



Hardin County

Planning and Development Commission

Six Hundred and Twelfth Meeting
R.R. Thomas County Government Building
Second Floor Meeting Room
20 September 2011 5:30 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

5:30 MAP AMENDMENT PUBLIC HEARING

Owner: WILLIAM SULLIVAN; Cecilia Rural Village

The request is to down zone 12.3-acres from Convenience Commercial Zone (C-1) to Urban Residential (R-1) to allow for the construction of a 80' x 100' Agricultural Building with living quarters- A Conditional Use Permit is required for the living quarters. The property is located at 187 South Railroad Street. (*Hearing Packet Provided & Resolution Number 2011-00*).

- A. Consideration and action on the appointment of Brent Gooding as the interim Building Official for Hardin County. (Resolution Number 2011-00).
- B. Consideration and action on the Minutes for the meeting held on 4 September 2011. (Attached pg. 0-0).
- C. Consideration and action on the following Financial Report:
 - Financial Report for the time period 1 July 2011 thru 31 August 2011 (Attached pg. 0-0)

4. Committee Reports

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
06 Sept 11	Alcorn Hills	1	Horn Road
09 Sept 11	Cal's Court	9	Saint John Church Road
13 Sept 11	Gentle Ewe Subdivision	2	Copelin Road
SINCE LAST MEETING		12	
2011 TOTAL		-30	

Commission Agenda

20 September 2011

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THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
02 Sept 11	Millennial Firework, LLC	Sugar Mill Properties	N. Dixie Avenue (UA 31W)
29 July 11	Nall's Specialized Hauling	Nall's & Son's, LLC	Bardstown Road (US 62)
Since Last Meeting		2	
2010 Total		8	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
1 Sept 11	Accessory Structure	Joseph Ashley	Rineyville Big Springs Road
Since Last Meeting		1	
2011 Total		18	

The next Commission meeting is scheduled for 5:30 p.m. on Tuesday, 4 October 2011 in the H.B. Fife Courthouse on the third floor. The following Public Hearing is scheduled:

5:30 MAP AMENDMENT PUBLIC HEARING

Applicant: David Dozer, Executive Director, Helping Hand of Hope; NORTH URBAN AREA # 3; The request is to rezone 1.69-acres from Urban Residential (R-1) to Convenience Commercial Zone (C-1) to allow for the construction of a 85' x 110' Headquarters Building to include offices, warehousing and food / clothes pantry. The property is located at 6796 S. Wilson Road and is south of the OHIO VALLEY DISTRICT OF THE CHRISTIAN MISSIONARY ALLIANCE (Formerly Roy's Furniture).

ZONE CHANGE STAFF REPORT

Hardin County Planning and
Development Commission
14 Public Square
Elizabethtown, Kentucky 42701
(270) 769-5479

Summary: A request has been submitted to “down zone” 12.3-acres to the Urban Residential (R-1) Zone. The property is located at 187 S. Railroad Street, with the intent to allow for an agricultural building with living quarter to be constructed on-site.

Pre-application Conference: August 30, 2011

Public Hearing Date: October 04, 2011

Location of Proposed Zone Change:

End of S. Railroad Street, south of Main Street in Cecilia – See Page 2

Subdivision: Tearose Estate, Lot 3

Acreage: 12.3

PVA Parcel Number: 147-00-00-042

Flood Plain: The majority of the of the subject property is located in the 100-year flood area.

Utility Services:

Electricity is available to the subject property
HCWD #2 Water Service Area, 4” waterline provides adequate service to the site.

Wastewater Treatment:

Sewage disposal is provided by on-site septic systems that will continue to be utilized for the property.

Access to the Property:

S. Railroad Street – road maintained by Fiscal Court, 9’ paved surface with a no dedicated right-of-way. Adjacent on the east boundary by the Paducah and Louisville Railroad.

Owner:

Bill Sullivan
187 S. Railroad Street
CECILIA, KY

Zone Map Amendment Request:

FROM: Convenience Commercial (C-1)

TO: Urban Residential (R-1) - Single Family

Land Use Group: Urban Area

Planning Area: Cecilia Rural Village, # 6

Existing Land Use: Residential

Zoning History: Commercial (C-1) was designation for the property at the adoption of the zoning map in 1995. The area was designated a village because of the active citizens, social organizations and to maintain an independent identity with the presence of churches, post office, bank, and local business establishments. Personal service businesses and small scale commercial stores and activities associated with railroad service are in operation along the highway and railroad. This property was anticipated to allow for the expansion of these services.

Adjacent Zoning: Residential – See Map Page 3;

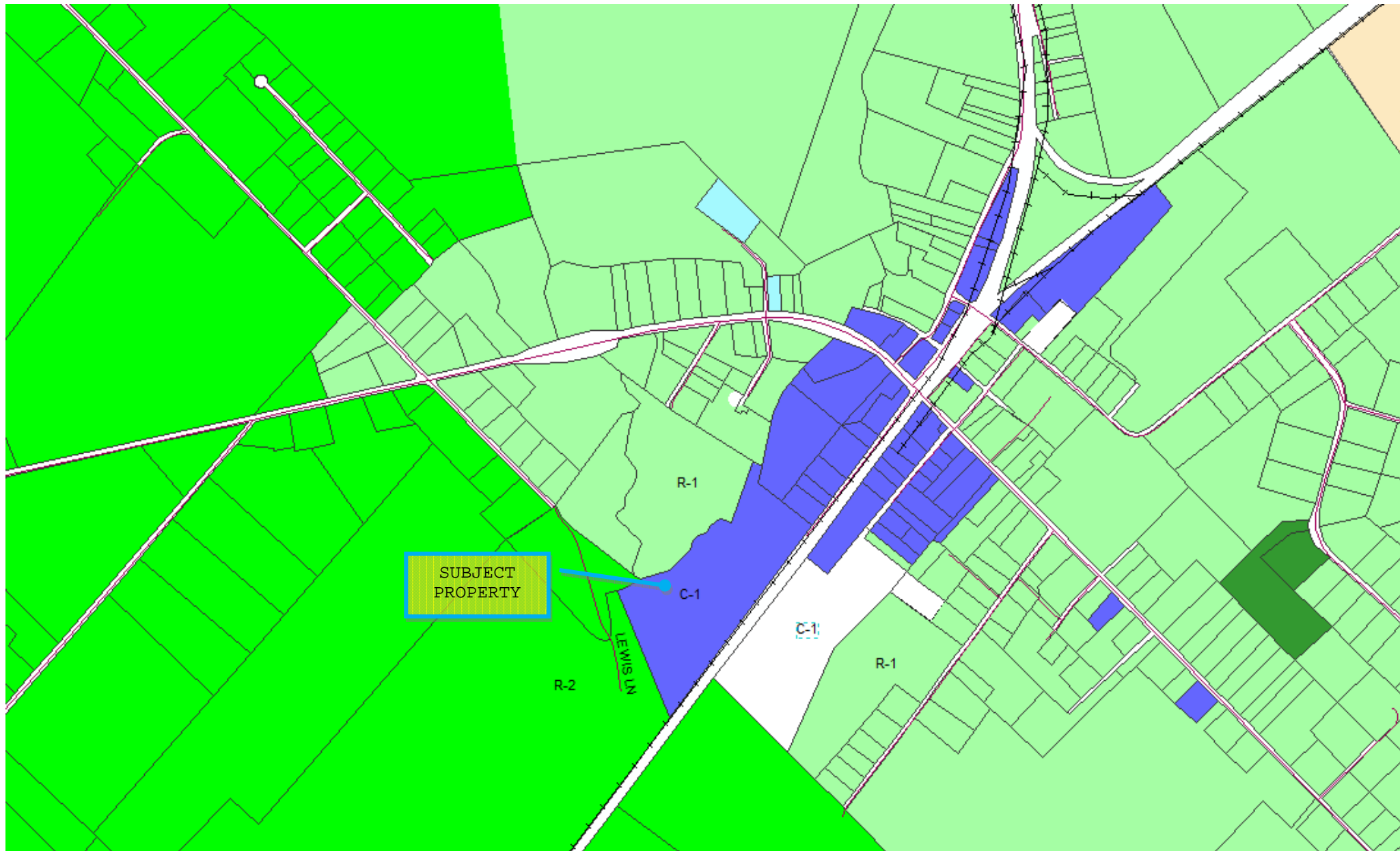
North – C-1 Residential Use

South, R-2, Residential

East – Railroad and C-1 Nursey

West – R-1, Residential

ZONING MAP



SUBJECT PROPERTY

