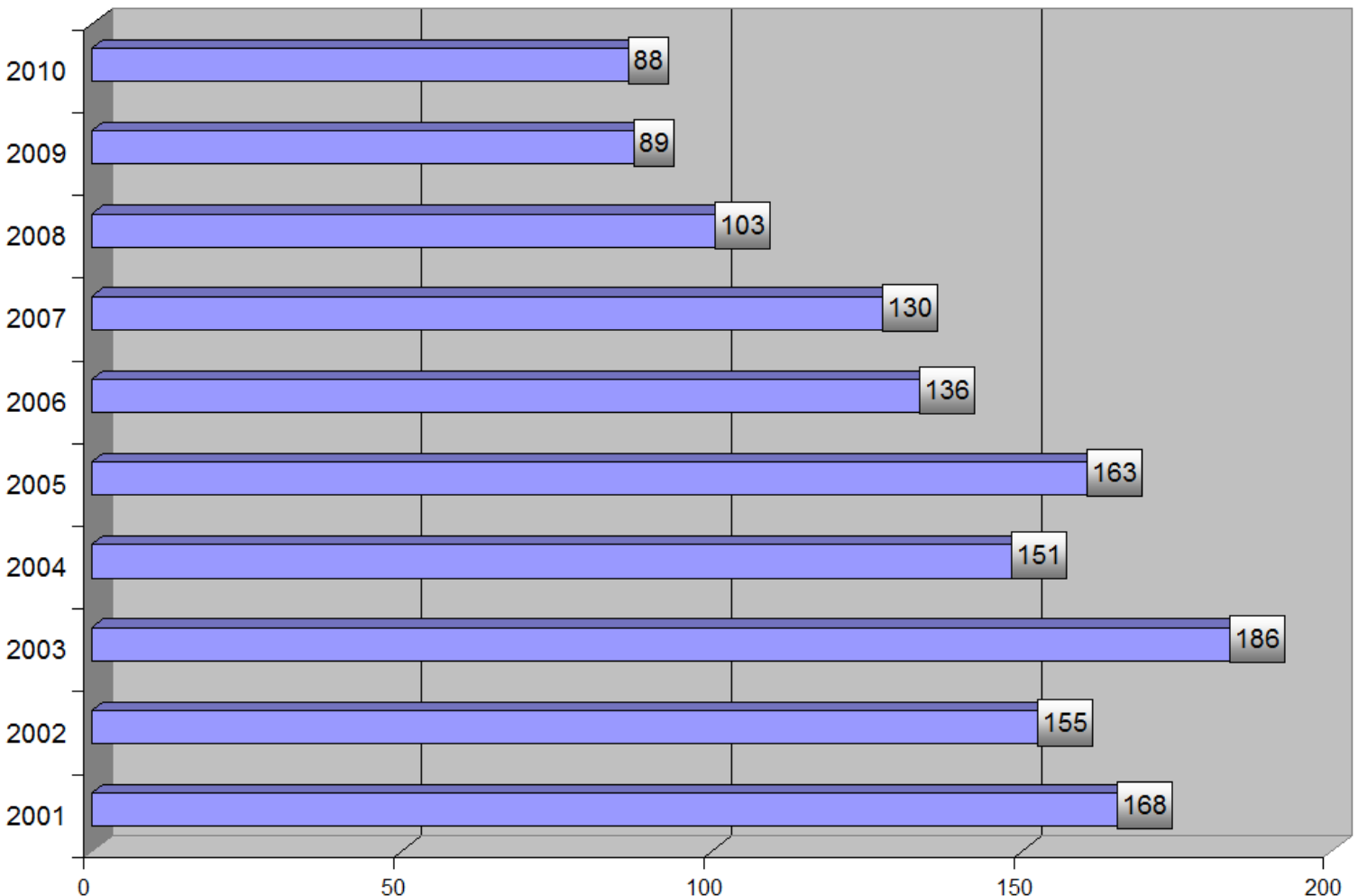
Hardin County
Planning and Development Commission

SUBDIVISION PLATS IN UNINCORPORATED HARDIN COUNTY

The Commission approved a total of 88 subdivision plats in the year 2010. This includes 42 Amended Subdivision Plats that merged or divided existing lots or revised or corrected information presented on a recorded plat. The 2010 subdivision plat total is the lowest since 1995 when only 76 plats were approved. Over the last 10-years, a total of 1,369 subdivision plats have been approved, averaging 137 plats recorded per year. The most plats approved in a single year was 186 in the year 2003. In 2010 1,061 new acres were subdivided creating 295 new lots for an average lot size of 3.3 acres.

Subdivision History: The subdivision plat that created the largest number of lots was Santa Fe Subdivision recorded in 2006 with 156 lots. The largest subdivision based on acreage is Needham Springs Farm, developed in four sections from 2002 to 2009 creating 73 lots and containing a total of 665 acres. LaVista Subdivision was developed in six sections from 2000 to 2004 and used 330 acres to create a total of 295 lots.

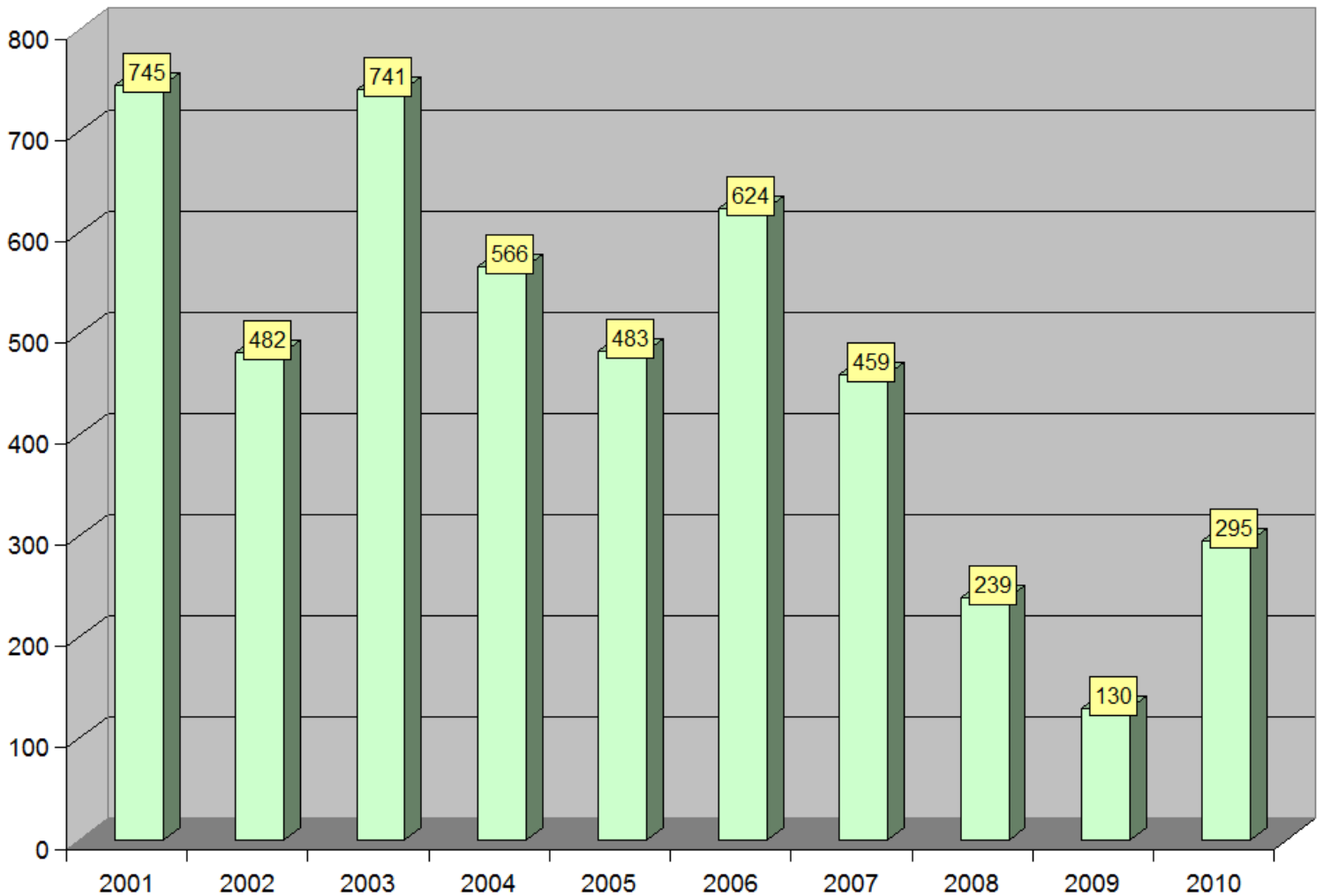
Total Number of Plats Record Per Year, 2001 - 2010



SUBDIVISION LOTS APPROVED IN UNINCORPORATED HARDIN COUNTY

- The 2010 Lot Count has rebounded from the 2009 and 2008 Lot Totals, thus breaking a downward trend that has occurred in six of the seven years since 2003. A total of 295 lots have been created for the year. Over the last 10 years, a total of 4,764 lots have been created.

TOTAL NUMBER OF LOTS APPROVED PER YEAR, 2001-2010



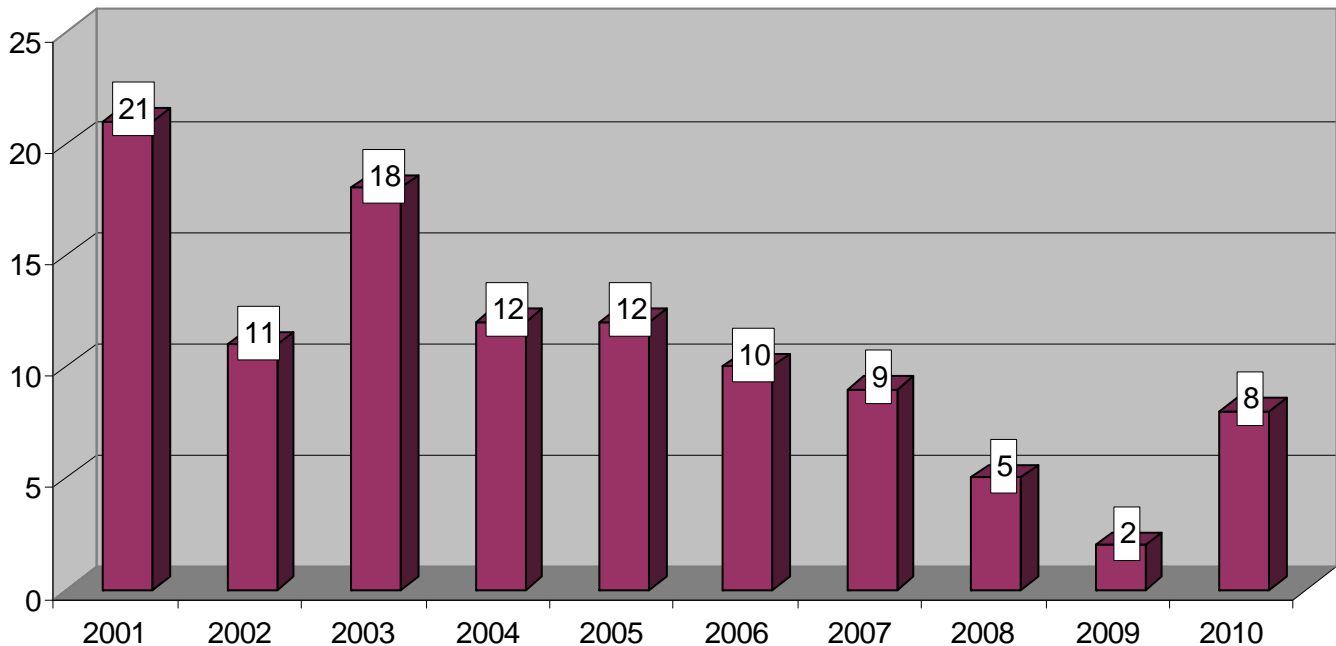
SUBDIVISION HIGHLIGHTS

Subdivisions Recorded with 10 or more Lots

A total of 8 subdivisions were recorded containing ten or more lots in 2010. This is a significant increase from only 2 subdivisions in 2009.

SUBDIVISION NAME	LOTS	ACRES	ACCESS ROAD
BLOOMING HILLS, SECTION 1	18	25.56	BLUEBALL ROAD
BLOOMING HILLS, SECTION 2	41	70.84	BLUEBALL ROAD
DUNRAVEN PLACE, SECTION 2	36	28.63	BOONE ROAD
WAKEFIELD FARMS SECTION 1	23	46.50	HODGENVILLE ROAD (KY 210)
SUNSET SUBDIVISION, SECTION 4	15	25.00	NEW GLENDALE ROAD (KY 1136)
BELLA WOODS	24	24.99	RINEYVILLE ROAD (KY 1600)
FERNWOOD SUBDIVISION, SECTION 3	29	39.65	LINCOLN PARKWAY
TALL PINE SUBDIVISION, SECTION 5	12	18.91	LOCUST GROVE ROAD

TOTAL NUMBER OF SUBDIVISIONS WITH 10 OR MORE LOTS, 2001-2010



STREET DEVELOPMENT

A significant increase occurred in 2010 from the previous two years with 20 streets proposed for construction on 8 Preliminary Plats that were approved. This is in line with the last 10 years—averaging 25 streets per year.

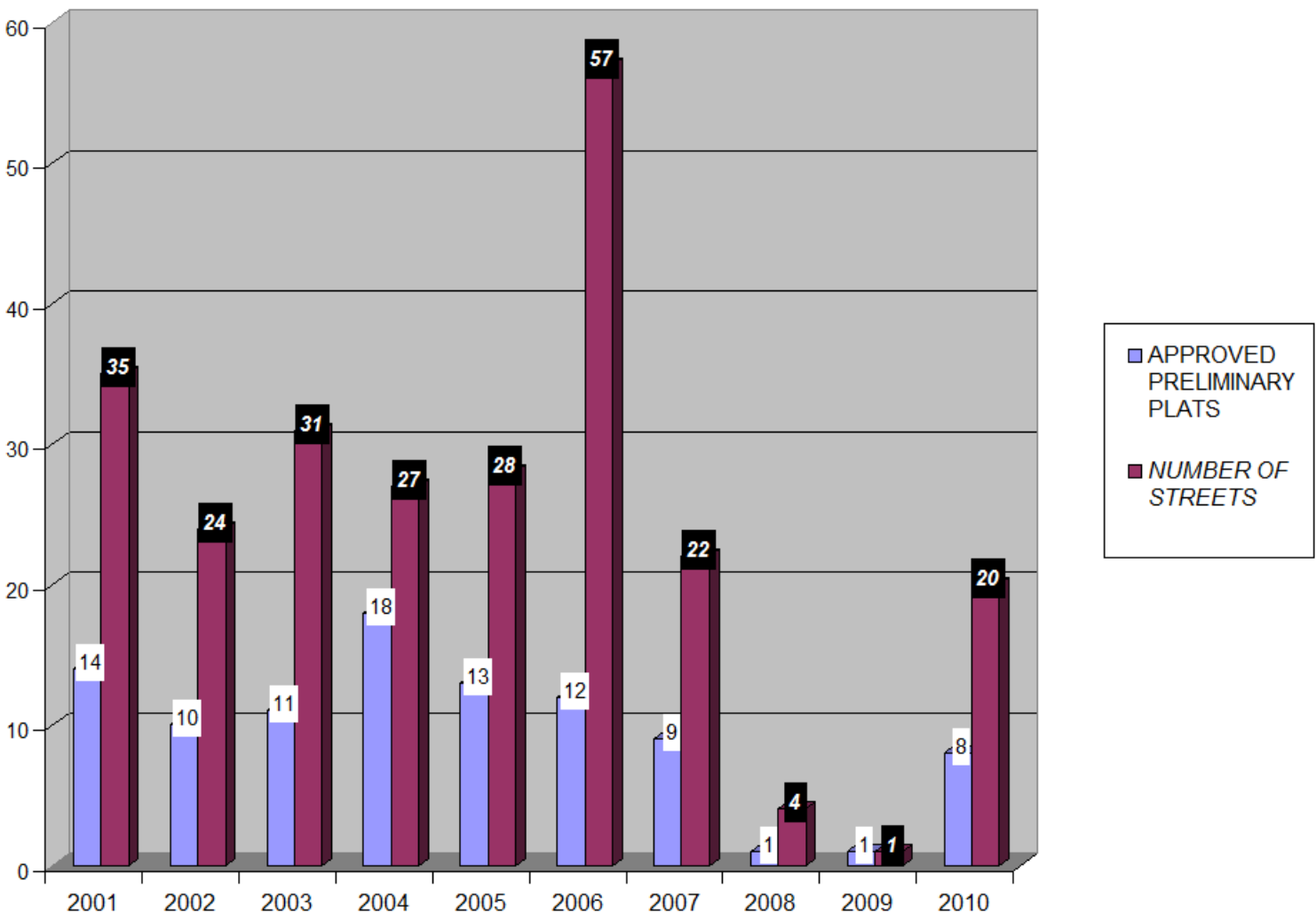
The Hardin County Fiscal Court accepts and maintains all streets constructed according to the approved plans. Since the County's Road Maintenance System was established in 1979, a total of 878 streets and 577 miles have been maintained. This includes 4 new streets and the extension of Winngate Road accepted this year in Trotters Ridge Subdivision, Cecilia—totaling 0.7 miles. Compared to 2009 and 2008, a total of 8 (2.8 miles) and

18 (3.7 miles) streets were accepted into the Road Maintenance System, respectively. In 2007 a record 45 streets (10.2 miles) were accepted, with 2006 having the greatest mileage totaling 11.6 miles (38 streets).

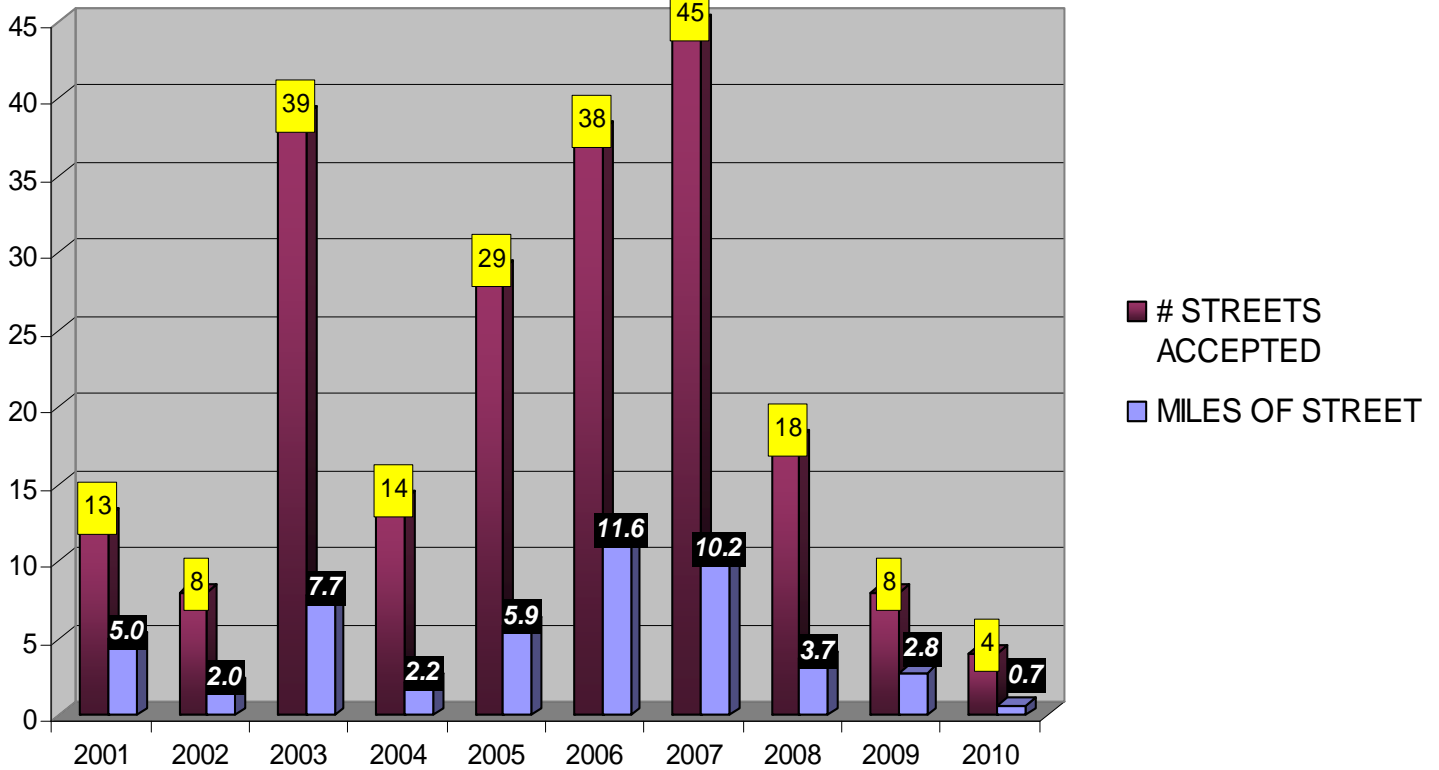
Over the last 10 years, a total of 216 streets (51 miles) have been accepted into the Road Maintenance System. This is nearly 25% of the total number of streets and 8% of the total miles being maintained.

At the end of 2010, a total of 91 streets have been approved and under construction. Financial securities in the amount of \$2.6 million are being held to guarantee the completion of these streets.

**TOTAL NUMBER APPROVED PRELIMINARY PLATS AND STREETS,
2001 - 2010**



**TOTAL NUMBER OF STREETS AND MILEAGE
ACCEPTED BY FISCAL COURT, 2001 - 2010**



PRELIMINARY PLATS

In 2009, it was reported that 21 Preliminary Subdivision Plats proposing new streets had been approved but Record Plats had not completed the approval process and recorded in the office of the Hardin County Clerk. The revised Zoning Ordinance, adopted in September of 2009, required all approved Preliminary Plats to obtain Record Plat approval within one year. As a result, Record Plats for 8 of the approved Preliminary Plats were approved that accounted for 206 lots and 256 acres. The remaining Preliminary Plats expired and must now meet the new standards of the *Development Guidance System Zoning Ordinance, 2009* should a new application be submitted. A total of 224 lots and 398 acres were proposed on the Preliminary Plats that expired.

PENDING SUBDIVISIONS

Every year the Planning Commission receives proposals to subdivide land in the unincorporated area of the County. The majority of the proposals are minor divisions; 1 and 2 lot divisions, and are approved that year. However, a few proposals extend into the next calendar year and may require additional reviews from Planning, Engineering or the Health Department, due to street construction, floodplain or septic approval. Of the 83 subdivision applications received in 2010, 70 were approved, 8 remain pending and five applications did not meet the 90 day deadline for approval and expired.

Around the World in Hardin County

Each year our building and electrical inspectors travel great distances to provide inspections for our citizens, sometimes even exceeding 24,900 miles, the distance it takes to travel around the world. Inspections were down for the two previous years but 2010 proved to be a much busier year. The Building Inspection Department reported mileage of approximately 18,420 miles which is up approximately 1,400 miles from the 17,059 reported for 2009. This is the first increase in mileage for two years, from 2007 to 2009 the building inspector traveled approximately 10,000 miles less than previous years. The building inspector travels large distances but the electrical inspector travels much farther, typically logging over 34,000 miles per year; 34,251 in 2010. From 2009 to 2010 there was a slight decrease of only 153 miles.

Hardin County is the fourth largest county in Kentucky with 629 square miles of total land area. Excluding the incorporated city areas and Fort Knox there remains approximately 560 square miles for which this office is responsible. In addition to unincorporated Hardin County, the building department also performs commercial inspections for all of Larue County. Larue County's land area is approximately 263 square miles. The electrical inspector covers all of unincorporated Hardin County, Sonora, Upton, Vine Grove, West Point and all of Larue County.

Because of the economic turmoil in recent years the Building Inspection Department was operating on part-time status in 2009; however, 2010 saw the return of the building department staff to full time as of January 1. There was plenty for the staff to do as there were 129 more total permits issued in 2010 than in 2009, 102 of which were for new houses. With the return of the building inspector to full time, inspections are back to full-time also. Inspections are performed Monday-Friday from approximately 10:30 to 3:30. Requests for inspections are scheduled for the next business day with 24-hour notice.

The electrical inspector, David Veirs' travel total was a bit down in 2010 at 34,251 compared to 34,404 miles in 2009. Mr. Veirs covers unincorporated Hardin County, the cities of Sonora, Upton, Vine Grove and West Point and all of Larue County for this office. His total annual mileage reported for our office does not include the miles traveled performing inspections for the City of Radcliff and for Meade County through separate contracts with those jurisdictions.

Our records show a total of 2,039 electrical inspections for 2010, which is a healthy increase from the 1,826 electrical inspections for 2009. The busiest month in 2010 was December with 261. The slowest month was January with 92. Electrical inspections averaged 170 per month, up from 152 per month in 2009.

Electrical inspections are available in Hardin County and Larue County on Mondays, Thursdays and Fridays. Inspections on Mondays are typically performed in Hardin County. Thursday is usually reserved for Radcliff, Vine Grove, West Point, northern and western Hardin County. Fridays are typically reserved for Larue County and southern and eastern Hardin County.



** Ed Bryan not pictured.*

KENTUCKY BUILDING CODE BUILDING INSPECTION PROGRAM 2010

The *Kentucky Building Code* is now in its 29th year of implementation in unincorporated Hardin County. The new code adopted by Fiscal Court is the *Kentucky Building Code*, Ninth Edition 2007. This edition is essentially the *2006 International Building Code*, published by the International Code Council, Inc., with specific Kentucky Amendments. Also adopted is the *Kentucky Residential Code*, Second Edition, Revised April, 2010. This edition is essentially the *2006 International Residential Code*, published by the International Code Council, Inc., with specific Kentucky Amendments. These codes provides minimum standards to ensure the public safety, health and welfare insofar as they are affected by building construction and to secure safety to life and property from all hazards incident to the occupancy of buildings, structures, or premises. This edition represents the code with changes approved by the Kentucky Board of Housing, Buildings and Construction. The Kentucky Building Code, 2007, went into effect on July 1, 2007. The Kentucky Residential Code became mandatory on November 1, 2007.

RESIDENTIAL INSPECTIONS

During 2010, the building inspectors performed a total of 849 residential inspections. This is an average of 70 residential inspections per month. These inspections were performed in the unincorporated area of Hardin County, and included inspections of single and two family residences, manufactured homes, multifamily residential buildings, accessory buildings, additions, remodeling projects, garages, carports, decks and pools. Single family residences typically are inspected a minimum of three times. These required inspections are footing, framing, and final. There were a total of 261 footing inspections, 265 framing inspections, and 242 final inspections. Also completed were 489 inspections of additions, carports, garages, decks, pools, and accessory buildings. Zero inspections were made on duplex apartments in 2010. Additionally, the inspectors performed 38 site visit inspections to follow-up on reported complaints and to check on the status of active projects when inspection requests had not been made.

Residential dwellings 2,000 square feet or greater in size are subject to a plan review. To assure code compliance, a plan review is also required prior to finishing or remodeling a residential basement. A total of 140 residential plan reviews were completed which included 36 plan reviews for basements.

The busiest month for residential inspections occurred in September with 178 inspections completed. The least number of residential inspections were performed in February with only 75 completed.

MANUFACTURED HOUSING INSPECTIONS

During 2010, inspections on manufactured housing units were completed in which checks were made on footings, tie downs, landings and steps, plus compliance with building setbacks from property lines were performed. Of these inspections, 33 inspections were completed on single wide manufactured homes, 46 inspections were completed on double wide manufactured homes, and inspections on modular home units totaled two. This is a total of 81 inspections.

COMMERCIAL INSPECTIONS

Commercial inspections were performed on churches, businesses, mercantile, and commercial facilities. A total of 62 commercial construction inspections were completed. Commercial projects of any size are subject to a plan review. A total of 20 commercial plan reviews were completed.

CODE VIOLATIONS

Stop Work Orders were posted on 17 construction projects started without obtaining the required building permit.

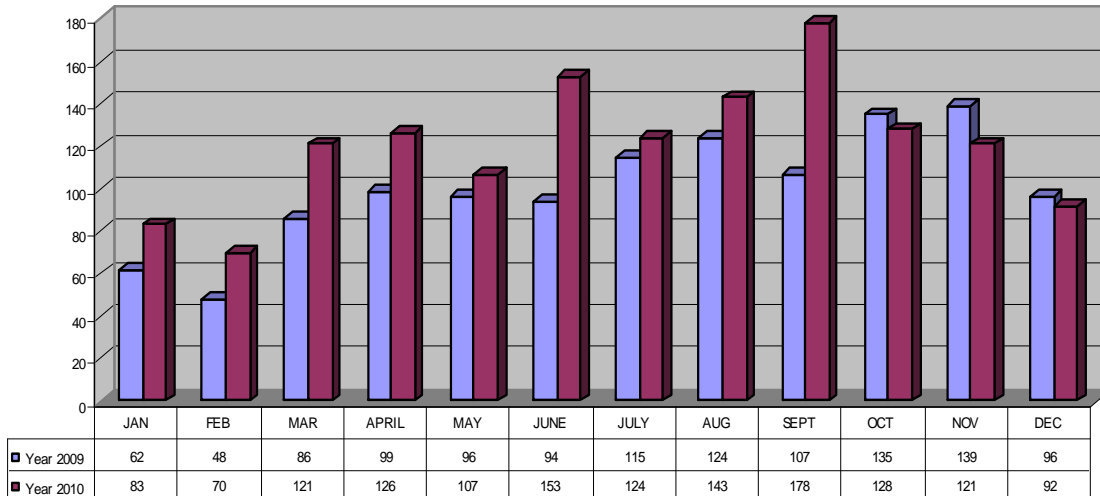
On a local note, with the cooperation of property owners, builders, contractors, subcontractors and suppliers, and after notification by the building inspectors, a total of 1,749 identified code violations were corrected during calendar year 2010. These totals were up as compared to the previous year, which we see as an influx of out of town contractors seeking work in this area and more homeowners choosing to manage their own construction projects, and these people may not be as familiar with adopted building codes in this area.

- 1 Kentucky Building Code, Ninth Edition 2007
- 2 Kentucky Residential Code, Second Edition, Revised April 2010

BUILDING INSPECTIONS REQUESTED

Because of the decline in construction activities for the past few years and the resulting reduction in staffing levels, the Commission now monitors the number of building inspections requested monthly. As presented in the chart below, 2009 increased every quarter with the most inspections requested in the month of November. Building inspections remained strong for most of 2010 exceeding 2009 levels for the first three quarters with the most inspections requested in September. However, inspections slowed during the last quarter, falling slightly below 2009 levels.

TOTAL NUMBER OF BUILDING INSPECTIONS REQUESTED,
2009-2010



AVERAGE DWELLING SIZE

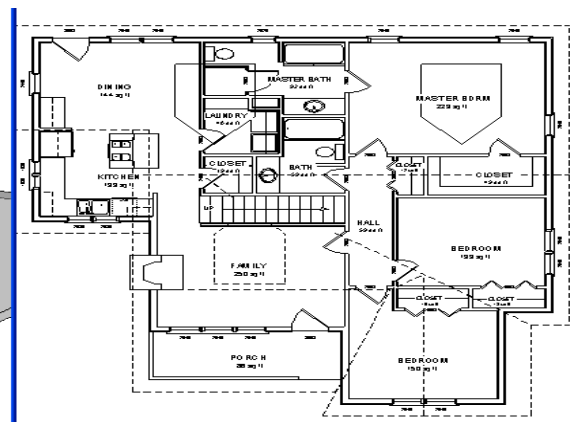
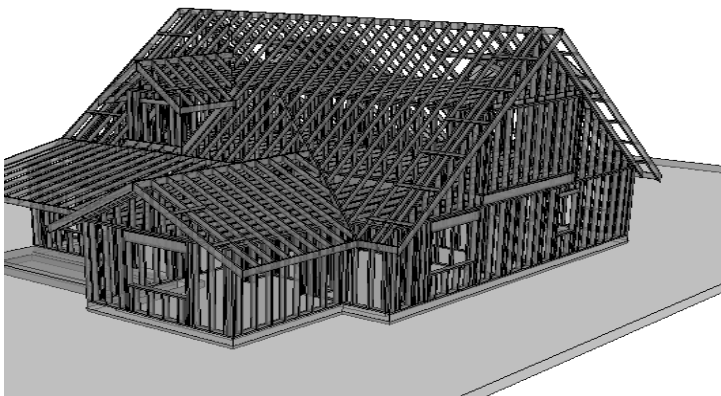
The average size home that was constructed in 2010 was 2,057. This is an increase from the 2009 and 2008 totals when the average was 1,914 square feet and 1,941 square feet respectively. In 2007 the average size was 1,874 square feet.

LARGE DWELLINGS

The number of Building Permits for single family dwellings of 2,500 square feet or larger increased to 59 in 2010. That is more than twice the total of 25 in 2009.

A breakdown of the previous years:

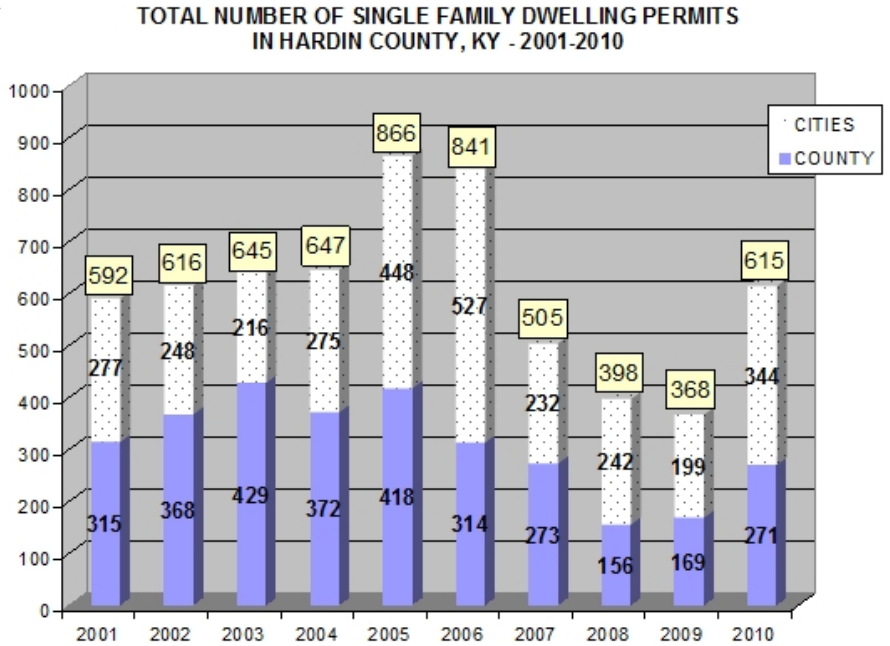
2008	17
2007	23
2006	33



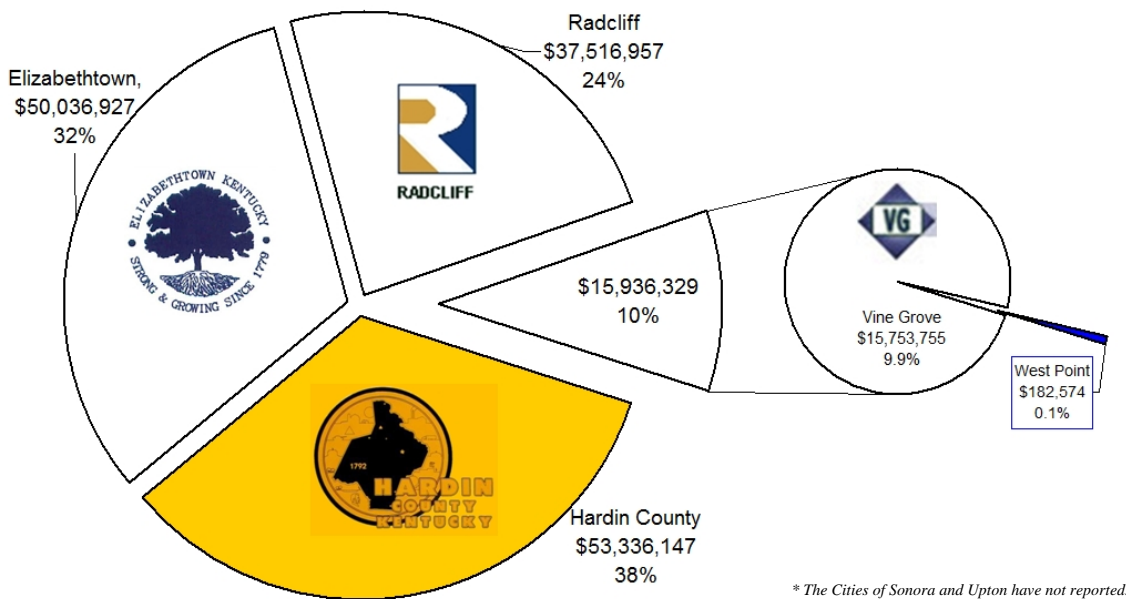
SINGLE FAMILY BUILDING PERMITS

Single Family Dwelling (SFD) Permit totals of 2010 increased for all jurisdictions, with Elizabethtown having the largest percentage increase (90%, 122 SFD Permits) from the previous year. However, the County reported the most housing starts of any jurisdiction with 271 SFD Permits, an increase of 60% from 2009 and accounting for 85% (\$45.5M) of the Residential Construction Total. Even though the two jurisdictions returned to pre-recession levels of 2007, they did not surpass their 2005 and 2006 totals.

Looking at the 10-year average, the County averages more than half (308 avg.) of the total number of permits issued, with the six cities accounting for the remainder (300 avg.). A total of 6,093 Single Family Dwelling starts have occurred in all of Hardin County during the past 10-years.



TOTAL CONSTRUCTION COST, 2010
\$156,826,360



* The Cities of Sonora and Upton have not reported.

Construction Totals

Construction totals increased in 2010 for all reporting jurisdictions in Hardin County across the board from 2009. The 2010 construction totals were estimated at \$156M, an 82% (\$85.9M) increase from 2009. The City of Elizabethtown and the City of Vine Grove had increases of more than 100% from their 2009 totals, reporting \$50M and \$15.7M respectively. However, the two cities are also coming off historic lows. The City of Radcliff bounced back, nearly achieving their 2006 high with more than \$37.5M (67% + from 2009). The unincorporated area of Hardin County increased more than 50%, from \$35.1M to \$53.3M, and also the most construction dollars for the second year in a row.

The unincorporated area of the County repeated as the jurisdiction issuing the most building permits with 643 total. This number includes the most single family dwelling building permits issued by a jurisdiction with 271 permits which was 44% of the total number of single family permits (615) issued in Hardin County in 2010.



HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION

CONSTRUCTION COMPARISON, 2009-2010

Year	Type	Hardin County		Elizabethtown		Radcliff		Vine Grove		West Point		Sonora		Upton		Total	
		Permits	Constr Cost	Permits	Constr Cost	Permits	Constr Cost	Permits	Constr Cost	Permits	Constr Cost	Bldg Permits not required*	Permits	Constr Cost	Permits	Constr Cost	
2010	SFD	271	\$45,500,325	122	\$16,571,439	98	\$12,157,601	117	\$14,076,994	0	\$0	6	N/A	1	N/A	615	\$88,306,359
	ADD	126	\$3,591,200	98	\$2,002,874	104	\$866,476	23	\$201,954	5	\$12,950	0	N/A	1	N/A	357	\$6,675,454
	MULTI-F	0	\$0	28	\$14,738,994	39	\$12,509,654	12	\$1,114,000	0	\$0	0	N/A	0	N/A	79	\$28,362,648
	DW	25	N/A	N/A	N/A	N/A	N/A	1	\$60,000	1	\$64,000	0	N/A	0	N/A	27	\$124,000
	SW	34	N/A	N/A	N/A	N/A	N/A	0	\$0	0	\$0	0	N/A	1	N/A	35	\$0
	GARAGE	113	\$1,133,477	N/A	N/A	18	\$148,999	14	\$67,798	8	\$38,924	0	N/A	2	N/A	155	\$1,389,198
	COMM	30	\$1,342,333	85	\$13,135,254	7	\$5,512,948	1	\$18,000	2	\$66,200	2	N/A	1	N/A	128	\$20,074,735
	CHURCH	2	\$545,000	12	\$527,900	1	\$997,073	0	\$0	0	\$0	1	N/A	0	N/A	16	\$2,069,973
	OTHER	42	\$1,223,812	82	\$3,060,466	60	\$5,324,206	59	\$215,009	2	\$500	0	N/A	0	N/A	245	\$9,823,993
2009	TOTAL	643	\$53,336,147	427	\$50,036,927	327	\$37,516,957	227	\$15,753,755	18	\$182,574	9	N/A	6	N/A	1657	\$156,826,360
	SFD	169	\$23,931,200	64	\$6,934,990	69	\$8,863,200	65	\$6,957,688	0	\$0	1	N/A	0	N/A	368	\$46,687,078
	ADD	103	\$1,636,260	115	\$916,920	65	\$548,438	34	\$308,790	5	\$27,000	0	N/A	1	N/A	323	\$3,437,408
	MULTI-F	2	\$110,000	14	\$2,790,700	1	\$2,400	0	\$0	0	\$0	0	N/A	0	N/A	17	\$2,903,100
	DW	29	N/A	0	N/A	0	N/A	2	N/A	0	\$0	0	N/A	0	N/A	31	N/A
	SW	22	N/A	0	N/A	0	N/A	1	N/A	0	\$0	0	N/A	0	N/A	23	N/A
	GARAGE	129	\$1,287,006	8	\$281,410	13	\$104,322	20	\$88,451	5	\$6,000	0	N/A	1	N/A	176	\$1,767,189
	COMM	37	\$5,696,853	81	\$8,942,438	8	\$10,722,300	11	\$351,621	2	\$98,400	0	N/A	0	N/A	139	\$25,811,612
	CHURCH	8	\$2,152,800	1	\$67,000	1	\$2,500	0	\$0	0	\$0	0	N/A	0	N/A	10	\$2,222,300
	OTHER	15	\$368,888	60	\$459,199	67	\$2,160,929	35	\$74,905	3	\$1,750	0	N/A	0	N/A	180	\$3,065,671
	TOTAL	514	\$35,183,007	343	\$20,392,657	224	\$22,404,089	168	\$7,781,455	15	\$133,150	1	0	2	0	1267	\$85,894,358

SFD Single Family Dwelling
 ADD Residential Additions/Alterations/Remodels/Decks
 DW Double Wide Manufactured Home
 SW Single Wide Manufactured Home
 GARAGE Residential Garage/Carport
 CHURCH New Churches, Additions, Etc.
 OTHER Any Permits Not Included in the Above Categories (including multi-residential and commercial)

*Numbers calculated based on addresses issued and electrical inspection applications



COUNTY ADDRESSING

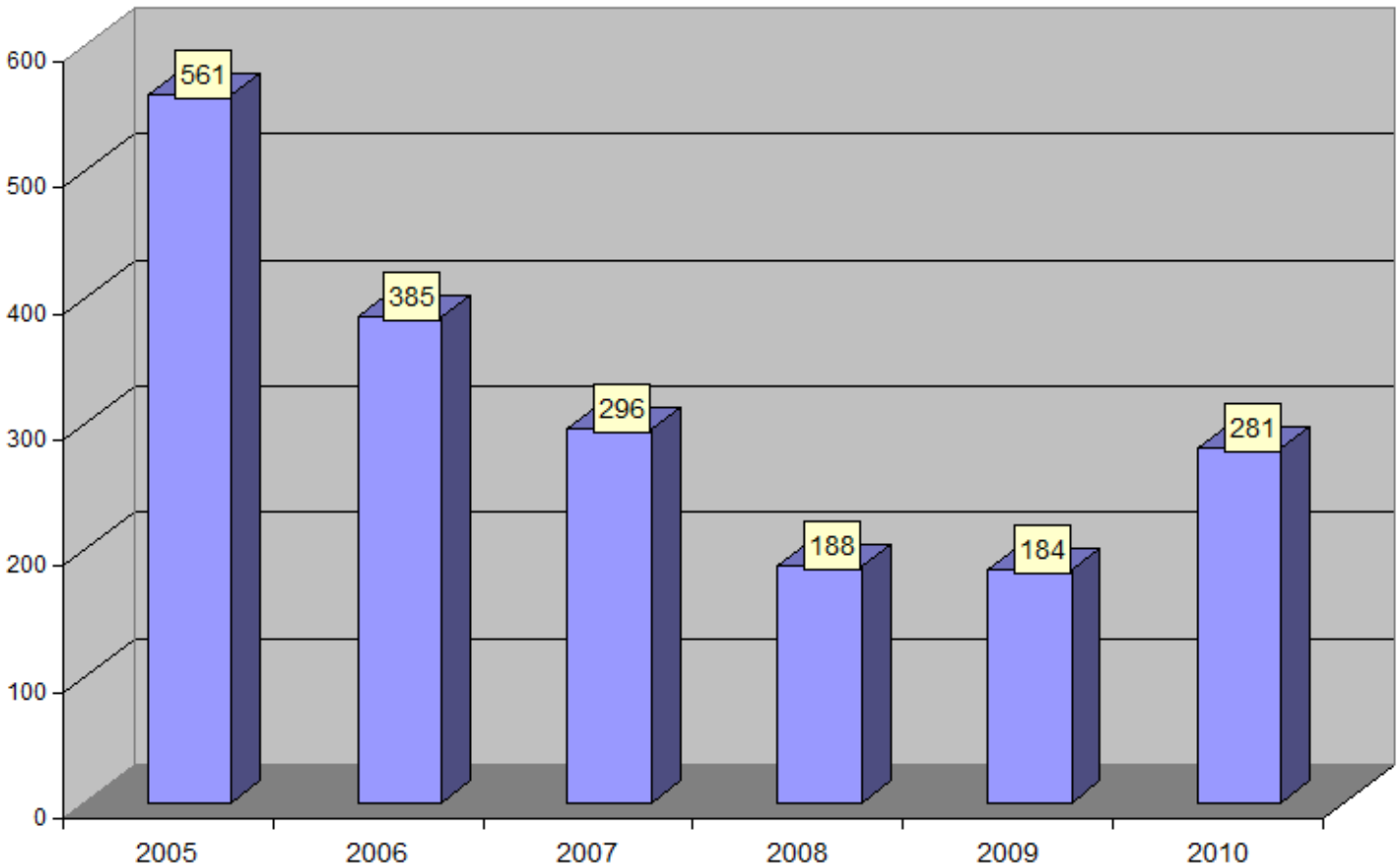
In August of 1998, the Hardin County 911 Office assumed the duties of assigning addresses to residences in unincorporated Hardin County and all requests for addresses are processed through the office of the Hardin County Planning and Development Commission.

In 2010, there were a total of 281 addresses assigned. This is more than the previous two years with 184 in 2009 and 188 in 2008. Eighty-nine percent of the addresses assigned were for single family dwelling, totaling 251. Addresses were issued for 13 singlewide and 9 doublewide manufactured homes. There was 1 new commercial address, with the remaining issued for non-residential structures such as a church or barn.

The owner, occupant or contractor of a house, building, manufactured home or any other structure to which an address has been assigned shall comply with the following:

- ☞ Once a new address has been assigned, the owner or occupant shall within 30 days display the new number and remove any different numbers which may be mistaken or confused with the new address.
- ☞ Numbers indicating the official address shall be posted in a manner as to be legible and distinguishable from the street or roadway fronting said structure.
- ☞ Numbers should be no less than three (3) inches high and should be made of reflective material visible at night.
- ☞ If the structure is not visible from the roadway on which it is located and no mail box is beside the driveway leading to the structure, a sign or number post shall be erected to display the 3 inch numbers.

TOTAL NUMBER OF ADDRESSES ISSUED, 2005 - 2010



Floodplain Management Program

Since Kentucky is second only to Alaska in the number of miles of running water, the floodplain management program is an important aspect of controlling the effects of development on the environment.

In 2010 there were 3 inquiries involving projects potentially in the floodplain. One project was for a storage building, one for a doublewide manufactured home and one for a low-water crossing.

On August 16, 2007, Hardin County Fiscal Court adopted the new flood ordinance, titled *Ordinance No. 254, Series 2007 Relating to Flood Damage Prevention for Hardin County, Kentucky*. A copy of the ordinance is available on-line through the Hardin County Government web site at:

<http://www.hcky.org/images/FloodPreventionOrd.pdf>

While the Planning Commission staff is responsible for accepting flood applications and maintaining the files, records and reports for the Flood Program, the Floodplain Administrator is County Engineer Vicki Meredith, P.E. The County Engineer, as well as Rusty Boone, Engineering Technician, can be contacted at (270) 769-2350 for floodplain questions or inquiries.

The Engineer's office must review and sign all flood applications prior to submission to the State Division of Water. The Commission provides the forms needed and assists with completing the application along with gathering other pertinent information. Once an application packet is complete, it is submitted to the County Engineer for review and signature.

Following signature by the County Engineer the application is forwarded to Frankfort for final review. There is a fee of \$50 for processing the application.

The application is reviewed for flood zone determination after it is received by the state. Once it is determined that the project area is in a flood zone, the area is evaluated for determination of the base flood elevation. If a base flood elevation has been determined, the state permit is issued with the requirement that the lowest floor of the project must be elevated above the base flood elevation. If no base flood elevation has been determined, additional information provided by a surveyor or engineer would be required to calculate the base flood elevation at that site. In addition, the County Ordinance requires the Finished Floor Elevation to meet the Base Flood Elevation plus one (+1) foot (freeboard).

After the state and local Flood Permits are issued the work can commence; however, the project is not cleared by the state until an "Elevation Certificate" is provided. The "Elevation Certificate" is a certification completed by a land surveyor, engineer or other qualified professional that confirms that the lowest floor of the project has been constructed to the minimum elevation required above the base flood elevation.



MAP AMENDMENTS

A map amendment, zone change, request is submitted for Planning Commission consideration when the proposed land use of a development is not a “permitted use” in the zone designated for the property. The Planning Commission can grant a map amendment request based on the evidence and testimony presented at a Public Hearing using the criteria established in Kentucky Revised Statutes [KRS 100.213].

In 2010, the Planning Commission conducted Public Hearings for 8 map amendment applications, compared to only 5 applications for the previous two years. All map amendments were approved, including an Interstate Highway Overlay Zone initiated by the Commission for the vicinity of the Glendale Industrial Property.

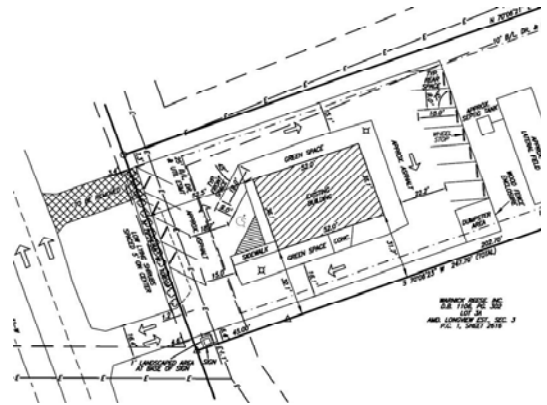
The year 2010 held the 1-year anniversary of the Agricultural Zone (A-1), with the approval of 4 additional map amendment requests containing more than 1,300 acres. One A-1 map amendment was approved in 2009 (100 acres). Two Urban Residential (R-1) down zonings were approved for residential projects, with one Convenience Commercial (C-1) zone request of a 10-acres site located on South Dixie Highway for the construction of a grocery, furniture store, and mini-warehouse facility.



DEVELOPMENT PLANS

A Development Plan is a graphic illustration prepared by a registered professional which presents detailed information illustrating the existing and proposed development activity for a property, as set forth in KRS 100.111 (8). A Development Plan assures compliance with the standards and requirements of the Zoning Ordinance and other county ordinances. Development Plans are required for commercial, industrial, assembly, multifamily and recreational projects.

There were 31 Development Plans submitted for review in 2010 compared to 26 in 2009 and 38 Development Plans in 2008. A total of 26 Development Plans were approved for the year.



Development Plans Approved In 2010

PROJECT NAME:	STREET NAME
CELL TOWER - SELF-SUPPORTING 190'	ASSEMBLY DRIVE
CELL TOWER - SELF-SUPPORTING 190'	BARDSTOWN ROAD (US 62)
STANLEY STEEMER	BARDSTOWN ROAD (US 62)
GOHMANN ASPHALT PLANT	BATTLE TRAINING ROAD (KY 434)
SCOTTY'S CONTRACTING AND STONE	BATTLE TRAINING ROAD (KY 434)
CELL TOWER ANTENNA - CO LOCATION	CASEY LANE
CELL TOWER ANTENNA - CO LOCATION	CHURCHILL BLAND LANE
CELL TOWER - SELF-SUPPORTING 190'	DAWSON LANE
CELL TOWER ANTENNA -CO LOCATION	FULTZ ROAD
PRETTY PETALS	LEITCHFIELD ROAD (US 62)
CELL TOWER - SELF-SUPPORTING 190'	MILLER ROAD
CARMART OF ELIZABETHTOWN	NORTH DIXIE HIGHWAY (US-31W)
CREEKSIDE AUTO #2	NORTH DIXIE HIGHWAY (US-31W)
HARDIN COUNTY HONDA	NORTH DIXIE HIGHWAY (US-31W)
MARTY'S MEATS & MORE	NORTH DIXIE HIGHWAY (US-31W)
SUNSET FIBERGLASS POOLS DISPLAY AREA	NORTH DIXIE HIGHWAY (US-31W)
SCOTTY'S CONTRACTING AND STONE, LLC - UPTON	QUARRY ROAD
ALICNIA TURF AND LANDSCAPE	SOUTH MILL STREET
J & J LUMBER, LLC - SAW MILL	SALT RIVER ROAD (KY 920)
CELL TOWER ANTENNA - CO LOCATION	SHEPHERDSVILLE ROAD (KY 251)
TO BE DETERMINED, FORMERLY KIMMIES CATERING	SONORA HARDIN SPRINGS ROAD (KY 84)
CELL TOWER ANTENNA -CO LOCATION	SOUTH DIXIE HIGHWAY (US-31W)
D & D GROCERY	SOUTH DIXIE HIGHWAY (US-31W)
ELITE HVAC SERVICES, LLC	SOUTH DIXIE HIGHWAY (US-31W)
ELIZABETHTOWN SOLID OAK FURNITURE	SOUTH DIXIE HIGHWAY (US-31W)
CELL TOWER -RELOCATE ACCESS DRIVE	SPRINGFIELD ROAD

SITE PLANS

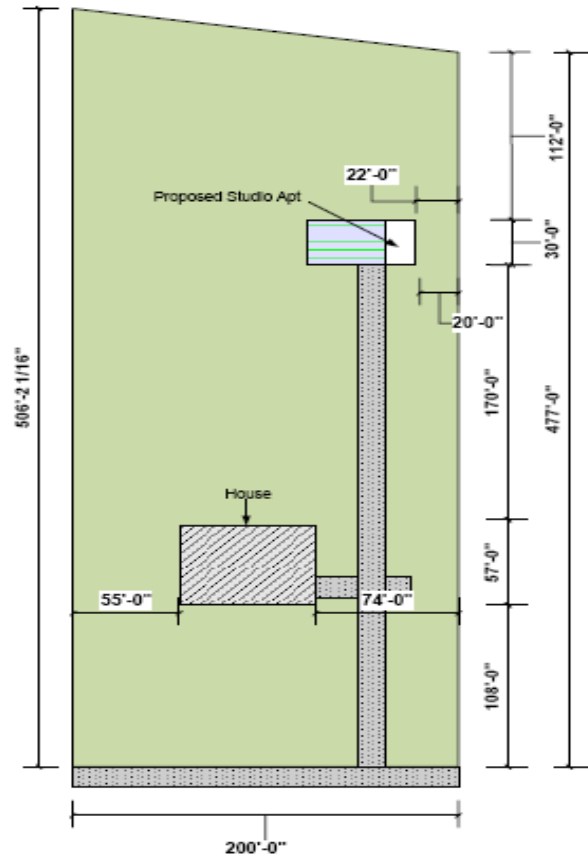
Site Plans are utilized for a wide variety of planning related procedures to assure compliance with the standards and requirements of the Zoning Ordinance and other County ordinances. The intent is to implement the County's Comprehensive Plan and promote the public health, safety and general welfare through planned development.

The Site Plan, submitted by the owner or applicant, is to provide information to County Departments and public agencies for their reviews, in an effort to streamline the approval process for developers and owners.

Site Plan approval shall be obtained for residential and agricultural developments which meet one or more of the following criteria:

1. For Map Amendment applications to R-1, R-2, R-3, and A-1 Zones.
2. For Conditional Use Permit applications, within R-1, R-2, R-3 and A-1 Zones.
3. For Variance applications within R-1, R-2, R-3 and A-1 Zones

In 2010, the Commission's staff processed a total of 38 Site Plan applications. The table is a list of 7 plans that were approved as non-residential uses within residential zones.



Site Plans Approved in 2010

AGRICULTURAL ZONE	FARLEY LANE
DUKE'S TACK SHOP	LEITCHFIELD ROAD (US 62)
OFF SITE SIGNAGE	BARDSTOWN ROAD (US 62)
RAY'S PLUMBING	BURNS ROAD
SEASON IN THYME	NEW GLENDALE ROAD (KY 1136)
SEMI-TRUCK PARKING	BACON CREEK ROAD
SOUTHERN KENTUCKY POOLS—SIGN	RINEYVILLE ROAD

CONDITIONAL USE PERMITS

Conditional Use Permits (CUP) may be authorized by the Board of Adjustment to allow for the proper integration of a particular use into the community. The Development Guidance System outlines specific uses for each zone, whether Residential, Commercial, or Industrial, which are permitted as “Conditional Uses” pending approval from the Board. In 2010 the Commission’s staff processed a total of 41 Conditional Use Permit applications, a significant increase from the previous years.

The increase is largely due to the fact that the revised Zoning Ordinance requires and allows three uses from the previous ordinance. First, Accessory Structures (garages and sheds) are required to be located on the same property as a residence, as well as, similar in size. Thirteen Permits were issued by the Board to allow for an accessory structure to exceed the size of the resident or to be located on property without a residence. Second, Permanent Accessory Dwelling (two homes) may exist on

the same property if guidelines are met. Typically, the second dwelling is smaller, located behind, and constructed of the same material as the main house. Four applications met this criteria and were approved. Lastly, as oppose to obtaining a commercial zone change, certain uses may be allowed in residential zones. Applications for a dog kennel, a saw mill, retail sales, a plumbing business and a billboard were approved in residential and agriculture zones, by meeting guidelines outlined in the Zoning Ordinance.

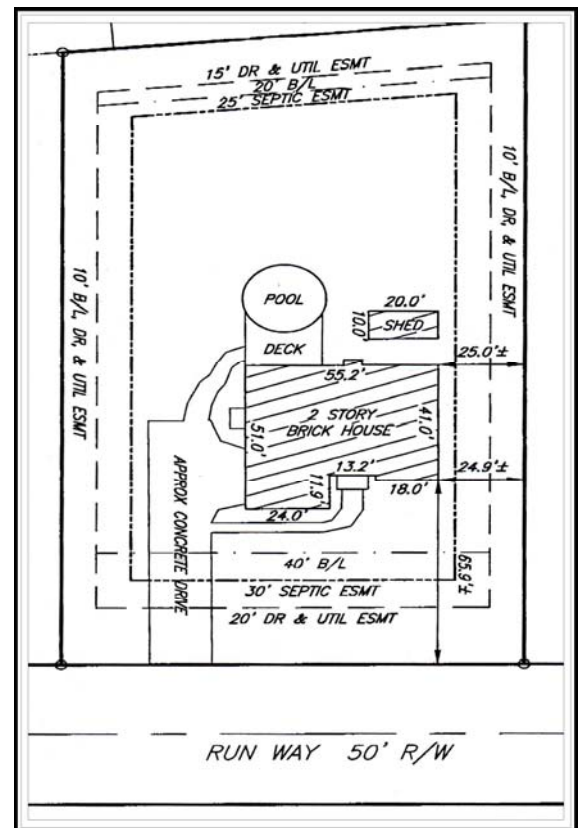
A CUP may be issued by the Board for “temporary” second or third dwellings, to allow for a “care giver” situation or “family circumstance” for family members. Twelve permits were issued to accommodate “temporary” housing needs in 2010.

VARIANCES

A Variance allows for a dimensional variation of the Zoning Ordinance such as the building setback of structures from property lines or the shape of lots being proposed.

There were twenty four (24) applications for Variances in 2010. The majority of the requests are to allow for reasonable use of the property by reducing the front, side or rear building setbacks to allow for improvements to be made.

Cell tower regulations were adopted in the 2009 Zoning Ordinance. The building setback limits are now based on the tower height, thus requiring many of the existing towers to obtain variances for new structures as part of the ground facilities.



ROAD CLOSINGS

No requests for closing a public right-of-way were brought before the Planning Commission in 2010.

SUBDIVISION PLAT REVOKED

The Commission approved the revoking of the one lot subdivision plat of Welder's Hill Subdivision, Section 2 located on Pleasant Hill Road.

VIOLATIONS

If a violation of the county ordinance occurs, or is alleged to have occurred, any person may file a written complaint or otherwise make a report to the Planning Commission. Such a complaint, stating the causes and basis thereof, can be filed anonymously with the Planning Staff. Reports of violations are coordinated with the Hardin County Code Enforcement Officer and the Hardin County Property Maintenance Code.

A violation notice will be issued to the property owner after a staff member has investigated the complaint. The DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009 enables the Commission to regulate and provide relief towards a number of items such as wrecked and/or inoperative vehicles, multiple dwellings, and commercial activity in a residential zone.

A notice of violation typically establishes a time period for the property to come into compliance. Should the property owner fail to correct said violation the Commission then forwards

the violation on to the Office of the Hardin County Attorney for resolution.

In 2010, a total of forty three (43) violations were investigated. Of those forty three, the staff worked to achieve compliance in thirty five (35) of the investigations with eight (8) still pending compliance or possible litigation.

Ten (10) of the violations were for multiple dwellings on a single piece of property, nine (9) were for inoperable vehicles, eight (8) were for construction activities without a building permit, six (6) were for commercial activity without an approved Development Plan, five (5) were for commercial activity on residential property, four (4) were for recreational vehicles being used as permanent dwellings, and one (1) dealt with an unapproved off-site sign.



PLANNING ACTIVITIES

The following are some of the studies and long-range planning initiatives being performed for Hardin County in which the Planning Commission and staff are participating.

Glendale Industrial Property

Continued progress is being made towards the improvements to the Glendale Industrial Property. The unfunded proposal to construct a facility for the National Alliance for Advanced Transportation Batteries (NAATBatt) in 2009 did stimulate additional efforts that have strengthen the quality of the site for a future tenant.

E2RC Access Management Partnership

A Memorandum of Understanding was approved by the County, Elizabethtown, Radcliff, Kentucky Transportation Cabinet and LTADD that established a shared commitment to managing the E2RC Corridor to preserve safety and mobility.

Human Resources Center of Excellence

In June of 2010 this \$197 million facility opened. The facility contains 883,000 square feet of office space with eco-friendly features, designed as a three story facility with 1,333 blast proof windows, utilizes 1.5 miles of corridors, provides 34 acres of parking and roads and will accommodate more than 4,000 employees. The Metropolitan Planning Organization (MPO) is involved with transportation projects to accommodate the increase in workers at Fort Knox.

Public Sewer Service in Unincorporated Hardin County

Following the adoption of the Regional Wastewater Facilities Plan in 2007, the Planning Commission is assisting in the coordination and implementation of the plan to provide sewer service to the unincorporated area of the County. Hardin County Water District No.2 is developing a BRAC related project to design the infrastructure to provide wastewater treatment to the Rineyville area and also to the Glendale vicinity. Hardin County Water District No.1 also serves as a wastewater utility and has provided sewer service to an existing church and a sewer line to a potential subdivision outside Radcliff city limits.

US 31W Access Management Partnership

The Memorandum of Understanding (MOU) concerning the implementation of the US 31W Access Management Partnership was approved by the Planning Commission and Hardin County Fiscal Court in 2008. The goal of this MOU is to improve safety, reduce the number of accidents and increase mobility along US 31W. The study recommends strategies to more effectively manage access along this highway to improve efficiency and safety on the 41 mile stretch of US 31W from Hart County to Jefferson County.

Elizabethtown to Radcliff Connector (E2RC)

The Kentucky Transportation Cabinet is progressing on the work on this BRAC related project to create a new road from Elizabethtown to Radcliff. The primary purpose for this project is to provide an alternate north-south travel route in the area as an option to the congested and high accident corridors of Dixie Highway (US 31W) and Rineyville Road (KY 1600). The project is a new partially controlled access highway to connect the Elizabethtown Bypass (KY 3005) to Joe Prather Highway (KY 313).

Army Compatible Use Buffer Program (ACUB)

The ACUB Program has been initiated in Hardin County by Fort Knox. This program is a management tool to evaluate and minimize impacts from development activities surrounding military installations that affects the ability of the military to train realistically. In Hardin County existing subdivisions, and an area identified as the Cedar Creek Glade Area, are potential areas for ACUB because of proximity to Yano Range and the future night time aerial training activities and future training flight patterns.

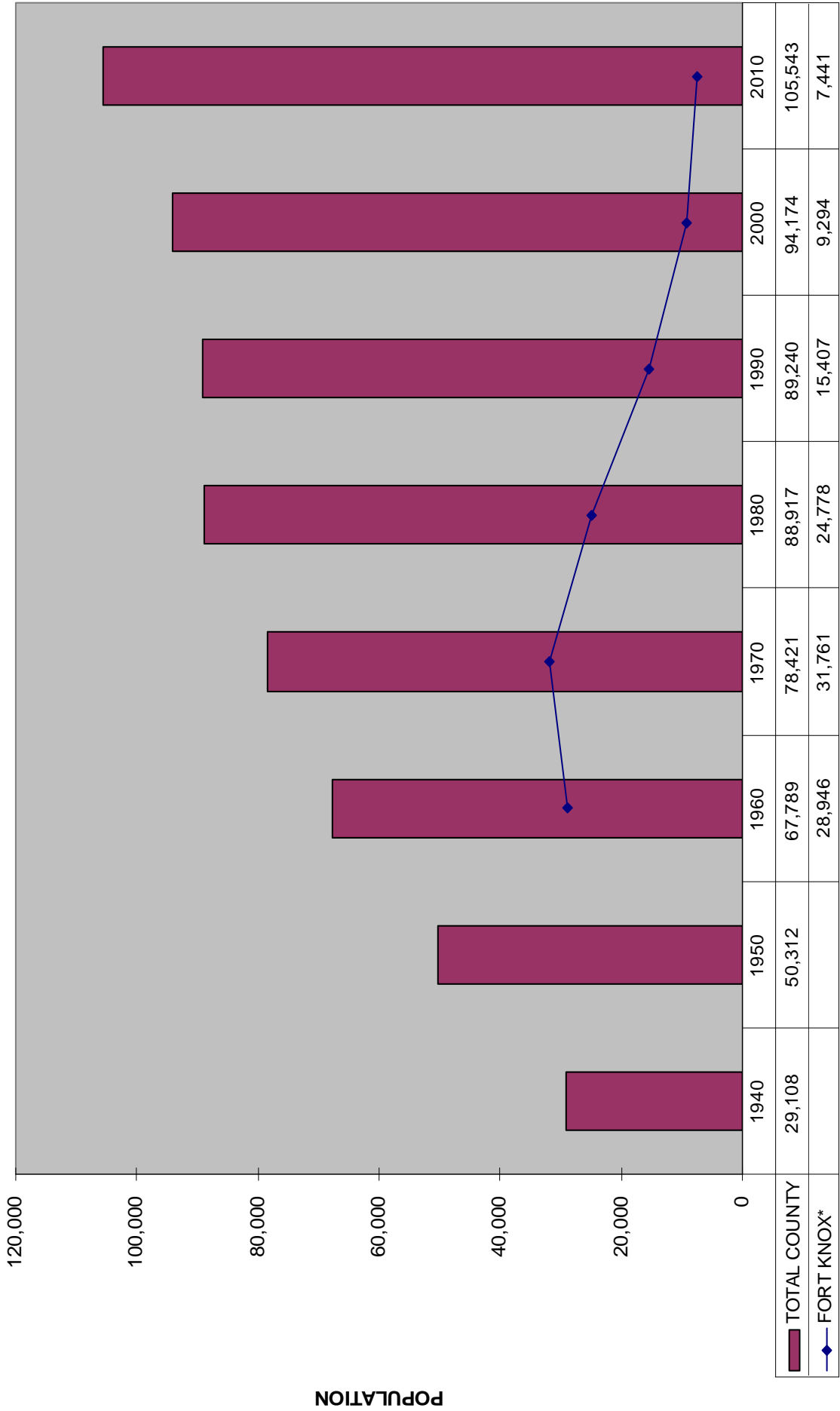


POPULATION STATISTICS - 2000

RANK	GEOGRAPHIC AREA	POPULATION	HOUSING UNITS	AREA IN SQUARE MILES			DENSITY PER SQUARE MILE OF LAND AREA	
				TOTAL AREA	WATER AREA	LAND AREA	POPULATION	HOUSING UNITS
	KENTUCKY	4,041,769	1,750,927	40,409.02	680.85	39,728.18	101.7	44.1
	COUNTY							
1	JEFFERSON COUNTY	693,604	305,835	398.58	13.49	385.09	1,801.20	794.2
2	FAYETTE COUNTY	260,512	116,167	285.52	1.00	284.52	915.6	408.3
3	KENTON COUNTY	151,464	63,571	164.38	2.42	161.97	935.2	392.5
4	HARDIN COUNTY	94,174	37,673	629.86	1.88	627.98	150.0	60.0
5	WARREN COUNTY	92,522	38,350	547.69	2.48	545.21	169.7	70.3
6	DAVISS COUNTY	91,545	38,432	476.27	13.88	462.39	198.0	83.1
7	CAMPBELL COUNTY	88,616	36,898	159.43	7.87	151.55	584.7	243.5
8	BOONE COUNTY	85,991	33,351	256.96	10.70	246.26	349.2	135.4
9	CHRISTIAN COUNTY	72,265	27,182	724.01	2.69	721.32	100.2	37.7
10	MADISON COUNTY	70,872	29,595	443.11	2.42	440.68	160.8	67.2

The 2010 census statistics rank Hardin County as the 6th most populated county in Kentucky.

TOTAL COUNTY GROWTH RATES



The Fort Knox numbers shown in this chart are for Hardin County population only. The Fort Knox population in Meade County is 2,683 making the total population of Fort Knox 10,124 in 2010.