



**Hardin County  
Planning & Development  
Commission  
19 May 2026**

Hardin County Government Center  
2<sup>nd</sup> Floor Meeting Room

# MAP AMENDMENT

Owner: Shay Brooke Properties, LLC

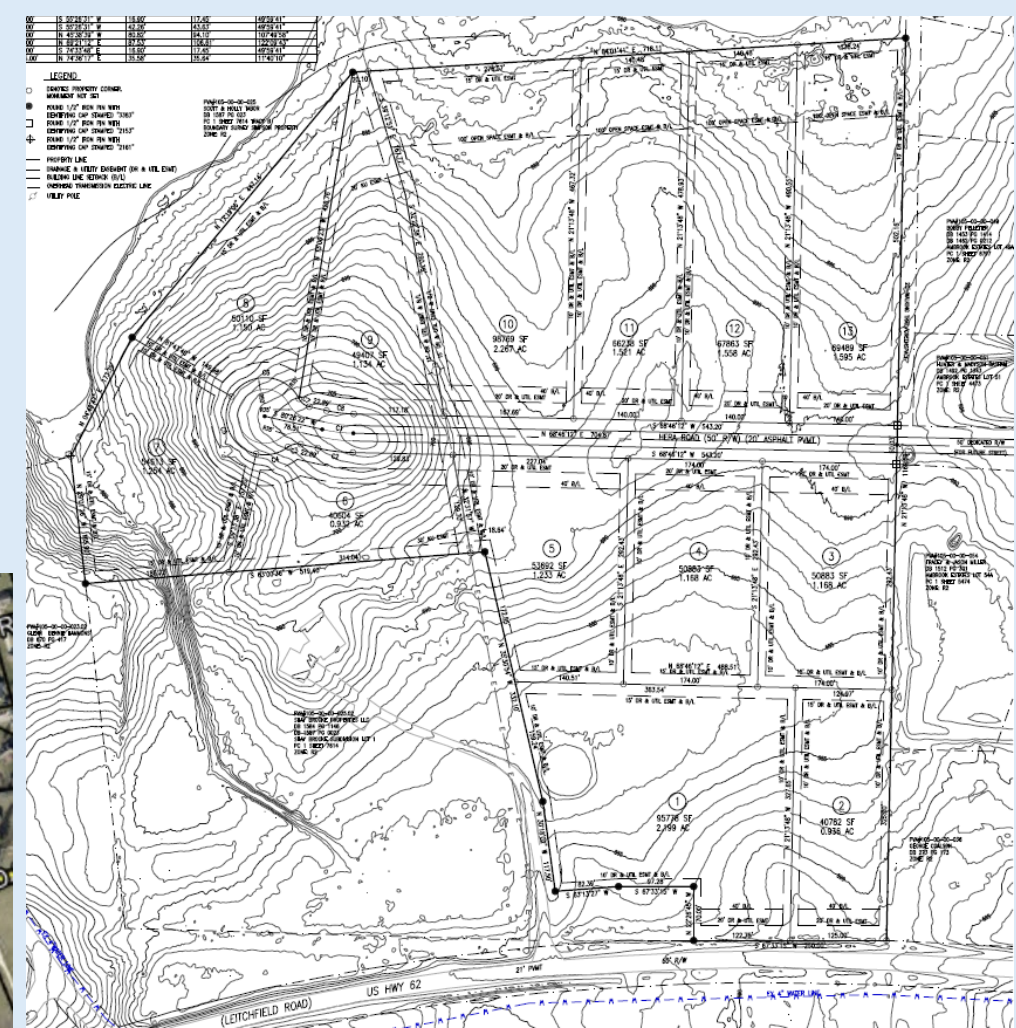
Continued from 5 May 2026

19 May 2026

## Zoning Map Amendment Request:

**FROM:** R-2 (Rural Residential)

**TO:** R-1 (Urban Residential)



**Summary:** The applicant is requesting a Zone Change from Rural Residential (R-2) to Urban Residential (R-1) to allow for a proposed 13 lot single, family residential subdivision with new street. The property is a 19.191 acre site located north of Leitchfield Road (US 62) access via a dedicated right-of-way for future street at the end of Hera Road in Cecilia, KY.

# Reasons for Granting a Map Amendment

## **KRS 100.213**

Before any map amendment may be granted, the planning commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts that one or more of the following apply:

1. The proposal is in agreement with the language of the Comprehensive Development Guide;
2. There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area; or that,
3. The existing Zone assigned to the property is inappropriate and the proposed amendment is appropriate.

# MAP AMENDMENT SUMMARY REPORT

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- A. Meeting Notification
- B. Analysis of R-1 & R-2 Zoning Designations
- C. Vicinity Map
- D. Future Land Use Map (Rural Village)
- E. Planning Area Maps & Analysis (Stephensburg Rural Village)
- F. Zoning Map
- G. Environmental Features
- H. Character of the Site Analysis
- I. Plat of Shay Brooke Subdivision, Section 1 (2025)
- J. Amended Plat of Ambrook Estates, Lots 52-58 (2013)
- K. Record Plat of Ambrook Estates (2007)
- L. Planning Commission Resolution 12-2006 (PD-1 for Ambrook)
- M. Photos of the Site
- N. Preliminary Septic Site Evaluation
- O. Other R-2 to R-1 Zone Change Requests
- P. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- Q. Zone Change application from Mike Billings, EDG
- R. \*Comprehensive Development Guide
- S. \*Development Guidance System Ordinance
- T. Email from Kennedy
- U. [Flooding photo from Debra Davis](#)
- V. [Flooding photos from Robert Seay](#)
- W. [Drainage Plans & Calculation from Mike Billing, PE](#)

\*Not provided in PowerPoint

# Public Notification

Newspaper Ad on Saturday April 25, 2026



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, 5 May 2026, in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the R-2 Rural Residential Zone to the R-1 Urban Residential Zone for a 19.191 acre site located at the end of Hera Road in Cecilia, KY.



3 Signs posted on site since April 19, 2026

**Hardin County**  
Planning and Development Commission  
150 N. Provident Way, Suite 225  
Elizabethtown, KY 42701  
Phone: 270-769-5479 Fax: 270-769-5591

COPY

April 17, 2026

### NOTICE OF PUBLIC HEARING

To Surrounding Property Owners:

The purpose of this letter is to notify you of the scheduled hearing before the Hardin County Planning and Development Commission for the property located at HERA ROAD, CECILIA, KY. The owner, SHAY BROOKE PROPERTIES LLC, is requesting a Zoning Change for A 19.191 ACRE SITE AT THE END OF HERA ROAD – See Enclosed Map

The hearing will be held as follows:

- DATE: 5 MAY 2026
- TIME: 5:00 PM
- PLACE: Hardin County Government Building  
150 N. Provident Way, 2nd Floor Meeting Room  
Elizabethtown, KY 42701
- EXISTING ZONE: R-2 - RURAL RESIDENTIAL ZONE
- PROPOSED ZONE: R-1 - URBAN RESIDENTIAL ZONE
- REQUEST: ZONE CHANGE FROM R-2 TO R-1 FOR 13 PROPOSED SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION ON A 19.191 ACRE SITE

The Public Hearing will be held to decide whether:

- 1) The proposed project is in agreement with the comprehensive plan,
- 2) There have been major economic, physical or social changes in the area since the adoption of the comprehensive plan and / or
- 3) The existing zone is inappropriate.

Section 4-2 (B) of the Hardin County Development Guidance System Zoning Ordinance contains information about the public hearing process. This includes the rules that will be used during the hearing and the action that can be taken.

Please call the Planning Commission office at 270-769-5479 if you have any questions.

Adam C. King, AICP  
Director

c: LARRY HICKS, Magistrate

First class mailings sent to 55 owners that adjoin or are within 1200' of road frontage

## Urban Residential (R-1)

40,000 sq. ft. minimum lot size (0.9 acre)

100' minimum road frontage

1:4 lot width-to-length ratio

## Rural Residential (R-2)

1.8 acre minimum lot size

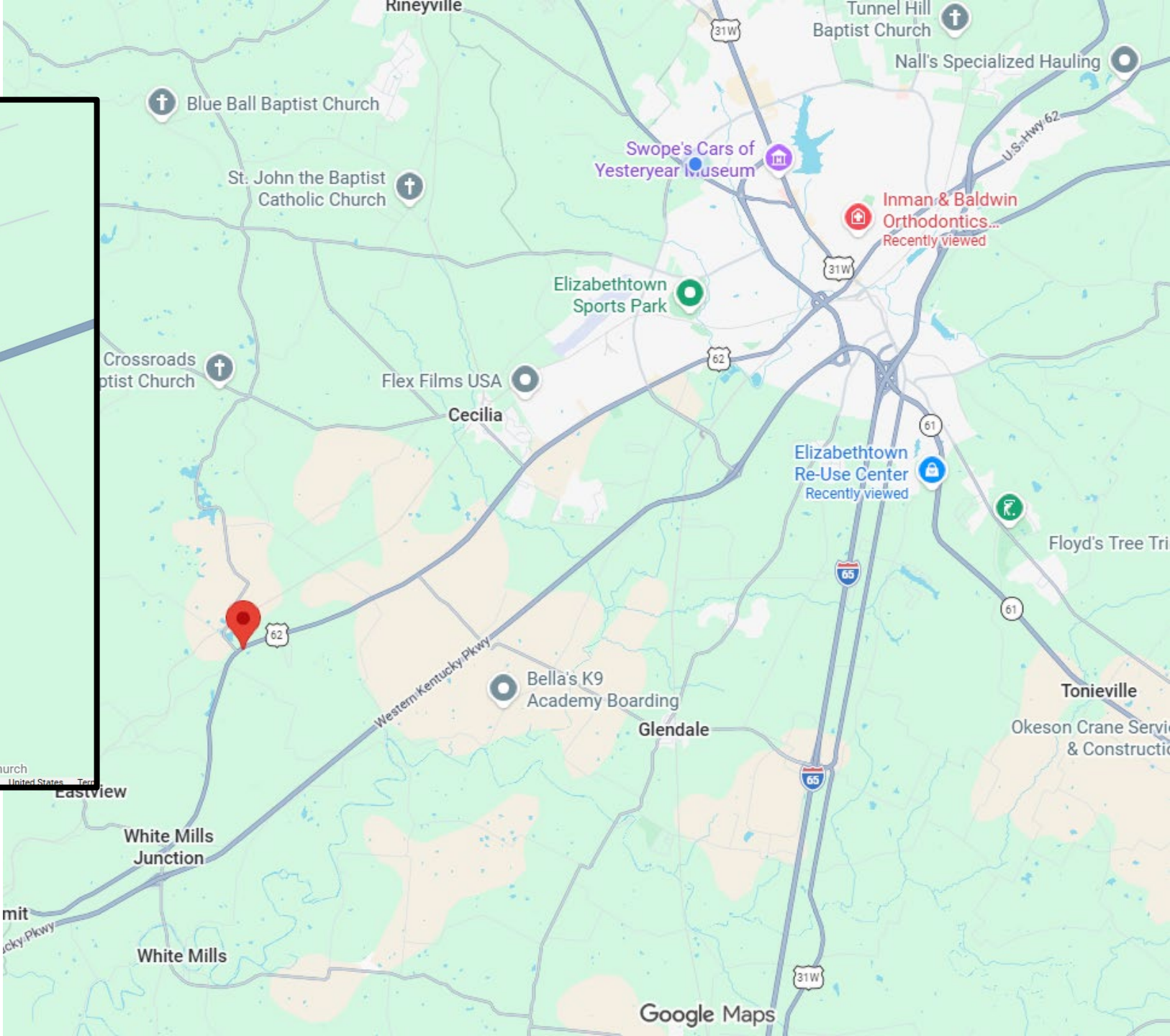
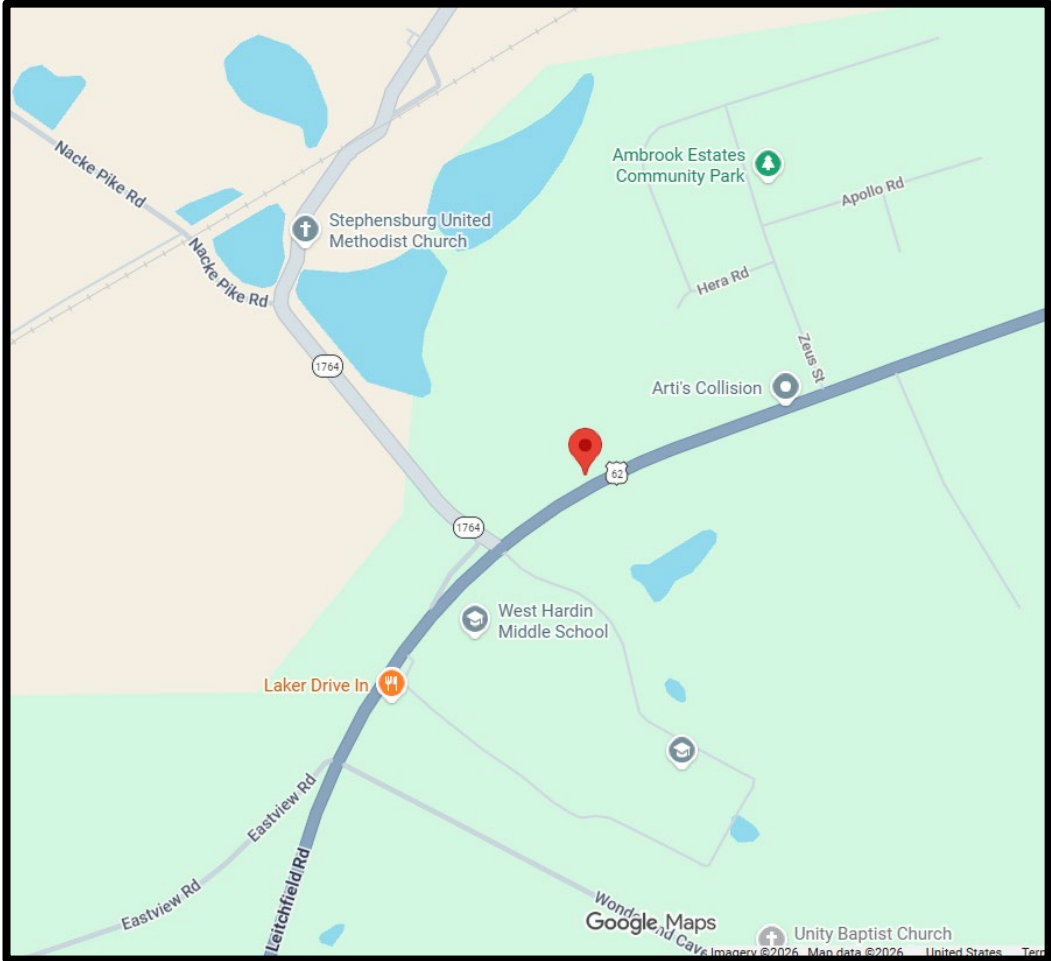
200' minimum road frontage

1:3 lot width-to-length ratio



*Proposal: 13 lots instead of 10 lots*

# VICINITY MAPS



# RURAL VILLAGE

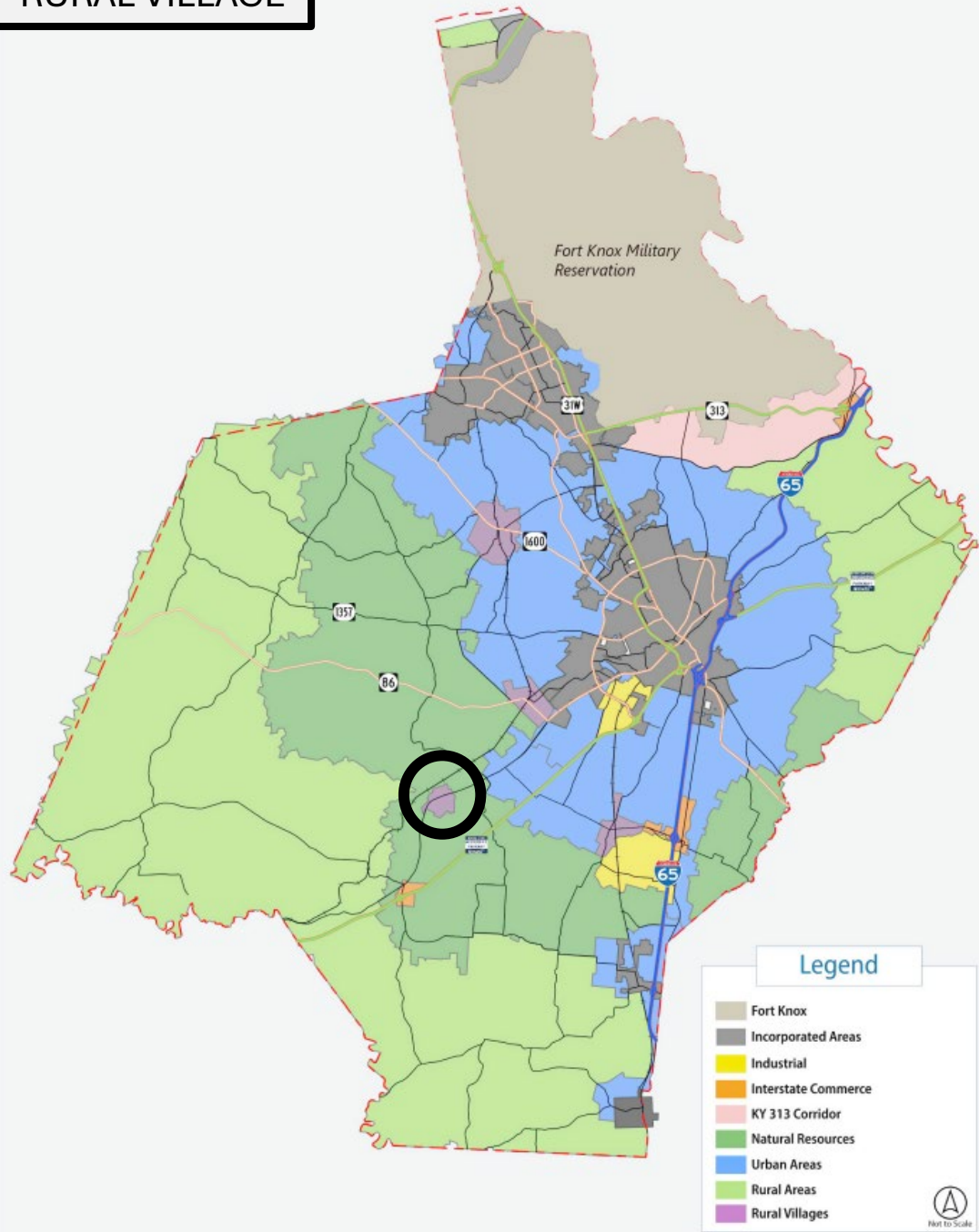


Figure 2-1: Future Land Use Map

## Rural Village

**Introduction:** Rural villages, scattered throughout Hardin County, are small communities that have a particular identity and name. They are typically located at intersections of crossroads or along the railroad lines. Historically, they would have been identified by places where people gather, such as schools and churches, have a "downtown" feel, and serve the surrounding rural areas. The rural villages typically have some small convenience commercial uses, such as a general store, and they typically have an area of more dense residential development at the center of the village.

**Natural Features:** Rural villages often have a natural stream or other sources of water, and therefore, could have some areas within the floodplain. They usually have relatively flat terrain but can have more drastic changes in topography right outside of the village.

**Existing Land Use:** Rural villages often have traditional development patterns that resemble a small downtown, including small convenience commercial uses and moderately dense residential uses that surround a civic use, and usually have a community park located towards the center of the village. Additionally, rural villages will often have community facilities that are a sense of identity, such as schools, churches, and the Post Office that people can rally around.

**Recommended Land Use Pattern and Development Criteria:** The following criteria are intended to guide development decisions within the rural villages and should supplement the more site-specific guidelines outlined for each planning area (see Step 3).

### Recommended Land Uses

- Convenience and neighborhood commercial uses are encouraged in order to preserve the area's identity and serve daily needs.
- More dense residential development is encouraged within and adjacent to the rural villages. Higher density residential should be allowed if the needed infrastructure is available, but it should be compatible with existing development patterns.
- Community facilities, such as schools and churches, that serve as a gathering place and/or identity are encouraged.
- All development activities should preserve and reinforce the existing rural character of this area.
- Light industrial uses may be appropriate along the railroad lines with adequate screening and buffering when adjacent to residential uses.

### Access Criteria

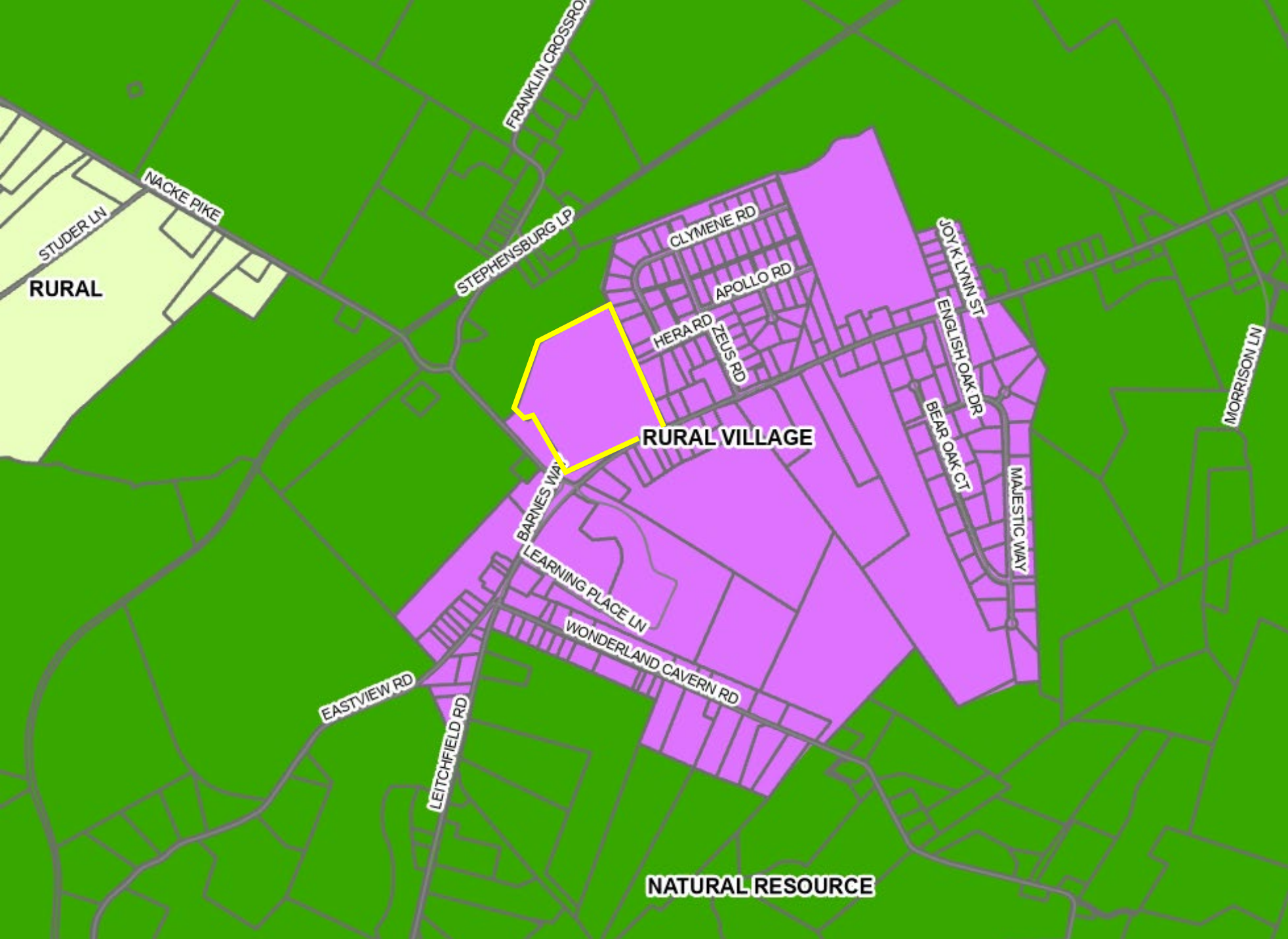
- Access points to roads should be consolidated, and shared driveways should be prioritized and encouraged.

### Utility Criteria

- Because sewer service is not anticipated in all of the rural villages within the next 20 years, utility infrastructure with long-term management, operation, and maintenance, such as decentralized sewage disposal systems, should be provided where feasible and practical.
- In rural villages with access to sewer, higher density development should occur where public water and sewer are available.

### Character Criteria

- As these areas are culturally significant to the county, sign controls that recognize and enhance the cultural, historic, and aesthetic nature of the community are encouraged.
- New development and the redevelopment of existing properties in these rural villages should follow a unifying theme for building aesthetics, landscaping, lighting, high quality building materials, and other site development standards that maintain the unique character of these areas.
- Commercial development should follow a higher design criteria that includes sidewalks, streetlights, monument-style signage, parks, public art, and setbacks / site design that reflects the "downtown" character of the area.
- Emphasis should be placed on creating quality of life amenities in the rural villages, such as public art installations and accessible parks.



RURAL

RURAL VILLAGE

NATURAL RESOURCE

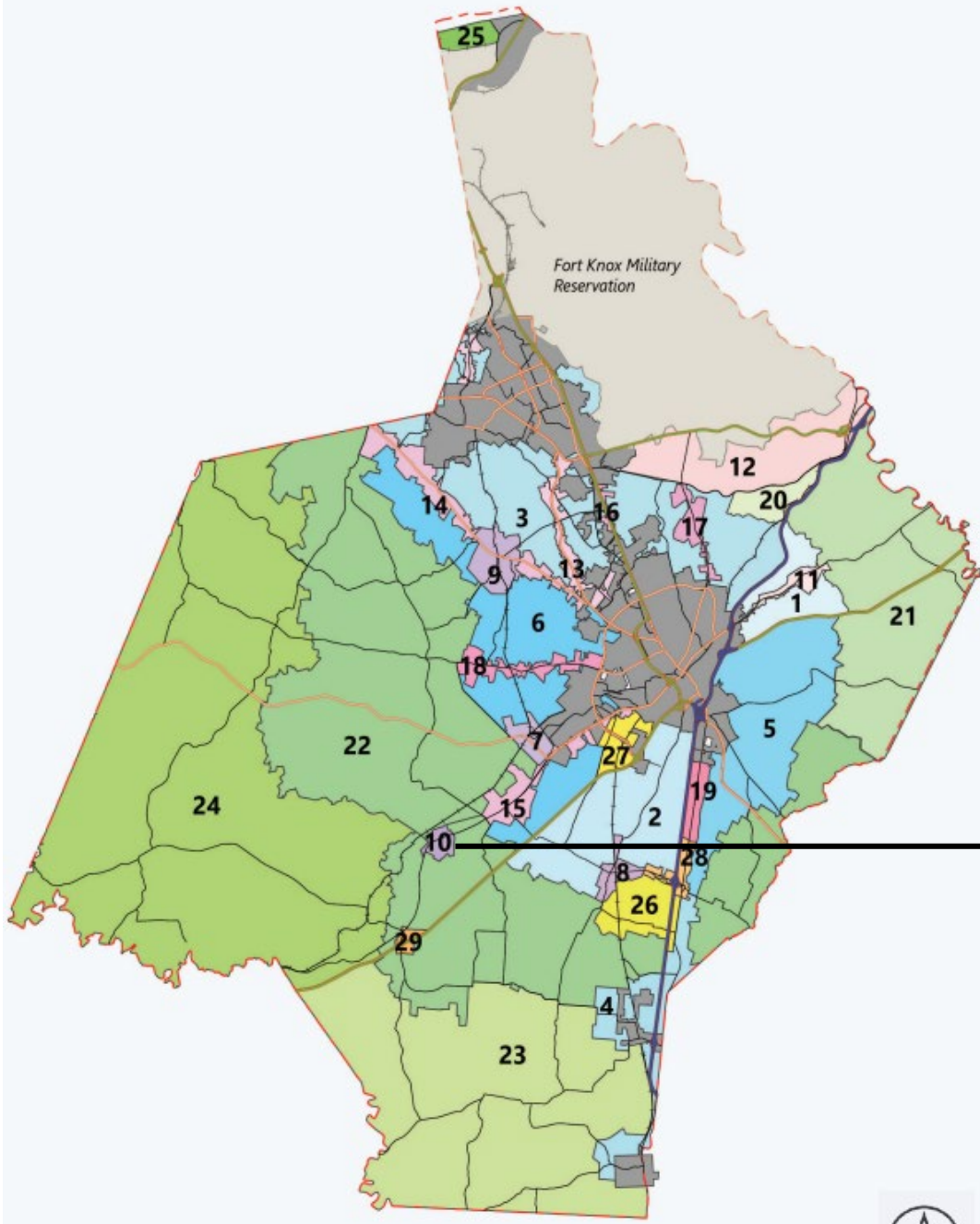
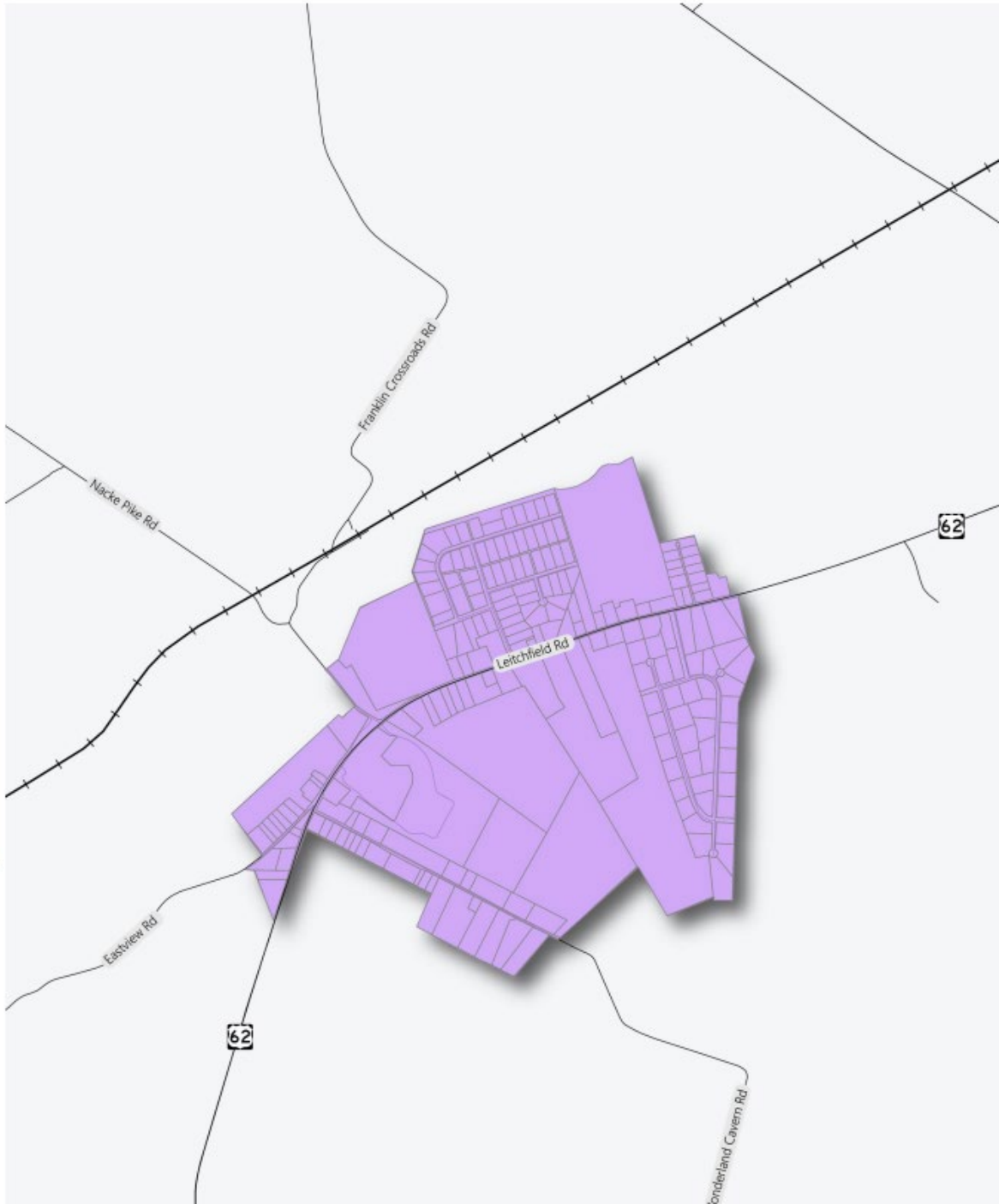


Figure 2-2: Planning Areas

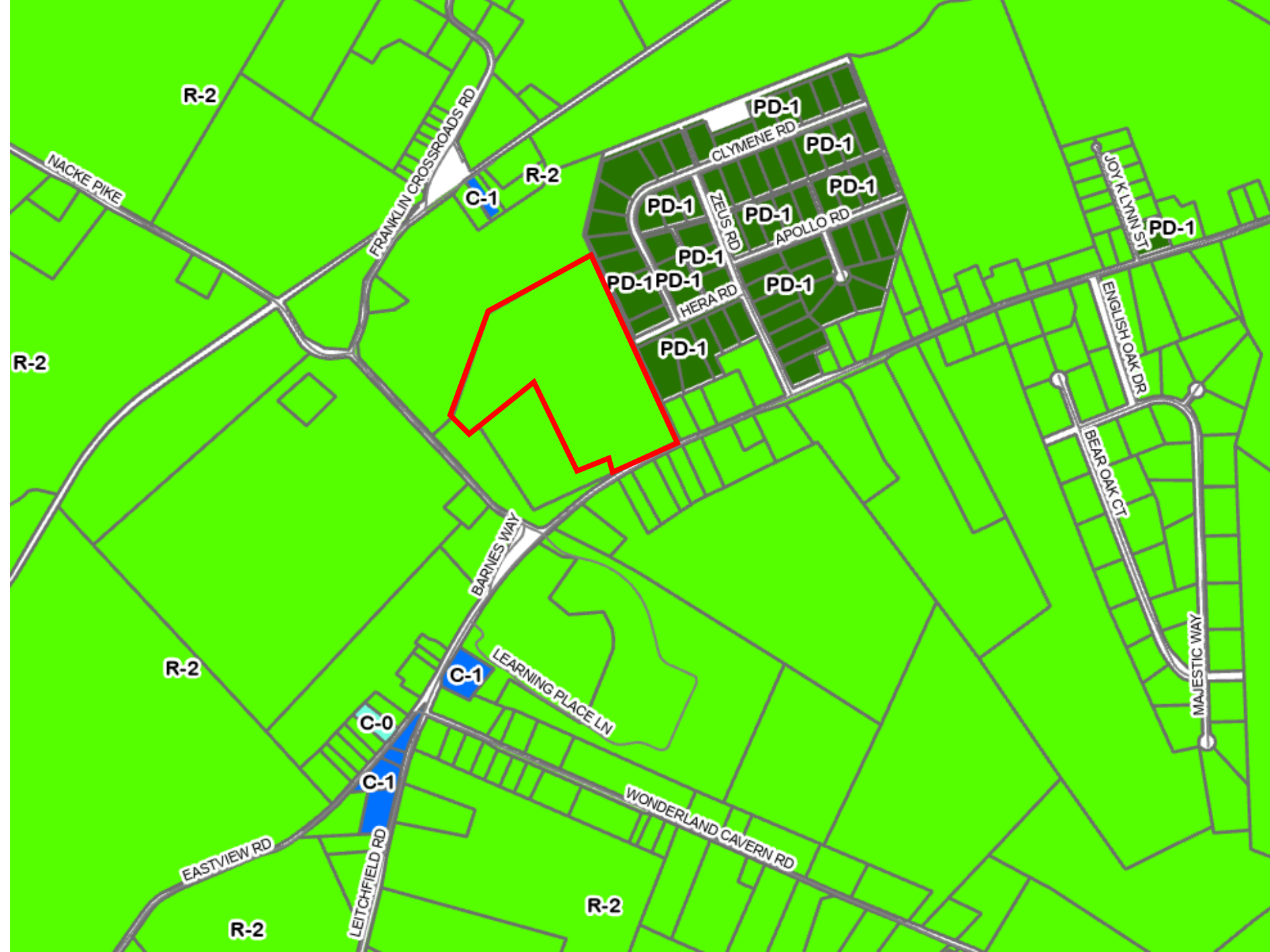
10-Stephensburg Rural Village





# ZONING MAP

- MasterZone
- DISTRICT
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4





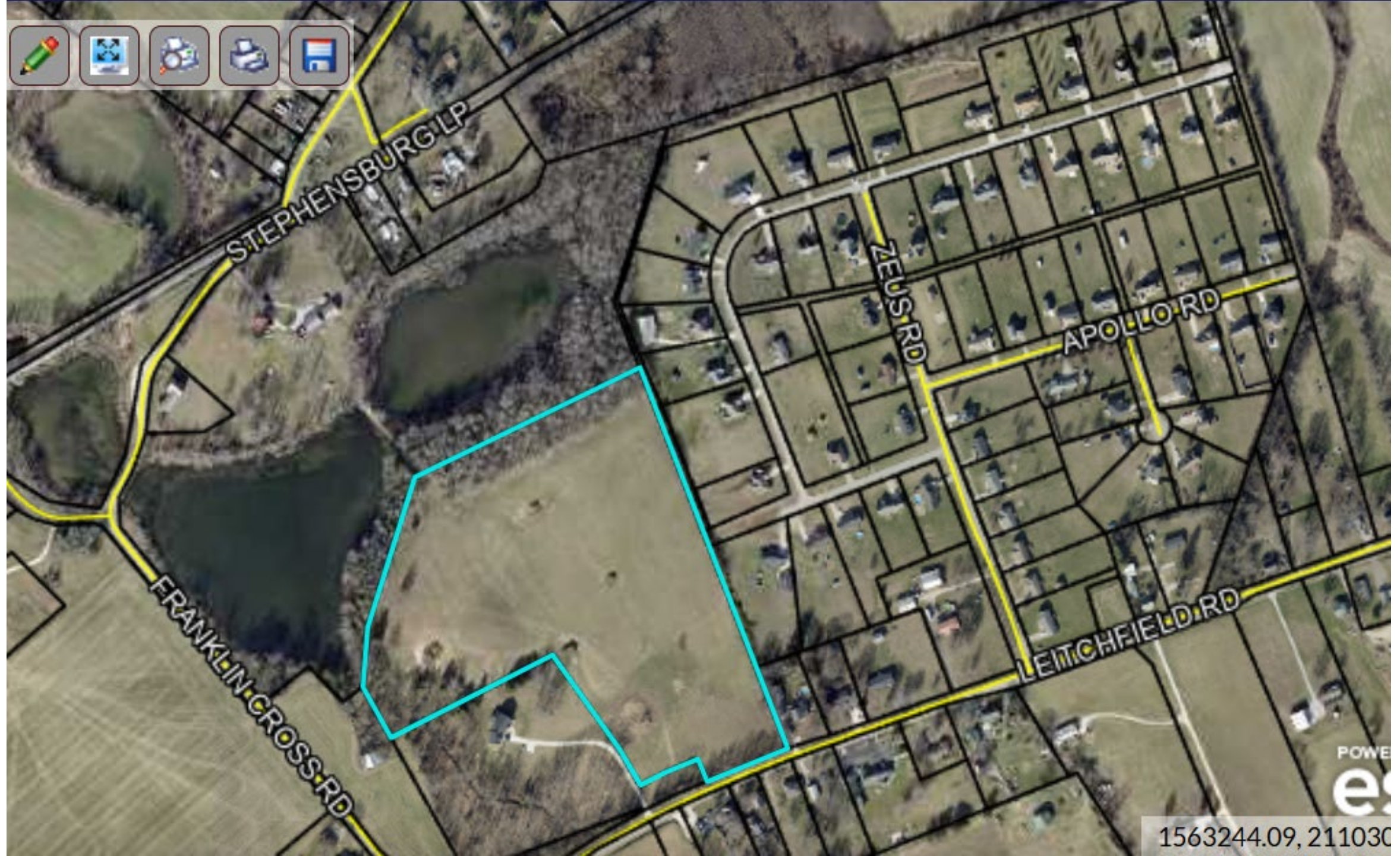
**AMBROOK ESTATES**

**WEST HARDIN & LAKEWOOD SCHOOLS**

Map labels include: PAL, NACKER PIKE, 679 ft, CLEMENE RD, APOLLO RD, APOLLO RD, ZEUS RD, HERA RD, 700, 62, BARNES WAY, 700, 794 ft, 678 ft, EASTVIEW RD, WONDERLAND CAVERN RD.

- Hardin\_Wetlands
- Hardin\_100Flood
- Streams 2023
- hardin\_sinkhole







FRANKLIN CROSS RD

HERA ROAD

US RD

LEITCH

PO  
E



**RESOLUTION**  
**NUMBER 12, SERIES 2006**  
Rural Residential (R-2): Residential Planned Unit Development (PD-1)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** this proposal is to develop a single family residential subdivision to provide housing for citizens wishing to live in unincorporated Hardin County; and
- WHEREAS** this proposed site is within the Rural Residential Sector and the proposed subdivision has access from a state maintained road classified as a Major Arterial and located 0.4 miles from the campus of West Hardin Middle School and Lakewood Elementary School;

**NOW, THEREFORE, BE IT RESOLVED**, by the Hardin County Planning and Development Commission that the request by the applicant, **DOUBLE L CONSTRUCTION** for a map amendment from the Rural Residential (R-2) to a Residential Planned Unit Development (PD-1), shall be granted. The property is located on the north side of Leitchfield Road (US 62), approximately 0.4 miles east of the campus for the West Hardin Middle School and Lakewood Elementary School, and the site is identified with PVA map parcel number 105-00-00-030 (Deed Book 000 Page 000). The approval shall be granted with the following Binding Elements imposed:

1. A maximum of sixty-eight (68) residential building lots shall be created.
2. The average road frontage per lot (excluding cul-de-sac lots and the short segment of corner lots) shall be 145 feet or greater.
3. The subdivision plat must establish a minimum of 7.5% (4.7 acres) of the total 63.1011 acres in "open space".
4. SUBDIVISION RESTRICTION shall be recorded in the office of the Hardin County Clerk when the subdivision plat is recorded and shall contain the creation of a Home Owners Association and the Association or designated organization shall be responsible to maintain the open space, community park, fencing, landscaping, street signs and entrance way including the subdivision identification sign.
5. The walkways in the open space and the sidewalks shall be hard surface with a minimum width of four feet. Walkways shall be designed with curves, landscaping features and signs. The open space areas shall be designated with landscaping or fencing.
6. The lot layout shall provide that all lots will be accessed from the subdivision streets.
7. A school bus stop with a shelter shall be constructed. The shelter design and location must be coordinated with the Hardin County School District. If the shelter is located in the road right-of-way, it must be approved by the County.

**RESOLUTION**  
**Number 12, Series 2006**  
12 September 2006  
Page 2 of 2

8. The non-profit organization Greenspace Inc should be involved to pursue trail connection to adjoining properties. They can also assist in identifying options for the long term ownership and maintenance of the open space and walking trail.
9. The proposed street design needs to establish right-of-ways to the adjoining properties to the east and west with the intent that additional access streets would be provided in the future when the adjoining properties are developed.
10. The area on the north side of the property identified as "40' Walking Trail / Greenspace" should be a minimum of fifty (50) feet to provided for adequate construction and maintenance of the trail along the bank of the drainage way.
11. The other areas proposed for a "walking trail" should be a minimum of twenty (20) feet in width.
12. The "walking trails" and sidewalks should be established to create pedestrian loops for the most lots.
13. The Street Plans must include a loop design to improve traffic flow, delivery of services, utility installation and school bus transportation.
14. The Community Park facilities shall be constructed as presented on the proposed plan.
15. A sidewalk shall be installed to provide safe pedestrian access to the park from Lots 1-7.

With the above-mentioned binding element and the other appropriate portions of the DEVELOPMENT GUIDANCE SYSTEM, the proposed map amendment agrees with the language of the Comprehensive Development Guide as listed below:

**Goal 1: TO IMPROVE HARDIN COUNTY AS A PLACE OF RESIDENCE.**

- Objectives:
1. To promote formation of neighborhood units as opposed to scattered development.
  8. Allow for creative design in the development of residential areas and structures.
  11. To develop a supply of housing which meets the population demand.

**ADOPTED THIS THE TWEVETH DAY OF SEPTEMBER 2006.**

  
Rick Thomas, Vice-Chairman

  
Chris Hunsinger, Director

HEREIN, IN THIS EASEMENT, TREES OR OTHER PLANTINGS OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE AREA OF THE EASEMENT SHALL BE PROHIBITED. A PUBLIC RIGHT-OF-ENTRY SHALL BE RESERVED FOR THE PURPOSE OF REMOVING ANY OBJECT, MATERIAL OR OTHERWISE, THAT OBSTRUCTS CLEAR SIGHT.

LOTS 54A & 57A = 24' LOTS 55A & 56A = 15'

**RESOLUTION NOTE**

THIS DEVELOPMENT MUST COMPLY WITH RESOLUTION NUMBER 12, SERIES 2006 AS ADOPTED BY THE PLANNING COMMISSION ON 12 SEPTEMBER 2006. ANY AMENDMENTS OR REVISIONS MUST BE APPROVED BY THE PLANNING COMMISSION.

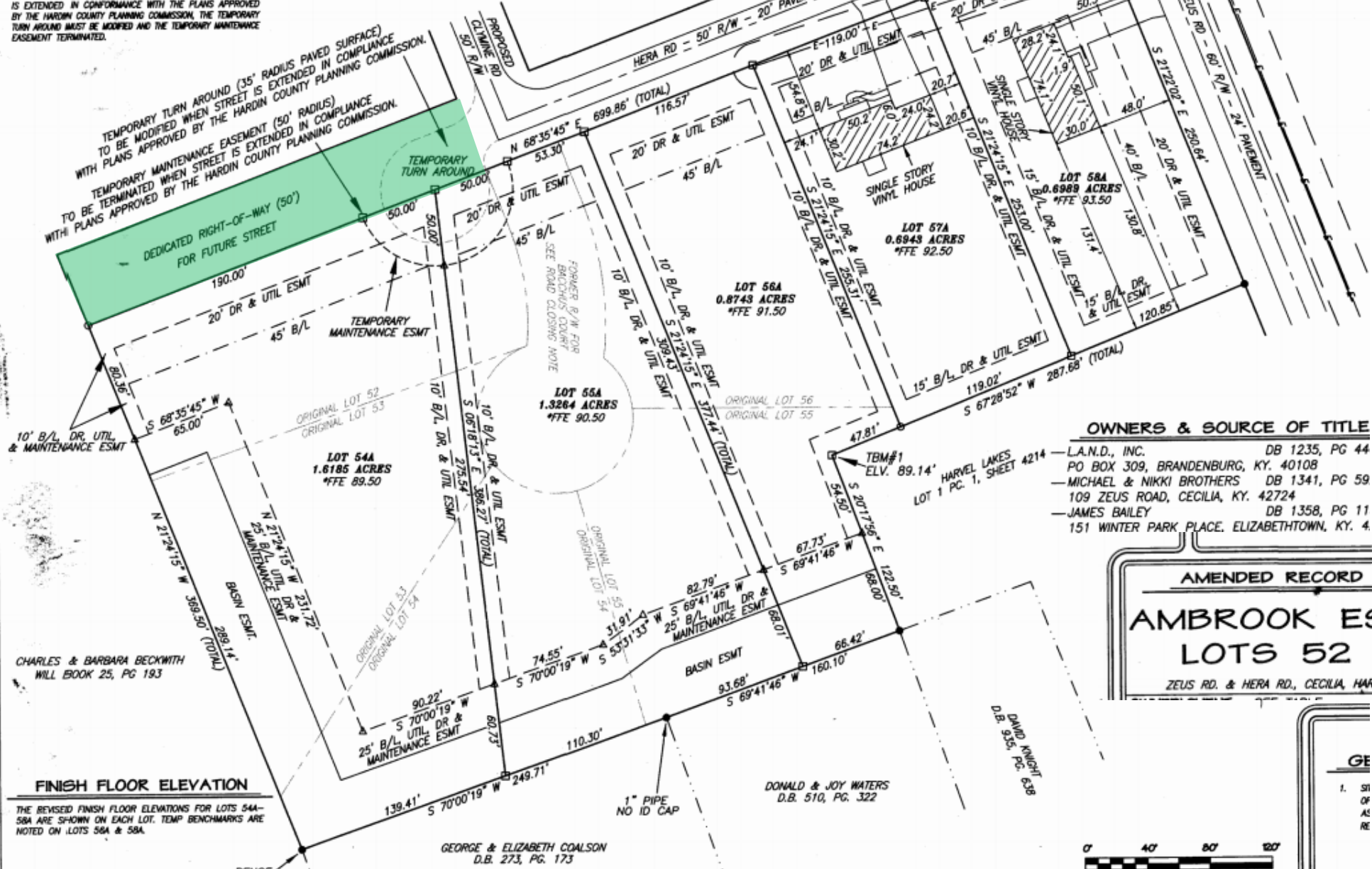
**ROAD CLOSING NOTE**

ON 22 JANUARY 2013, HARDIN COUNTY FISCAL COURT ADOPTED RESOLUTION NO. 2013-011 CLOSING THE RIGHT OF WAY OF BACHAUS COURT AS PREVIOUSLY ILLUSTRATED ON THE RECORD PLAT OF AMBROOK ESTATES (PLAT CABINET 1, SHEET 4473)

**TEMP. TURN AROUND NOTE**

TEMPORARY TURN AROUND SHALL CONSIST OF A 35 FOOT RADIUS ASPHALT TURN AROUND AND A 50 FOOT RADIUS TEMPORARY MAINTENANCE EASEMENT. WHEN THE STREET IS EXTENDED IN CONFORMANCE WITH THE PLANS APPROVED BY THE HARDIN COUNTY PLANNING COMMISSION, THE TEMPORARY TURN AROUND MUST BE MODIFIED AND THE TEMPORARY MAINTENANCE EASEMENT TERMINATED.

TEMPORARY TURN AROUND (35' RADIUS PAVED SURFACE) TO BE MODIFIED WHEN STREET IS EXTENDED IN COMPLIANCE WITH PLANS APPROVED BY THE HARDIN COUNTY PLANNING COMMISSION.  
 TEMPORARY MAINTENANCE EASEMENT (50' RADIUS) TO BE TERMINATED WHEN STREET IS EXTENDED IN COMPLIANCE WITH PLANS APPROVED BY THE HARDIN COUNTY PLANNING COMMISSION.



**OWNERS & SOURCE OF TITLE**

- L.A.N.D., INC. DB 1235, PG 44
- PO BOX 309, BRANDENBURG, KY. 40108
- MICHAEL & NIKKI BROTHERS DB 1341, PG 59
- 109 ZEUS ROAD, CECILIA, KY. 42724
- JAMES BAILEY DB 1358, PG 11
- 151 WINTER PARK PLACE, ELIZABETHTOWN, KY. 4

AMENDED RECORD PLAT OF:  
**AMBROOK ESTATES**  
 LOTS 52 - 58  
 ZEUS RD. & HERA RD., CECILIA, HARDIN CO., KY 42724

**FINISH FLOOR ELEVATION**

THE REVERSE FINISH FLOOR ELEVATIONS FOR LOTS 54A-58A ARE SHOWN ON EACH LOT. TEMP BENCHMARKS ARE NOTED ON LOTS 56A & 58A.



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RECORD #

COMPLIES WITH 201 KAR 18:150.

# AMENDED BOUNDARY SURVEY OF

## SIMPSON PROPERTY TRACTS A & B RECORD PLAT OF SHAY BROOKE SUBDIVISION

OWNER AND DEVELOPER: Shay Brooke Properties, LLC  
1083 Hogan Rd., Sonora, Ky. 42776

OWNER AND DEVELOPER: HOLLY & SCOTT TABOR *CLIENT*  
500 FRANKLIN CROSSROADS, CECILIA, KY. 42724

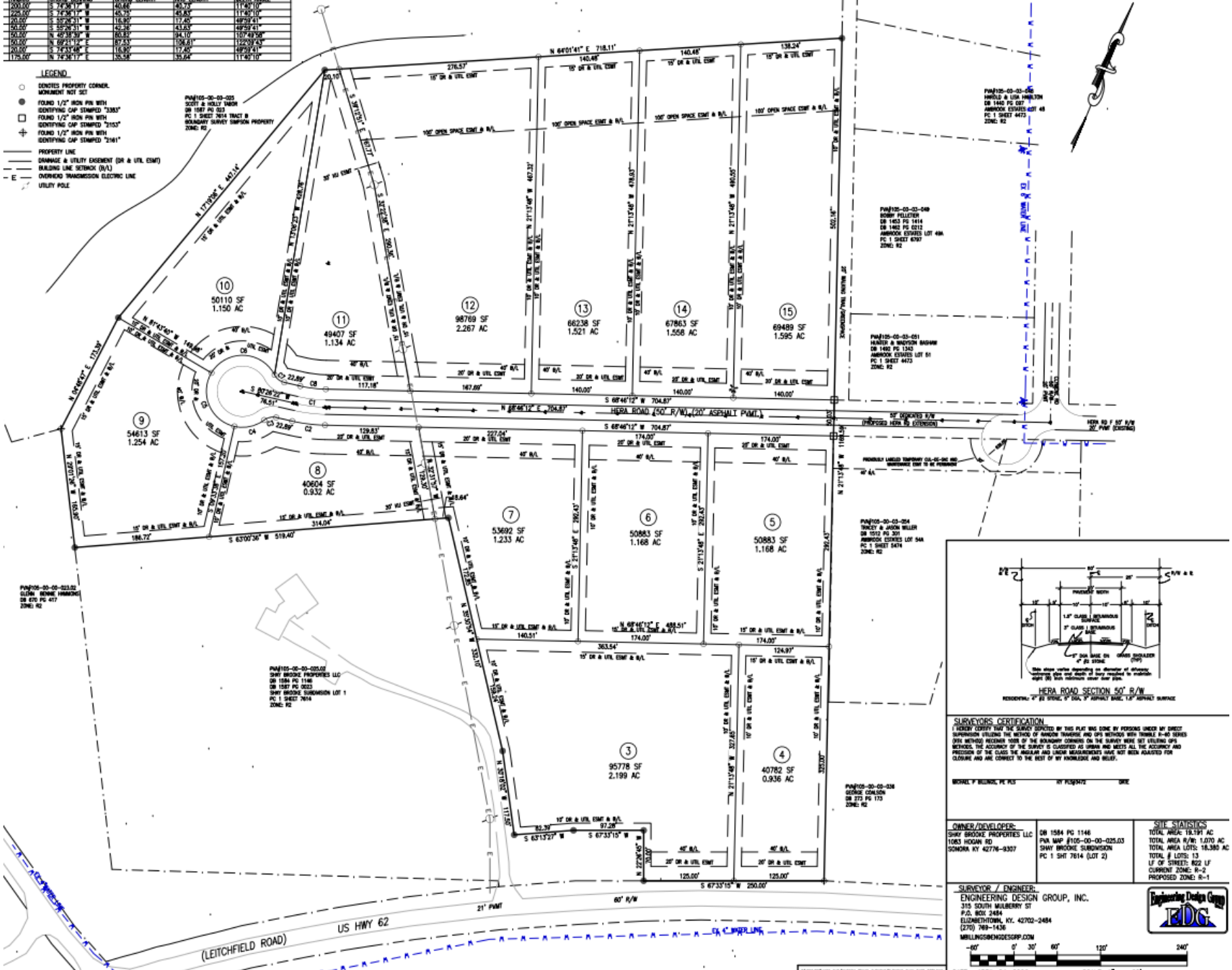
SURVEYED BY: CLEMONS AND ASSOCIATES - DARREN L. CLEMONS  
522 NORTH MULBERRY STREET, ELIZABETHTOWN, KY. 42701



PRELIMINARY PLAT  
OF  
SHAY BROOKE SUBDIVISION  
SECTION 2

200.00	S 74°31'17" W	240.00	174.8710
225.00	S 77°26'11" W	45.25	117.4970
200.00	S 55°26'11" W	45.25	117.4970
50.00	S 55°26'11" W	42.38	43.433
50.00	N 45°38'39" W	80.00	107.4970
50.00	N 45°38'39" W	80.00	107.4970
50.00	N 45°38'39" W	80.00	107.4970
20.00	S 74°31'17" W	15.54	117.4970
175.00	N 74°31'17" W	15.54	117.4970

- LEGEND**
- DENOTES PROPERTY CORNER MONUMENT NOT SET
  - FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "3883"
  - FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "1153"
  - ⊕ FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "2141"
  - PROPERTY LINE
  - - - DRAINAGE & UTILITY EASEMENT (DR & UTIL ESM)
  - - - BUILDING LINE SETBACK (B/L)
  - - - OVERHEAD TRANSMISSION ELECTRIC LINE
  - ⊥ UTILITY POLE



PLAN105-00-00-025-025  
SHAY & JACOB MILLER  
DB 1584 PG 1146  
DB 1587 PG 0223  
SHAY BROOKE SUBDIVISION LOT 1  
PC 1 SHEET 7814  
ZONE: R-2

PLAN105-00-00-025-025  
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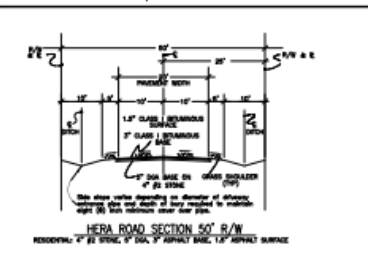
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DB 1587 PG 0223  
SHAY BROOKE SUBDIVISION LOT 1  
PC 1 SHEET 7814  
ZONE: R-2

DATE: APRIL 24, 2026 SCALE: 1" = 60'



**SURVEYORS CERTIFICATION**  
I HEREBY CERTIFY THAT THE SURVEY REPORTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION FOLLOWING THE METHODS OF ANTIQUARIAN SURVEYING AND GPS WITHIN THE TOLERANCE R-ME SERIES DATA METHOD RECEIVER UNDER THE SUPERVISION OF THE SURVEYOR. THE SURVEY WAS SET UP USING GPS METHODS. THE ACCURACY OF THE SURVEY IS CLASSIFIED AS UNDER AND MEETS ALL THE ACCURACY AND PRECISION OF THE CLASS. THE ANGULAR AND LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL P. BROWN, P.E. PLS BY PLAN105-00-00-025-025

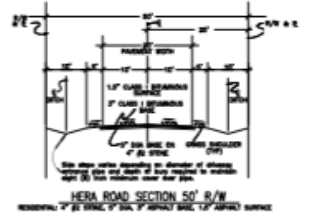
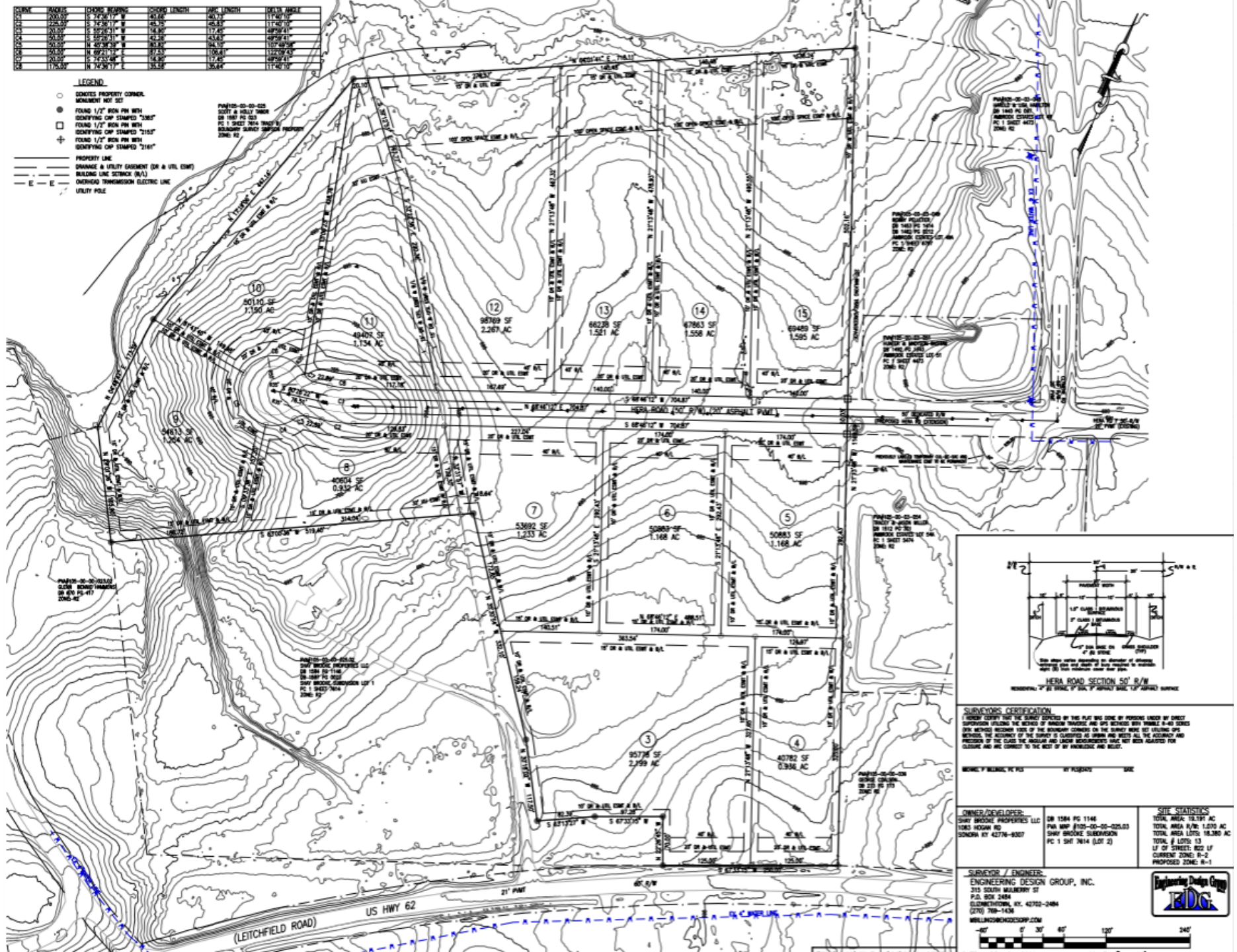
<b>OWNER/DEVELOPER:</b> SHAY BROOKE PROPERTIES LLC 1083 HOGAN RD SOMMERS KY 42776-8307	<b>DB 1584 PG 1146</b> PLAN MAP #105-00-00-025-025 SHAY BROOKE SUBDIVISION PC 1 SHEET 7814 (LOT 2)	<b>SITE STATISTICS</b> TOTAL AREA: 18,171 AC TOTAL AREA R/W: 1,070 AC TOTAL # LOTS: 13 LF OF STREET: 822 LF CURRENT ZONE: R-2 PROPOSED ZONE: R-1
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**SURVEYOR / ENGINEER:**  
ENGINEERING DESIGN GROUP, INC.  
315 SOUTH MULBERRY ST  
P.O. BOX 2484  
ELDMONDSTOWN, KY 42702-2484  
(270) 789-1436  
MILLING@EDGDESIGN.COM

Scale bar: 0' 30' 60' 120' 240'

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00	S 72°00'00" W	43.30	45.00°	11.40
1+05	S 72°00'00" W	43.30	45.00°	11.40
1+10	S 72°00'00" W	43.30	45.00°	11.40
1+15	S 72°00'00" W	43.30	45.00°	11.40
1+20	S 72°00'00" W	43.30	45.00°	11.40
1+25	S 72°00'00" W	43.30	45.00°	11.40
1+30	S 72°00'00" W	43.30	45.00°	11.40
1+35	S 72°00'00" W	43.30	45.00°	11.40
1+40	S 72°00'00" W	43.30	45.00°	11.40
1+45	S 72°00'00" W	43.30	45.00°	11.40
1+50	S 72°00'00" W	43.30	45.00°	11.40
1+55	S 72°00'00" W	43.30	45.00°	11.40
1+60	S 72°00'00" W	43.30	45.00°	11.40
1+65	S 72°00'00" W	43.30	45.00°	11.40
1+70	S 72°00'00" W	43.30	45.00°	11.40
1+75	S 72°00'00" W	43.30	45.00°	11.40
1+80	S 72°00'00" W	43.30	45.00°	11.40
1+85	S 72°00'00" W	43.30	45.00°	11.40
1+90	S 72°00'00" W	43.30	45.00°	11.40
1+95	S 72°00'00" W	43.30	45.00°	11.40
2+00	S 72°00'00" W	43.30	45.00°	11.40

- LEGEND**
- DENOTES PROPERTY CORNER MONUMENT NOT SET
  - FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "385"
  - FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "155"
  - ⊕ FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "161"
  - PROPERTY LINE
  - CHANGE & UTILITY EASEMENT (OR & UTIL ESM)
  - BUILDING LINE SETBACK (B/L)
  - OVERHEAD TRANSMISSION ELECTRIC LINE
  - E — E — UTILITY POLE



**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAN WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION UTILIZING THE METHOD OF ANGULAR TRANSIT AND GPS TECHNIQUE WITH PRISMATIC 8-40 SERIES GPS WITH AN ACCURACY OF 1 CM + 1 PPMM. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF 05/2024. THE ACCURACY OF THE SURVEY IS CLASSIFIED AS SURVEY AND MEETS ALL THE ACCURACY AND PRECISION REQUIREMENTS OF THE PROFESSION AND LOCAL REGULATIONS. THIS SURVEY HAS BEEN RECHECKED FOR CLARITY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 05/20/2024

<b>OWNER/DEVELOPER:</b> SHAY BROOK PROPERTIES LLC 1083 HOSKIN RD COLUMBIA KY 42770-6307	<b>DN 1584 PG 1146</b> PLAN SHAY BROOK SUBDIVISION PC 1 SHY 7614 (LOT 2)	<b>SITE STATISTICS</b> TOTAL AREA: 10.191 AC TOTAL AREA R/W: 1.070 AC TOTAL AREA LOTS: 18.380 AC TOTAL # LOTS: 13 LF OF STREET: 822 LF CURRENT ZONE: R-2 PROPOSED ZONE: R-1
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**SURVEYOR / ENGINEER:**  
ENGINEERING DESIGN GROUP, INC.  
310 SOUTH WALBERRY ST  
P.O. BOX 2484  
COLUMBIA, KY 42702-2484  
(270) 740-1438  
WALLING@EDGDESIGN.COM















**Zeus Road (Ambrook entrance)**



Zeus Rd

HERA

















## Preliminary Site Approval for Shay Brooke Subdivision

(located on Leitchfield Rd)

May 3, 2026

LOT	SIZE	COMMENTS
1	2.199 ACRES	lot lays well, drainage backs up on lot, but there is still sufficient room for a home and septic
2	0.936 ACRES	lot lays well
3	1.168 ACRES	lot lays well
4	1.168 ACRES	lot lays well, drainage backs up on the rear of the lot, but there is still sufficient room for a home and septic
5	1.233 ACRES	lot lays well, drainage barely backs up on the rear of the lot, but there is still sufficient room for a home and septic
6	0.932 ACRES	sufficient room on lot, house placement is important
7	1.254 ACRES	has some slope (15%), but lot lays well, drainage does cross the back of the lot, but there still is sufficient room for a home and septic
8	1.150 ACRES	lot lays well
9	1.134 ACRES	lot lays well
10	2.267 ACRES	lot lays well, somewhat of a drainage feature toward the back and down the middle
11	1.521 ACRES	lot lays well
12	1.558 ACRES	lot lays well
13	1.595 ACRES	lot lays well

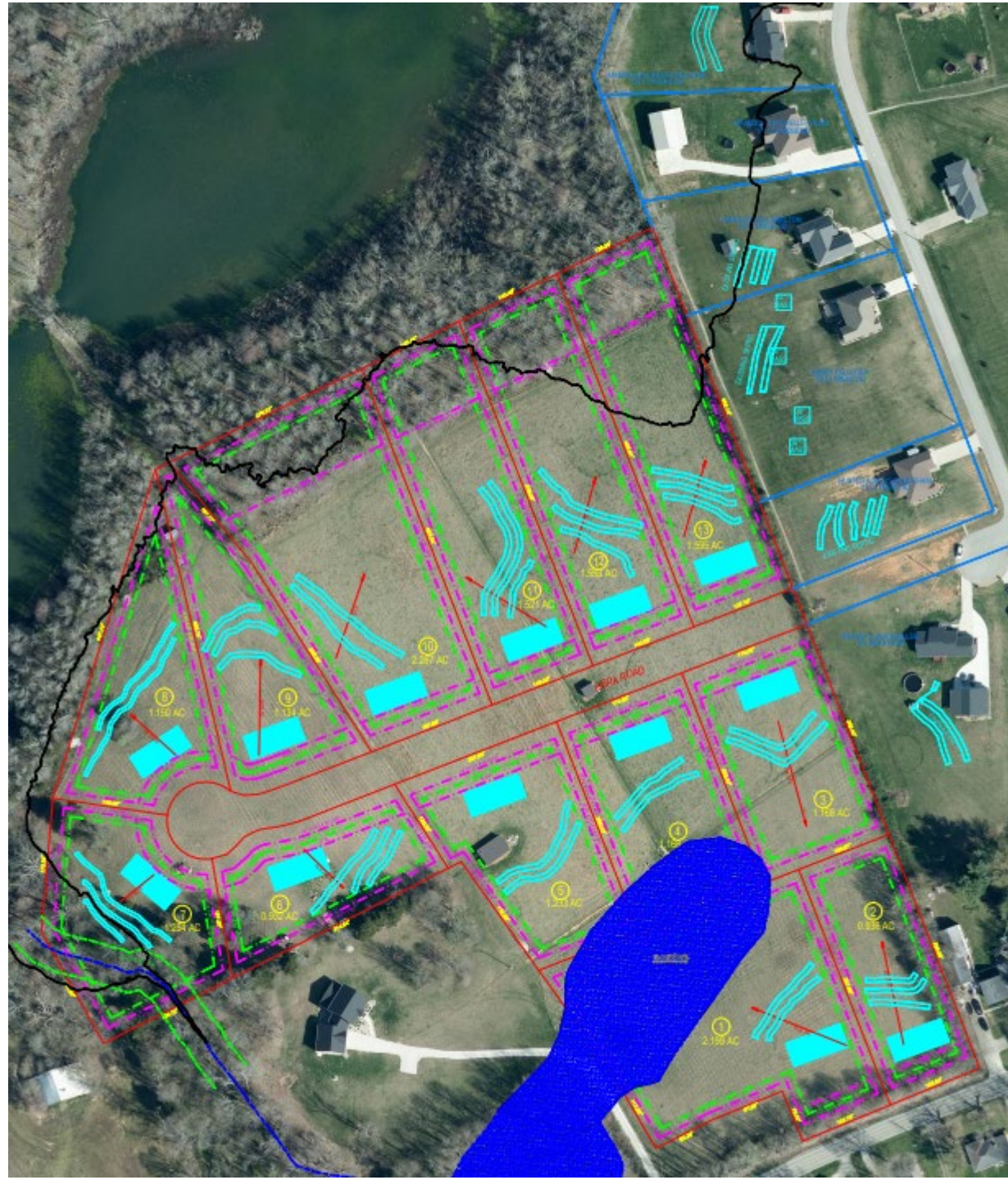
### SOIL SERIES:

**SONORA SERIES:** well drained

**PEMBROKE SERIES:** well drained

**VERTREES SERIES:** well drained

Soils are well drained with Soil Series such as Sonora, Vertrees, Pembroke and related soils.



# Zoning Changes from Rural Residential (R-2) to Urban Residential (R-1) since 2009. Prior to that they were done as PD-1

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Status
04/14/2026	SHAY BROOKE PROPERTIES LLC	105-00-00-025.03	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	SHAY BROOKE SUBDIVISION, SECTION 2	ZONE CHANGE FROM R-2 TO R-1 FOR 13 PROPOSED SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION	HEAR ROAD, STEPHENSBURG, KY	PENDING
11/04/2025	COOMBS JOSEPH W	147-00-00-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	JOSEPH COOMBS PROPERTY	TO ALLOW FOR A ZONE CHANGE FROM THE R-2 TO R-1 ZONE TO ALLOW FOR THE PROPERTY TO BE FURHTER SUBDIVIDED	199 BETHLEHEM ACADEMY ROAD	DENIED
08/19/2025	CRISP HOLDING LLC	145-00-00-033.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		CRISP ROAD SUBDIVISION	TO ALLOW FOR A ZONE CHANGE FROM R-2 TO R-1 TO ALLOW FOR A 9 LOT SUBDIVISON	CRISP ROAD	DENIED
03/11/2025	BRENTWOOD FARMS, INC	206-00-00-021.01; 206-00-00-021.07	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	BRENTWOOD ESTATES, SECTION 3	20 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION	QUEENS LANE, ELIZABETHTOWN, KY	APPROVED
11/15/2024	TAYLOR PAUL L & DIANE E	121-00-00-005	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	SAGEBRUSH CORNERS, LOT 5A	ZONE CHANGE FROM RURAL RESIDENTIAL TO URBAN RESIDENTIAL TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	106 BERRYTOWN ROAD, RINEYVILLE, KY	APPROVED
07/25/2023	MUSE ASTIN	253-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	MUSE ZONE CHANGE	TO ALLOW FOR A MAP AMENDMENT FROM THE R-2 ZONE TO R-1 ZONE TO ALLOW THE PROPERTY TO BE FURTHER SUBDIVIDED	852 UPPER COLESBURG ROAD, ELIZABETHTOWN, KY 42701	APPROVED
07/17/2023	PAUL MICHAEL EVAN	254-00-00-006	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	MADDIE GLEN SUBDIVISION	TO ALLOW FOR A MAP AMENDMENT FROM R-2 TO R-1 TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	BARDSTOWN RD	APPROVED
03/18/2021	DOUG & DONNA REED	145-00-00-033.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	PRELIMINARY PLAT OF AMENDED LOT 4 OF CRISP ROAD ACRES	TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO 9 LOTS	CRISP ROAD	WITHDRAWN
02/09/2021	ASBELL DAVID L & DEBBIE L	098-00-00-031.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	TO ALLOW FOR A TWO LOT SUBDIVISION WHERE ONE LOT EXCEEDS THE 1:4 WIDTH TO LENGTH RATIO	1382 BERRYTOWN ROAD	APPROVED
01/28/2020	MEREDITH AMANDA ELIZABETH & CHRISTOPHER ROBERT	241-00-00-005.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	DWELLING; SINGLE FAMILY	BEE CEE ESTATES LOT 2	TO ALLOW FOR THE LOT TO BE FURTHER SUBDIVIDED	1409 OPTIMIST ROAD	APPROVED
05/14/2019	WGE LLC	122-00-00-005	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	CLOVERLEAF, SECTION 1	TO ALLOW FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION WITH ONE ACRE LOTS.	RINEYVILLE SCHOOL RD.	APPROVED
07/27/2017	BURTON BETTY & DARREN	246-00-00-027	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE			REQUESTING A ZONE CHANGE FROM RURAL RESIDENTIAL ZONE (R-2) TO URBAN RESIDENTIAL RESIDENTIAL ZONE (R-1) TO ALLOW FOR A 1-ACRE LOT WITH THE EXISTING HOUSE	1688 MIDDLE CREEK ROAD	WITHDRAWN
08/15/2016	HIGDON JAMES H & LINDA M	225-00-00-048	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	ESTATE OF CHANMAAL	TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO LESS THAN 3.0 ACRE LOTS.	SPORTSMAN LAKE RD	APPROVED
02/18/2015	KRIEGER ROBERT E & DEBRA	098-00-00-031.04	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		/ Krieger Estates	to subdivide in order to add a 2nd dwelling to property	1330 Berrytown Road	APPROVED
09/13/2013	NORRIS & CAROL SIZEMORE	098-00-00-044.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		/ PROPOSED 2 LOT SUBDIVISION	TO DOWN ZONE PROPERTY IN ORDER TO SUBDIVIDE	1800 JENKINS ROAD	APPROVED
01/24/2011	FRANK & JUNE RAINE	098-00-00-019	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	SINGLE FAMILY RESIDENTIAL /	ZONING CHANGE FROM RURAL RESIDENTIAL ZONE (R-2) TO URBAN RESIDENTIAL ZONE (R-1)	BERRYTOWN ROAD	APPROVED

10/30/2002	VISTA DEVELOPMENT, INC C/O JIM BRAMLETT	122-00-00-004, 122-00-00-015	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		URBAN RESIDENTIAL DEVELOPMENT / LAVISTA ESTATES, SECTIONS 5 AND 6		RINEYVILLE SCHOOL ROAD (KY 2212)	APPROVED
10/26/2000	VISTA DEVELOPMENT, INC C/O JIM BRAMLETT	122-00-00-004, 122-00-00-015, 122-00-00-053	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	URBAN RESIDENTIAL DEVELOPMENT / LAVISTA ESTATES, SECTIONS 2		RINEYVILLE SCHOOL ROAD (KY 2212)	APPROVED
07/16/1998		147-00-00-023	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	URBAN RESIDENTIAL DEVELOPMENT / RUBY ESTATES, LOTS 1-4		BETHLEHEM ACADEMY ROAD (KY 253)	APPROVED

Records 1 to 19 (of 19)

## R-2 to PD-1

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dipl. Cup. Var. Maps)	Project / Subdivision Name	Request	Site Address	Status
03/19/2007	ALGEN PROPERTIES LLC	247-00-00-025	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	WAKEFIELD FARMS / WAKEFIELD FARMS	ZONE CHANGE FROM R-2 TO PD-1	0 HODGENVILLE ROAD (KY210)	APPROVED
03/16/2007	KEVOWEN, LLC c/o JAY HOSAY	199-00-00-020	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	PRIVATE GATED COMMUNITY / PROVIDENCE PLACE	PD-1 - RESIDENTIAL PLANNED UNIT DEVELOPMENT - FOR SINGLE FAMILY DWELLINGS	RAVENWOOD DRIVE	APPROVED
09/05/2006	DONNY EDWARDS	247-00-00-036	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	A-FRAME HOUSE / SHOFNER HEIGHTS, LOT 2	TO CHANGE THE ZONING DISTRICT FROM R-2 TO PD-1 IN ORDER TO BE ALBLE TO SUBDIVIDE THE PROPERTY	RED MILL ROAD	APPROVED
08/01/2006	DOUBLE L CONSTRUCTION C/O TIM LOHDEN	105-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	AMBROOK ESTATES / AMBROOK ESTATES	A MAP AMENDMENT FROM RURAL RESIDENTIAL (R-2) TO A PLANNED UNIT DEVELOPMENT (PD-1) TO ALLOW LOTS LESS THAN ONE ACRE AND WITH LESS THAN 200 FEET OF ROAD FRONTAGE	10112 LEITCHFIELD ROAD (US 62)	APPROVED
10/21/2005	KATYE DECKER -ETAL-	105-00-01-001	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION / PAUL LEE ACRES LOT 1B	The request is to seek approval for two lots that were created by deed without amending the recorded subdivision plat.	0 LEITCHFIELD ROAD (US 62)	APPROVED
10/21/2005	KATYE DECKER -ETAL-	105-00-01-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION / PAUL LEE ACRES LOT 1A	The request is to seek approval for two lots that were created by deed without amending the recorded subdivision plat.	0 LEITCHFIELD ROAD (US 62)	APPROVED
08/15/2005	TIM AULBACH	206-00-00-003, 206-00-00-004, 206-00-00-005, 189-00-00-020	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	AULBACH GREENSPACE DEVELOPMENT / BECKLEY WOODS SUBDIVISION	PD-1 - RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR THE DEVELOPMENT OF 92 SDF LOTS.	0	APPROVED
01/31/2005	HUDGINS	209-00-00-012.02, -012.03	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2-PD-1 /	TO REZONE A +/- 3.935 ACRE TRACT LOCATED ON EASTY SOUTH DIXIE HIGHWAY (US 31W) DIRECTLY ACROSS FROM NOLIN ROAD, BEING LOT 2 OF HUDGINS SUBDIVISION IN ORDER TO ALLOW FOR ONE DUPLEX (2 RESIDENTIAL UNITS) TO BE DEVELOPED ON THAT TRACT	East South Dixie Highway	WITHDRAWN
12/02/2003	ROBERT MORRIS	206-00-00-036	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2 : PD-1 /		NEW GLENDALE ROAD (KY 1136)	DENIED
07/23/2003	TIM AULBACH AND BILLY HUDSON	206-00-00-013, 206-00-00-014	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	RESIDENTIAL PLANNED UNIT DEVELOPMENT / BRENTWOOD ESTATES	CREATE LESS THAN 1.0AC BUILDING LOTS	NEW GLENDALE ROAD (KY 1136)	APPROVED
10/26/2001	TRAN	217-00-00-069, 217-00-00-069.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION /		BEWLEY HOLLOW ROAD	APPROVED
10/02/2001	BENNY WILLIAMS	190-30-00-020.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	BENNIE BARN / TRUE KENTUCKY / WILLIAM'S CORNER SUBDIVISION	MAP AMENDMENT FROM B-2 TO PD-1 FOR TRUE KENTUCKY ANTIQUE SHOP AND ANOTHER BUSINESS AS A 2 LOT SUBDIVISION	434 EAST MAIN STREET	APPROVED
01/24/2001	JOHN & EUGENIA MILLS	253-00-00-067, 253-00-00-068	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	R-2 TO PD-1	TWO DUPLEX STRUCTURES AND ON APPARTMENT OVER A DETACHED GARAGE	6805 BARDSTOWN ROAD (US 62)	APPROVED
12/11/2000	HOLLOMAN, BRAD	143-00-00-045	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	R-2-PD-1 /		THOMPSON ROAD	DENIED
11/08/2000	FREDDIE S JEFFERIES	225-00-00-062, 225-00-00-062.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	SINGLE FAMILY DEVELOPMENT - AVG LOT SIZE 20AC / STARK SUBDIVISION, LOTS 1 AND 2		GLENDALE-HODGENVILLE ROAD EAST (KY 222)	APPROVED
08/20/1999	HAIRE	057-00-00-037	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2-PD-1 /			APPROVED
04/27/1999	MILLER	060-00-00-011.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2-PD-1 /			APPROVED
04/13/1999	HICKS VICKI L	029-00-00-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	DWELLING; TEMPORARY ACCESSORY	THIRD DWELLING /		699 SLAUGHTER LANE	APPROVED
04/30/1997	JOHN & EUGENIA MILLS	262-00-01-051	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	DUPLEXES / SHERWOOD ACRES		6930 BARDSTOWN ROAD (US 62)	APPROVED
10/01/1996	BOW BUDDY ENTERPRISES	217-00-00-044	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		TWO LOT SUBDIVISION /		SHEPHERDVILLE ROAD (KY 251)	DENIED
09/30/1996	ADCOX	262-00-00-078	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2-PD-1 /		1050 STOVALL ROAD	APPROVED
05/08/1996	GREEN FARMS OF KY LLC	109-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2-PD-1 / PAMELA ROLLING ACRES		LEE SCHOOL ROAD	DENIED
05/06/1996	HOGAN ROBERT E & FREDA C	111-00-00-003.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		LOT CONFIGURATION / HOGAN SUBDIVISION, LOT 1		7659 FLINT HILL ROAD (KY 720)	APPROVED
03/05/1996	KIM GOODMAN	111-00-00-003.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		LOT CONFIGURATION / KIMBERLY SUBDIVISION, LOT 1		7785 FLINT HILL ROAD (KY 720)	APPROVED
01/02/1996	RISINGER	126-00-00-010	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MOBILE HOME PARK	/		140 KLINGLESMTIH LN	DENIED

Records 1 to 25 (of 25)

**ZONING MAP AMENDMENT REQUEST  
FOR  
SHAY BROOKE PROPERTIES LLC  
LOT 2 SHAY BROOKE SUBDIVISION SECTION 2  
(APPROX. 19.191 ACRES)  
PVA MAP #105-00-00-025.03**

**PROPOSAL DESCRIPTION**

The subject property is located west of the City of Elizabethtown in the community of Stephensburg. The subject property is located along the north side of US Hwy 62, (Leitchfield Road), on the west side of Ambrook Estates, with Hera Road ending at the property. Franklin Crossroads Road is just west of the property, and the property is located just northeast of West Hardin Middle School and Lakewood Elementary School. Lots 1 and 2 will have access via Leitchfield Road and the remaining Lots 3-13 will have access via the extension of Hera Road in Ambrook Estates. The subject property is currently identified as Lot 2 of Shay Brooke Subdivision and includes a total of 19.191 acres. The subject property is bounded to the east by Ambrook Estates, a single-family residential development, which is zoned PD-1. The subject property is bounded to the south by Leitchfield Road. Properties across Leitchfield Road are zoned R-2 and include small single-family residential houses and a larger agricultural use tract. The subject property is bounded to the west by Lot 1 of Shay Brooke Subdivision which is zoned R-2 and includes a single-family house on approximately 6 acres. The subject property is bounded to the west and north by an approximately 28-acre tract which is zoned R-2 and includes a single-family house and two large ponds, known as Stephensburg Lake.

The applicant/owner desires to construct a single-family residential subdivision with a total of 13 lots. The subdivision proposes to include one new street, (the extension of Hera Road). The applicant/owner believes that the requested zoning classification of R-1 for the subject property is in accordance with the Comprehensive Plan and is an appropriate zoning classification for the subject property.

**Goals & Objectives – Relevant Goals & Objectives Include:**

**Goal 1 – Housing – Promote Hardin County as a place to live.**

**Housing Objectives - 1.1, 1.2, 1.4, 1.6 & 1.7**

As stated, the proposed subdivision will include 13 single-family residential building lots. Lot size ranges from 0.932-acres to 2.267-acres, with an average road frontage in excess of 140 linear feet. This lot size and frontage is larger than the minimums for the R-1 zoning classification. The applicant/owner has elected to implement the larger lot size and road frontage to maintain the character and aesthetics of the Stephensburg Rural Village. The proposed housing style will also be compatible with the character and architectural design of the adjoining subdivision and Stephensburg Rural Village.

**Goal 2 – Parks & Recreation – Provide adequate recreational facilities and open spaces that improve the quality of life.**

**Parks & Recreation Objectives – 2.3, 2.5**

The applicant/owner intends to establish a small trail system withing the development along with an open space easement across the rear of Lots 10-13. Said open space easement will allow residents to use the trail system while providing areas to view and enjoy Stephensburg Lake which is located immediately north of these lots.

**Goal 3 – Utilities & Services – Provide adequate capacity and efficient use of public services, resources, and community facilities.**

**Utilities & Services Objectives – 3.1, 3.2, 3.5, & 3.6**

Hardin County Water District #2 currently provides potable water services to this area of Hardin County. District #2 has water lines along both Leitchfield Road and Hera Road. The proposed subdivision will connect to these lines to provide potable water service as well as fire hydrants within the proposed subdivision. Stephensburg Volunteer Fire Department and the City of Elizabethtown Fire Department are both located near to the subject property to provide fire protection services. The larger lots will ensure that adequate room is available for on-site septic systems for each of the proposed lots within the subdivision. Kentucky Utilities currently has electric facilities in the adjoining subdivision, along Leitchfield Road and traversing through the property, these facilities will be expanded to provide electric service to the proposed subdivision.

**Goal 4 – Conservation & Environment – Encourage development that is sensitive to the environment, non-renewable resources, prime farmland, and natural areas that reinforces the County's rural character and promotes the utilization of existing community services.**

**Conservation & Environment Objectives – 4.1, 4.2, & 4.3**

The property is currently mostly open and does include a small amount of woods but is mostly pasture. As stated herein, the subject property is bound to the east by a single-family subdivision and to the west by a single-family house. For this reason and considering the small area that is currently pasture, as well as the location of the subject property, this area would not be considered a "prime" farmland area in Hardin County.

**Goal 7 – Transportation**

**Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.**

**Transportation Objectives – 7.1 & 7.3**

The subdivision proposes to include one new street, which will be the extension of the existing Hera Road within Ambrook Estates. The subdivision is not proposing a new street access to Leitchfield Road, which agrees with the Comprehensive Plan concept of limiting access points to major arterial streets within the County. As mentioned, the subdivision also proposes a small walking trail system and some open space area to connect to the existing walking trail system within Ambrook Estates and to further promote connectivity and safe pedestrian movement within the subdivision.

**Goal 8 – Land Use**

**Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.**

**Land Use Objectives: - 8.1, 8.2, 8.8, & 8.9**

The proposed subdivision complies with the County's future land use map. The proposed subdivision will make use of the existing utility improvements in this area. The proposed subdivision is compatible with the existing surrounding single-family residential subdivisions.

## Step 1: Compliance with the Community-Wide Development Policies

### General Policies:

There are no historic or natural resources to preserve, and the proposed subdivision will have little to no impact on the natural environment.

The proposed subdivision is not located within a floodplain.

The proposed subdivision is located within the Stephensburg Rural Village and adjacent to a single-family residential subdivision which is zoned PD-1; therefore, development should be encouraged in accordance with the Comprehensive Plan.

The size and scale of the proposed subdivision is compatible with the character, density, land uses, and style of the surrounding uses.

### Utility and Infrastructure Policies:

As stated, adequate public water supply is available. The capacity to provide fire hydrants and fire protection services is also available.

Expansion of utility services within the proposed subdivision will be the responsibility of the developer/owner.

The proposed subdivision will be designed in accordance with all applicable Hardin County design Ordinances and regulations.

The proposed subdivision will utilize on-site septic systems for the building lots within the subdivision. Most of the proposed lots have been designed to be larger than the minimum required lot size for the proposed zoning classification. This has been done to ensure that adequate space is provided for on-site septic systems.

### Public Services Policies:

Adequate public water supply is available. The capacity to provide fire hydrants and fire protection services is also available.

The proposed subdivision will be served by the Hardin County School system.

Adequate emergency response and police protection are available to serve the proposed subdivision.

### Road and Access Policies:

As stated, Lots 1 and 2 will have access via Leitchfield Road and the remaining Lots 3-13 will have access via the extension of Hera Road in Ambrook Estates. Hera Road is classified as a cu-de-sac street and will be constructed in accordance with the Hardin County Zoning Ordinance and Subdivision Regulations.

## Step 2: Agreement with Recommended Future Land Use Patterns

The Future Land Use Map illustrates the subject property to be included in the Stephensburg Rural Village.

Introduction: Rural villages, scattered throughout Hardin County, are small communities that have a particular identity and name. They are typically located at intersections of crossroads or along the railroad lines. Historically, they would have been identified by places where people gather, such as schools and churches, have a "downtown" feel, and serve the surrounding rural areas. The rural villages typically have some small convenience commercial uses, such as a general store, and they typically have an area of more dense residential development at the center of the village.

Existing Land Use: Rural villages often have traditional development patterns that resemble a small downtown, including small convenience commercial uses and moderately dense residential uses that surround a civic use, and usually have a community park located towards the center of the village. Additionally, rural villages will often have community facilities that are a sense of identity, such as schools, churches, and the Post Office that people can rally around.

## Step 3: Compliance with the Planning Area Guidelines

### Recommended Land Use Pattern and Development Criteria:

#### Recommended Land Uses:

More dense residential development is encouraged within and adjacent to the rural villages. Higher density residential should be allowed if the needed infrastructure is available, but it should be compatible with existing development patterns. The proposed subdivision is compatible with the existing Ambrook Estates located immediately east of the subject property.

#### Character Criteria:

New development and the redevelopment of existing properties in these rural villages should follow a unifying theme for building aesthetics, landscaping, lighting, high quality building materials, and other site development standards that maintain the unique character of these areas. The proposed subdivision will provide new and aesthetically pleasing housing in character with the surrounding areas.

The Comprehensive Plan illustrates the subject property to be located in Planning Area 10 – Stephensburg Rural Village.

#### 10 -Stephensburg Rural Village

This planning area is one of the four unincorporated areas that is part of the Rural Village future land use group. This planning area is located approximately four miles southwest of Cecilia between Elizabethtown and Leitchfield. Stephensburg was once a railroad-oriented community that was centered along Franklin Crossroads Road, but growth has now shifted to Leitchfield Road (US 62). The Stephensburg Rural Village Planning Area is approximately 521 acres (.81 square miles) in size.

#### Existing Land Use:

Most properties within the Stephensburg Rural Village are residential, although there are some local service oriented retail uses along Leitchfield Rd (US 62) as well as institutional uses. Subdivisions in this area include Majestic Oaks and Ambrook Estates.

#### Natural Features:

This is a relatively flat area and has few natural features that limit development.

#### Transportation Features and Public Facilities:

Stephensburg is located along Leitchfield Road (US 62), a major corridor in the county. This village serves an important role in the community because it is home to Lakewood Elementary School and is also currently home to West Hardin Middle School, which serve students living in western Hardin County. Stephensburg also has a fire department, cemetery, churches, and the existing restaurant Lakers Drive-In.

### Recommended Land Use and Development Criteria:

#### Recommended Land Uses:

The recommended land use patterns are expansion of the existing mix of residential development and small-scale retail and service-oriented businesses to support the needs of the residents and visitors. The proposed subdivision agrees with the expansion of the existing residential development.

Residential development should occur from the center of the community out in an orderly fashion. The proposed subdivision is located near the center of the Stephensburg Rural Village.

#### Access Criteria:

Shared driveways and vehicular connections between adjacent existing and future developments should be encouraged. The proposed subdivision proposes to connect to the adjacent Ambrook Estates via the extension of Hera Road.

New and infill development should be connected and pedestrian-friendly and, at a minimum, sidewalks should be required along major corridors. The proposed subdivision includes a small walking trail network and an open space area that will connect with the existing walking trail system within Ambrook Estates.

Utility Criteria:

If septic is used, the lot sizes must be adequate for long term maintenance and repair. Most of the proposed lots have been designed to be larger than the minimum required lot size for the proposed zoning classification. This has been done to ensure that adequate space is provided for on-site septic systems.

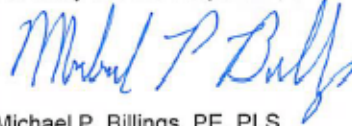
Character Criteria:

New and infill development should visually reflect and reinforce the character of the rural village and provide an appropriate unifying design theme. The proposed subdivision will have lots slightly larger than the adjacent Ambrook Estates. The architectural style and appearance of the homes will be consistent with current building trends and appearances.

Based upon the information described herein and as further supported by the fact that a number of "Goals and Objectives" of the Comprehensive Plan are satisfied by this zone change request, we feel that the appropriate zoning classification for the subject property is R-1 as requested herein. It is apparent by the continual growth of the County as a whole that both commercial and residential development will continue to expand out from the incorporated City areas as well as the Rural Villages located throughout the County. It is also obvious that the upcoming development of the Glendale Industrial Site will bring major changes and growth to not only this area but to the entire County.

We would like to thank you in advance for your time and consideration regarding this matter.

Respectfully Submitted,  
Engineering Design Group, Inc.  
For Shay Brooke Properties, LLC



Michael P. Billings, PE, PLS



Hampton, Chris (KYTC-D04) <Chris.Hampton@ky.gov>

To: Mike Billings <mbillings@engdesgrp.com>

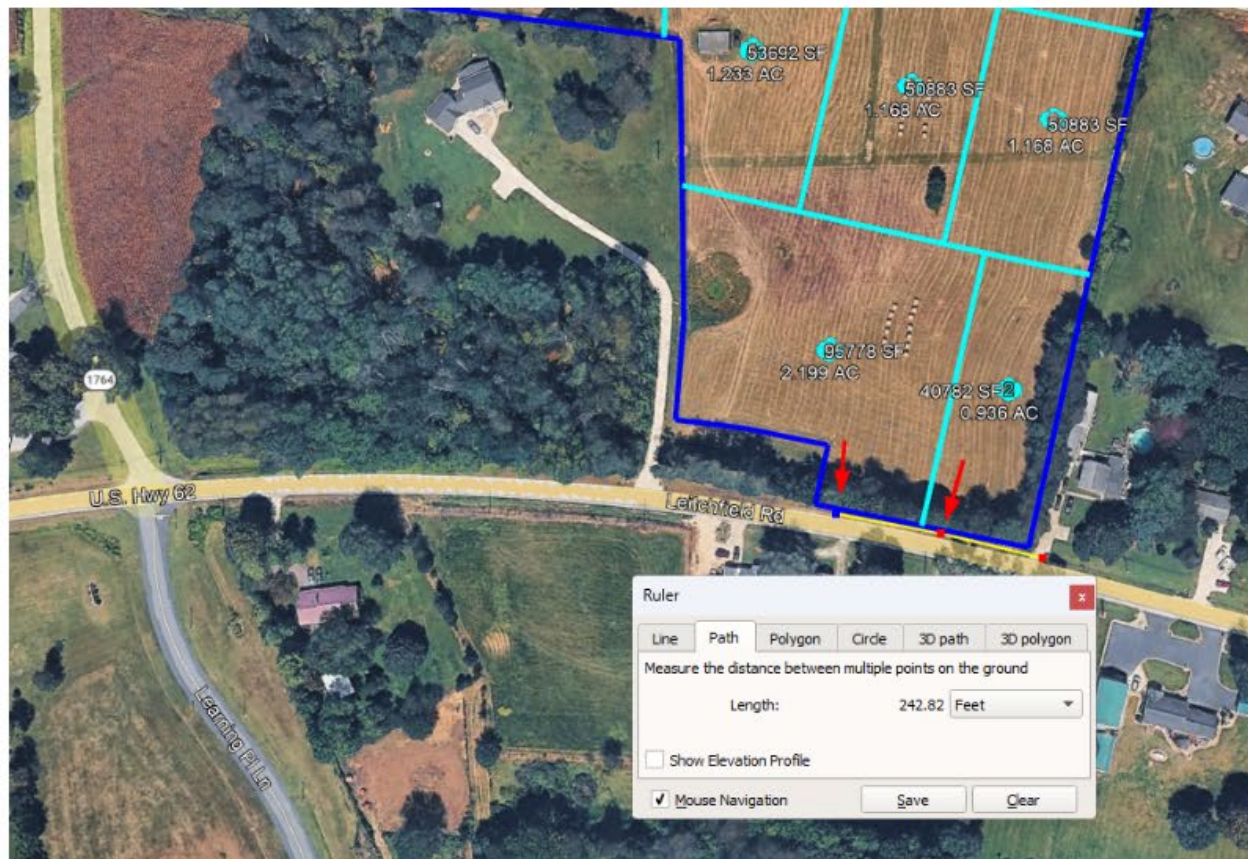
Cc: Adam C. King; CELISE MERCER <cmercer@engdesgrp.com>



**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mike,

We checked these out can approve separate entrances for these two lots. we want to try and get as much spacing as possible so they need to go on the west sides of the property. see the screenshot below. let me know if you have any questions.



Thanks,

Chris

# Exhibit T

---

**From:** Mick Kennedy <[20mikkat2016@gmail.com](mailto:20mikkat2016@gmail.com)>  
**Sent:** Tuesday, May 5, 2026 4:49 PM  
**To:** Haley Goodman <[hgoodman@hardincountyky.gov](mailto:hgoodman@hardincountyky.gov)>  
**Subject:** Zoning Change Hearing May 5 2026

You don't often get email from [20mikkat2016@gmail.com](mailto:20mikkat2016@gmail.com). [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Goodman,

I am not in favor of the zoning change being proposed tonight by Shay Brooke Properties LLC.

The Leitchfield Rd/Hwy 62 corridor is heavily trafficked with dangerous intersections. Adding 30+ cars to the area will increase the likelihood of accidents; therefore, the safety of residents is decreased.

There will be no economic benefits to the community in the area. While house prices may increase, so will property taxes and home insurance which will place more economic burden on residents.

Shay Brooke Properties LLC should look into planting native grasses on the property to combat climate change and keep our community healthy.

I am sorry that I can not be in attendance tonight.

Mick Kennedy  
10164 Leitchfield Road  
Cecilia, KY 42724

Exhibit U  
Debra Davis



Exhibit V  
Robert Seay













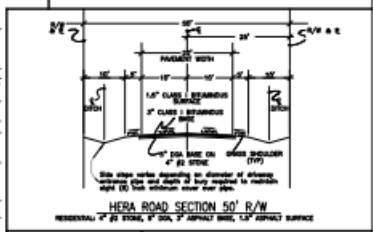


LINE	START POINT	END POINT	LENGTH	AREA
C1	125.00	125.00	0.00	0.00
C2	125.00	125.00	0.00	0.00
C3	125.00	125.00	0.00	0.00
C4	125.00	125.00	0.00	0.00
C5	125.00	125.00	0.00	0.00
C6	125.00	125.00	0.00	0.00
C7	125.00	125.00	0.00	0.00
C8	125.00	125.00	0.00	0.00
C9	125.00	125.00	0.00	0.00
C10	125.00	125.00	0.00	0.00
C11	125.00	125.00	0.00	0.00
C12	125.00	125.00	0.00	0.00
C13	125.00	125.00	0.00	0.00
C14	125.00	125.00	0.00	0.00
C15	125.00	125.00	0.00	0.00
C16	125.00	125.00	0.00	0.00
C17	125.00	125.00	0.00	0.00
C18	125.00	125.00	0.00	0.00
C19	125.00	125.00	0.00	0.00
C20	125.00	125.00	0.00	0.00
C21	125.00	125.00	0.00	0.00
C22	125.00	125.00	0.00	0.00
C23	125.00	125.00	0.00	0.00
C24	125.00	125.00	0.00	0.00
C25	125.00	125.00	0.00	0.00
C26	125.00	125.00	0.00	0.00
C27	125.00	125.00	0.00	0.00
C28	125.00	125.00	0.00	0.00
C29	125.00	125.00	0.00	0.00
C30	125.00	125.00	0.00	0.00
C31	125.00	125.00	0.00	0.00
C32	125.00	125.00	0.00	0.00
C33	125.00	125.00	0.00	0.00
C34	125.00	125.00	0.00	0.00
C35	125.00	125.00	0.00	0.00
C36	125.00	125.00	0.00	0.00
C37	125.00	125.00	0.00	0.00
C38	125.00	125.00	0.00	0.00
C39	125.00	125.00	0.00	0.00
C40	125.00	125.00	0.00	0.00
C41	125.00	125.00	0.00	0.00
C42	125.00	125.00	0.00	0.00
C43	125.00	125.00	0.00	0.00
C44	125.00	125.00	0.00	0.00
C45	125.00	125.00	0.00	0.00
C46	125.00	125.00	0.00	0.00
C47	125.00	125.00	0.00	0.00
C48	125.00	125.00	0.00	0.00
C49	125.00	125.00	0.00	0.00
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C51	125.00	125.00	0.00	0.00
C52	125.00	125.00	0.00	0.00
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C54	125.00	125.00	0.00	0.00
C55	125.00	125.00	0.00	0.00
C56	125.00	125.00	0.00	0.00
C57	125.00	125.00	0.00	0.00
C58	125.00	125.00	0.00	0.00
C59	125.00	125.00	0.00	0.00
C60	125.00	125.00	0.00	0.00
C61	125.00	125.00	0.00	0.00
C62	125.00	125.00	0.00	0.00
C63	125.00	125.00	0.00	0.00
C64	125.00	125.00	0.00	0.00
C65	125.00	125.00	0.00	0.00
C66	125.00	125.00	0.00	0.00
C67	125.00	125.00	0.00	0.00
C68	125.00	125.00	0.00	0.00
C69	125.00	125.00	0.00	0.00
C70	125.00	125.00	0.00	0.00
C71	125.00	125.00	0.00	0.00
C72	125.00	125.00	0.00	0.00
C73	125.00	125.00	0.00	0.00
C74	125.00	125.00	0.00	0.00
C75	125.00	125.00	0.00	0.00
C76	125.00	125.00	0.00	0.00
C77	125.00	125.00	0.00	0.00
C78	125.00	125.00	0.00	0.00
C79	125.00	125.00	0.00	0.00
C80	125.00	125.00	0.00	0.00
C81	125.00	125.00	0.00	0.00
C82	125.00	125.00	0.00	0.00
C83	125.00	125.00	0.00	0.00
C84	125.00	125.00	0.00	0.00
C85	125.00	125.00	0.00	0.00
C86	125.00	125.00	0.00	0.00
C87	125.00	125.00	0.00	0.00
C88	125.00	125.00	0.00	0.00
C89	125.00	125.00	0.00	0.00
C90	125.00	125.00	0.00	0.00
C91	125.00	125.00	0.00	0.00
C92	125.00	125.00	0.00	0.00
C93	125.00	125.00	0.00	0.00
C94	125.00	125.00	0.00	0.00
C95	125.00	125.00	0.00	0.00
C96	125.00	125.00	0.00	0.00
C97	125.00	125.00	0.00	0.00
C98	125.00	125.00	0.00	0.00
C99	125.00	125.00	0.00	0.00
C100	125.00	125.00	0.00	0.00



**LEGEND**

- PROPERTY LINE
- DRAINAGE & UTILITY EASEMENT (OR A UTIL. EASE)
- BUILDING LINE SETBACK (B/L)
- OVERHEAD UTILITY LINE
- ZONE A DEFINED ON FORM MAP SUBJECT TO 100 FLOOD
- LOT NUMBER
- PROPOSED INDEX CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM PIPE



OWNER/DEVELOPER:  
 SHAY BROOKE PROPERTIES LLC  
 1085 HOSAN RD  
 SONORA KY 42776-8307

DB 1584 PG 1146  
 PVA MAP #105-00-00-025.03  
 SHAY BROOKE SUBDIVISION  
 PG 1 SH 7614 (LOT 2)

SUBMITTER / ENGINEER:  
 ENGINEERING DESIGN GROUP, INC.  
 315 SOUTH MULBERRY ST  
 P.O. BOX 2484  
 ELDMONDSPRING, KY 42702-2484  
 (270) 769-1436  
 MELLINGENGINEERING.COM

DATE: MAY 14, 2026 SCALE: 1" = 60'

**GRADING & DRAINAGE PLAN**  
 OF  
 SHAY BROOKE SUBDIVISION  
 SECTION 2

FOR REVIEW



VICINITY MAP

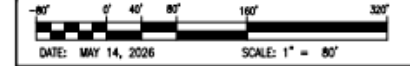
LEGEND

- PROPERTY LINE
- DRAINAGE & UTILITY EASEMENT (DR & UTIL ESM)
- BUILDING LINE SETBACK (B/L)
- OVERHEAD TRANSMISSION ELECTRIC LINE
- ZONE A DEFINED ON FEMA MAP SUBJECT TO 100 FLOOD
- 15 LOT NUMBER
- PROPOSED INDEX CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM PIPE
- ORIGINAL DRAINAGE AREA
- PIPE/SWALE DRAINAGE AREAS
- SHAY BROOKE BASIN DESIGN DRAINAGE AREAS

OWNER/DEVELOPER:  
 SHAY BROOKE PROPERTIES LLC  
 1083 HOGAN RD  
 SONORA KY 42776-8307

DB 1584 PG 1146  
 P/W MAP #158-00-00-025,03  
 SHAY BROOKE SUBDIVISION  
 PC 1 SHY 7814 (LOT 2)

SURVEYOR / ENGINEER:  
 ENGINEERING DESIGN GROUP, INC.  
 315 SOUTH MULBERRY ST  
 P.O. BOX 2484  
 ELIZABETHTOWN, KY 42702-2484  
 (270) 789-1436  
 MILLINGSINGDESGRP.COM

DRAINAGE AREA MAP  
 OF  
 SHAY BROOKE SUBDIVISION  
 SECTION 2

FOR REVIEW

# Drainage Calc

5/12/2026 (1)

## Shay, Brooke SUBD SECTION 2

Total Subdivision Area = 19.191 ac Assume currently all Gravel

Assume 13 lots @ 5000sf imp surface/lot = 65000sf

This assumes a <sup>2200</sup> 40x80 house AND A <sup>1140</sup> 20x57 driveway = 4340sf

The additional 660sf/lot would account for any larger houses, detached garages, pools or decks that may be included on houses on the lots,

Road Area in subd not counting the portion of the road to be built in the ex Ambrook subd = 19707sf use 20000sf

65000sf + 20000sf = 85000sf = 1.951 ac of Impervious Surface Created by the subd

Based upon the Drainage Design All of the street except a portion of lots 7 and 8 <sup>AND LOTS 8-5</sup> will drain directly to Stephansburgh lakes without being detained

This Area = 13.032 ac - 0.600 ac = 12.432 ac

of this street = 20000sf - 3860sf = 16140sf + 8 lots x 5000sf/lot = <sup>40000</sup>

16140sf + 40000sf = 56140sf = 1.289 ac impervious

Remaining Subd Area = 19.191 ac - 12.432 ac = 6.759 ac

of this street = 3860sf + 5 lots @ 5000/lot = 28860sf = 0.663 ac

Impervious

Storm	19.191 ac Pre Dev Runoff (cfs)	Lots 8-15 Post Dev Runoff (cfs)	Allowable Discharge From Basins	Design Release (cfs)	Elev
2yr	11.59	11.27	0.32	0.25	6822'
10yr	32.62	26.72	5.90	0.86	6825'
25yr	48.53	38.00	10.53	1.47	6827'
100yr	78.09	58.50	19.59	2.38	6831'

Basin to be a Pond located on Lot 3

Note there is an ex 15' CMP under the Gravel Driveway on Lot 1 of Shay Brooke Subd Section 1 Per Field work this pipe is essentially flat with an Invert Elev 6817' Construct Basin Item on up stream (East) side of <sup>LOT</sup> Driveway

Lowest Basin Outlet Elev = 68200

Top Beam Elev = 685.50 This will keep all Basin water on our property and will not back up into Ambrook

Elev	Surface Area
687	26533 28713
683	34334 35943
684	44607 45637
685	57594 57796
685.50	57796

Note Max Pond Water Elev = 68200 <sup>DETENTION</sup> STORAGE IS PROVIDED Between Elev 68200 - 685.50

Excavate Pond minimum 4' deep or Elev = 678 may go deeper if desired

Shay Brook + Ambrook TOTAL

(3)

Now Look At Total DA TO BASIN

Shay Brook Sect 2 AREA = 6.759 AC 0.663 AC imp

Ambrook Area = 14,138 AC 2.787 AC imp

From Google Earth AMBROOK LOOKS TO INCLUDE 18 LOTS

720 LF Zees + 720 LF HERA + 130 LF Clymire = 1570 LF x 20' wide

Assume Same 5000 SF/LOT FOR HOUSE AND DRIVE 18 x 5000 = 2.066 AC

1570 x 20 = 0.721 AC  
 TO BASIN  
 Ambrook Improving Area - 2.787 AC

6.759 AC 0.663 AC imp

14,138 AC 2.787 AC imp

20,897 AC 3.450 AC imp

Run This Scenario Thru Hydro CAD

Storm	DESIGN RELEASES	Elev
2yr	1.55	682.78
10yr	Set BERM @ 685.50	3.17 683.63
25yr	Cut Out SECTION OF	3.93 684.23
100yr	BERM IN AMBROOK	4.94 685.24
	1.0	677.7
		1
		1
	7.2	687

(4)

Per 5/13/2026 with MARK AND ADAM IT WAS DECIDED TO RAISE THE TOP OF BERM Elev = 685.50.

Per Page 3 ANALYSIS THIS WOULD ALLOW FOR A SECTION OF THE EXISTING BERM FOR THE BASIN ON THE ADJOINING AMBROOK LOT TO BE CUT OUT AND OUR BASIN DESIGN SHOWS THAT OUR BASIN WOULD BE ABLE TO DETAIN OUR WATER AS WELL AS THE ADDITIONAL WATER FROM AMBROOK. WE WOULD ALSO BE ABLE TO REMOVE THE EXISTING BASIN PIPE IN THE AMBROOK BASIN. BY DOING THIS IT HELPS THE 2 ADJOINING AMBROOK LOTS WITH RESPECT TO PONDING WATER ON THEIR PROPERTIES HOWEVER THESE PROPERTIES ARE STILL VERY FLAT AND WILL CONTINUE TO NOT DRAIN WELL.

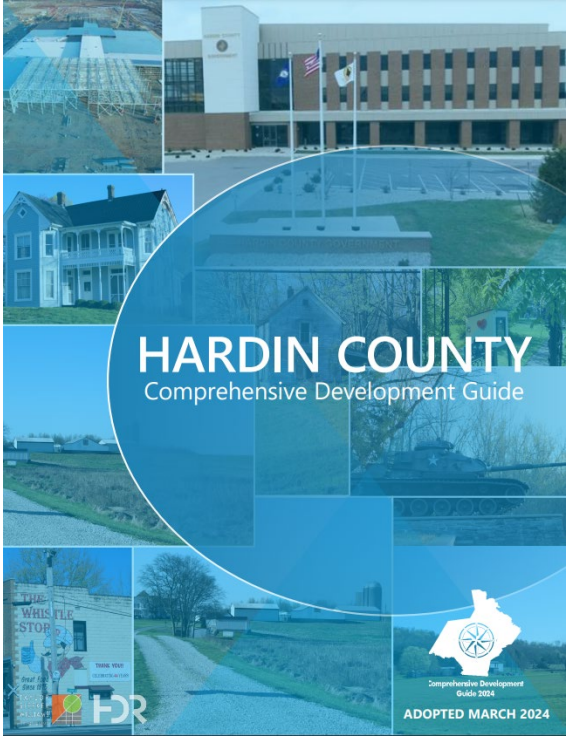
THE TRADE OFF FOR DOING THIS IS THAT THE BASIN WILL NOT HAVE THE REQUIRED 1-FOOT OF FREEBOARD FOR THE 100yr STORM EVENT.

# Reasons for Granting a Map Amendment

## **KRS 100.213**

Before any map amendment may be granted, the planning commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts that one or more of the following apply:

1. The proposal is in agreement with the language of the Comprehensive Development Guide;
2. There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area; or that,
3. The existing Zone assigned to the property is inappropriate and the proposed amendment is appropriate.



# HOW TO USE THE RECOMMENDED LAND USE PLAN

As development proposals are considered, the three steps in this land use plan should be used to determine if it complies with the comprehensive plan. This process can be used independently by property owners and developers to determine the appropriateness of a development idea and also to identify the expectations that will be placed on any development proposal submitted to the Hardin County Planning Commission. In addition to outlining the three-step process, a series of terms that are used throughout the land use plan are also included in this chapter.

## **Step 1: Compliance with Community-Wide Development Policies**

This step includes a checklist of broad development policies and criteria that are applicable to all types of development within the county. These policies and criteria should be met prior to development occurring.

## **Step 2: Compliance with the Recommended Future Land Use Patterns**

This step is intended to give guidance on the types of development that should occur throughout the county. It includes a map that includes seven general types of development patterns as well as corresponding criteria that relate to the compatible land uses, recommended densities, and recommended intensities of those uses. Additional guidance and criteria are listed to provide guidelines for future development within each of the planning areas of the county.

## **Step 3: Compliance with the Planning Area Guidelines**

This step provides more definition to each geographic area of the county through 29 planning areas. Within each planning area, specific development issues or constraints are outlined and guidelines for development that are specific to each area are included.



# ZONE CHANGE STAFF REPORT

Hardin County Planning and Development Commission  
150 N. Provident Way, Suite 225  
Elizabethtown, Kentucky 42701  
(270) 769-5479

**Summary:** The owners, Shay Brooke Properties, LLC are proposing to rezone a 19.191 acre site located west of Hera Road and north of Leitchfield Road (US 62) in Cecilia, KY, known as Lot 2 of Shay Brooke Subdivision from Rural Residential (R-2) to Urban Residential (R-1) to allow for a proposed 13 lot single family residential subdivision.

<b>Pre-application Conference:</b> April 13, 2026	<b>Owner:</b> Shay Brooke Properties, LLC 1083 Hogan Road Sonora, KY 42776
<b>Public Hearing Date:</b> May 5, 2026	
<b>Location of Proposed Zone Change:</b> West of Hera Road and North of Leitchfield Road (US 62), Cecilia, KY	<b>Zone Map Amendment Request:</b>
<b>Acreage:</b> ±19.191	<b>FROM:</b> R-2 (Rural Residential) <b>TO:</b> R-1 (Urban Residential)
<b>PVA Parcel Number:</b> 105-00-00-025.03	<b>Land Use Group:</b> Rural Village
<b>Flood Plain:</b> The property is located outside of the floodplain according to FEMA Map 21093C0410D (dated 16 August 2007).	<b>Planning Area:</b> Stephensburg Rural Village
<b>History of the Property:</b> Shay Brooke Properties, LLC purchased the property in May of 2025 from the Simpsons. They subdivided the property into two lots and created a 3 acre parcel in the rear that was merged into the adjoining property to the north with the Record Plat of Shay Brooke Subdivision (Sheet 7614) in June of 2025.	<b>Existing Land Uses:</b> Vacant
	<b>Zoning History:</b> R-2 (Rural Residential) was the original zoning for the subject property since July of 1995.
	<b>Adjacent Zoning:</b> North: R-2, Tabor (28 Acres) South: R-2, Adkins (0.6 Acres), Martin (0.3 Acres), Alan (0.5 Acres) East: PD-1, Ambrook Estates (67 lots) West: R-2, Shay Brooke Properties (6.2 Acres), Hammons (4 Acres)
<b>Utility Services:</b> Electricity is provided via KY Utilities. Public water is provided via Hardin County Water District #2 with a 4" line along Leitchfield Road (US 62) and a 6" line on Hera Road.	<b>Transportation Considerations:</b> The site has access via a dedicated right-of-way for future street at the end of Hera Road, a county maintained road with 20' of pavement width within a 50' right-of-way.
<b>Wastewater Treatment:</b> Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected and approved by the Environmental Services Office of the Health Department.	<b>Ambrook Estates:</b> The adjoining 67 lot subdivision received a Zoning Change from R-2 to Planned Unit Development (PD-1) in 2006. The approval allowed for 30,000 sq. ft. lots with an average of 145' of road frontage but the developer had to install sidewalks, a park/playground, school bus stop shelter.

## COMPREHENSIVE PLAN COMPLIANCE

<b>Comprehensive Plan Policy –</b>	<b>STEP 1: Compliance with Community-Wide Development Policies</b>
<b>General Policies:</b>	
<i>Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.</i>	This site is within the Stephensburg Rural Village adjacent to an existing, established subdivision.
<i>The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.</i>	The average acreage per lot in the proposal is 1.41 acres. This is larger than the adjoining Ambrook Estates that averages 0.746 acres per lot.
<i>New development should follow current and anticipated growth trends within the county in order to adequately respond to the needs of current and future residents and businesses.</i>	The proposal is located across Leitchfield Road (US 62) from Lakewood Elementary School and the current West Hardin Middle School (moving to Cecilia Valley campus in 2027). The Stephensburg area is also home to some small scale commercial business along Leitchfield Road and contains the established neighborhoods of Ambrook Estates and Majestic Oaks.
<b>Utility and Infrastructure Policies:</b>	
<i>New development should be encouraged in areas where public water service is available and can accommodate additional customers (including hydraulic analysis report or wellhead protection).</i>	Public water is provided via Hardin County Water District #2 with a 6" line along Hera Road and a 4" line along Leitchfield Road (US 62).
<i>Subdivision design and infrastructure construction should be of the highest quality to benefit the quality of life in Hardin County, including underground utilities, sidewalks, and green space among other desirable amenities.</i>	The developer is proposing a 1.6 acre area at the rear of the property adjacent to the lake as a "Open Space Easement".
<i>Development should comply with all requirements for on-site sewage disposal, if applicable, and use effective, environmentally sound practices when implemented.</i>	Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected by the Health Department as part of the subdivision plat & building permit approval process.
<b>Public Services Policies:</b>	
<i>New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.</i>	The Stephensburg Volunteer Fire Department is approximately 0.25 miles away to the west. There is an existing fire hydrant at the intersection of Hera and Zeus Roads.
<i>Residential development should be adequately served by public schools.</i>	Lakewood Elementary, West Hardin Middle School and Central Hardin High School have capacity to accommodate children from 13 new homes.
<b>Road and Access Policies:</b>	
<i>Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.</i>	The proposal only proposes two driveway entrances onto Leitchfield Road (US 62) with the other eleven lots being accessed from the proposed subdivision street that connects to the existing Ambrook Estates subdivision.
<i>Individual lots, particularly residential lots, should have limited access points onto arterial and collector roads. Other existing county roadways should be assessed to determine the need for additional access controls.</i>	The proposal would create a minor cul-de-sac street with connectivity to Hera Road with only two lots and two potential driveways to Leitchfield Road (US 62).

### COMPREHENSIVE PLAN COMPLIANCE

<b>Comprehensive Plan Policy – Rural Village</b>	<b>STEP 2: Agreement with the Future Land Use Map &amp; Guidelines</b>
<p>“The Rural Villages, scattered throughout Hardin County, are small communities that have a particular identity and name. They are typically located at intersections of crossroads or along the railroad lines. Historically, they would have been identified by places where people gather, such as schools and churches”.</p> <p>The Recommended Land Use Pattern and Development Criteria notes that, “more dense residential development is encouraged within and adjacent to the rural villages”. It further explains that, “higher density residential should be allowed if the needed infrastructure is available, but it should be compatible with existing development patterns”. The Character Criteria adds that, “emphasis should be placed on creating quality of life amenities in the rural villages, such as public art installations and accessible parks”.</p>	
<b>Comprehensive Plan Policy – PA #10 Stephensburg Rural Village</b>	<b>STEP 3: Compliance with the Planning Area Map &amp; Guidelines</b>
<p>The Stephensburg Rural Village is approximately four miles southwest of Cecilia between Elizabethtown and Leitchfield. It was once a railroad-oriented community that centered along Franklin Crossroads Road but growth and development has now shifted to Leitchfield Road (US 62).</p> <p>The Recommended Land Use Patterns are, “expansion of the existing mix of residential development and small-scale retail and service-oriented businesses to support the needs of the residents and visitors.” The plan also notes that, “residential development should occur from the center of the community out in an orderly fashion”.</p> <p>The Comprehensive Plan states regarding access that, “vehicular connections between adjacent existing and future developments should be encouraged”.</p>	

#### STAFF REVIEW AND RECOMMENDATION

The Staff finds that the proposed zoning is in agreement with Steps 1, 2, & 3 of the adopted Comprehensive Plan plus the following findings:

- The property is accessed via a dedicated right-of-way for future street on Hera Road which has adequate pavement width and right-of-way for residential development and will interconnect the proposal with Ambrook Estates,
- The property has access to electricity from KY Utilities and water from Hardin County Water District #2,
- The property is located in the Rural Village Future Land Use Group and the Stephensburg Rural Village where residential development is encouraged,
- The proposal will allow for the property to be further subdivided into 13 single family residential lots,
- The proposed map amendment to R-1 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

The Staff recommends that the Zoning Map Amendment, be **APPROVED**.

**RESOLUTION 2026-007**  
**MAP AMENDMENT**  
**Rural Residential (R-2) to Urban Residential (R-1)**

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Rural Village Future Land Use Area of Hardin County and within the Stephensburg Rural Village (#10);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Rural Residential (R-2) to Urban Residential (R-1) for a 19.191 acre site located off Hera Road, Cecilia, KY, known as Lot 2 of Shay Brooke Subdivision.

**NOW THEREFORE, BE IT RESOLVED**, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Shay Brooke Properties, LLC known as PVA #105-00-00-025.03 and being 19.191 acres located off Hera Road, Cecilia, KY, known as Lot 2 of Shay Brooke Subdivision be granted a zone change from the existing Rural Residential Zone (R-2) to the Urban Residential Zone (R-1), based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

With the appropriate portions of the Development Guidance System, Zoning Ordinance and the Comprehensive Development Guide, the testimony provided by staff and those in attendance at the public hearing, the Planning Commission hereby adopts the attached Staff Report and it is determined that the proposed R-1 Zone is in agreement with the Comprehensive Plan's following Policies, Goals & Objectives:

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Rural Village
Step 3:	Planning Area: Stephensburg Rural Village

- Goal 1:** HOUSING : Promote Hardin County as a place to live.  
**Objective 1.4:** Support a supply of housing that responds to population and employment growth.
- Goal 8:** LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.  
**Objective 8.1:** Ensure that new development and redevelopment complies with the county's future land use map.

**ADOPTED THIS FIFTH DAY OF MAY 2026.**

\_\_\_\_\_  
Mark Hinton, Chairman

\_\_\_\_\_  
Adam C. King, AICP, Director

## MOTIONS

I make a motion to **Approve** the proposed Zoning Map Amendment based upon:

- the testimony provided by Staff and those in attendance at the Public Hearing
- I hereby adopt the Staff Report and the exhibits entered in as the Record
- To adopt Resolution 2026-007 as presented

The proposed Map Amendment from R-2 to R-1 is in Agreement with the 3 Step Process as outlined in the Comprehensive Plan and the following Goals & Objectives.

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Rural Village
Step 3:	Planning Area: Stephensburg Rural Village

**Goal 1:** HOUSING : Promote Hardin County as a place to live.

**Objective 1.4:** Support a supply of housing that responds to population and employment growth.

**Goal 8:** LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

**Objective 8.1:** Ensure that new development and redevelopment complies with the county's future land use map.

I make a motion to **Deny** the proposed Zoning Map Amendment based upon:

- the testimony provided by Staff and those in attendance at the Public Hearing

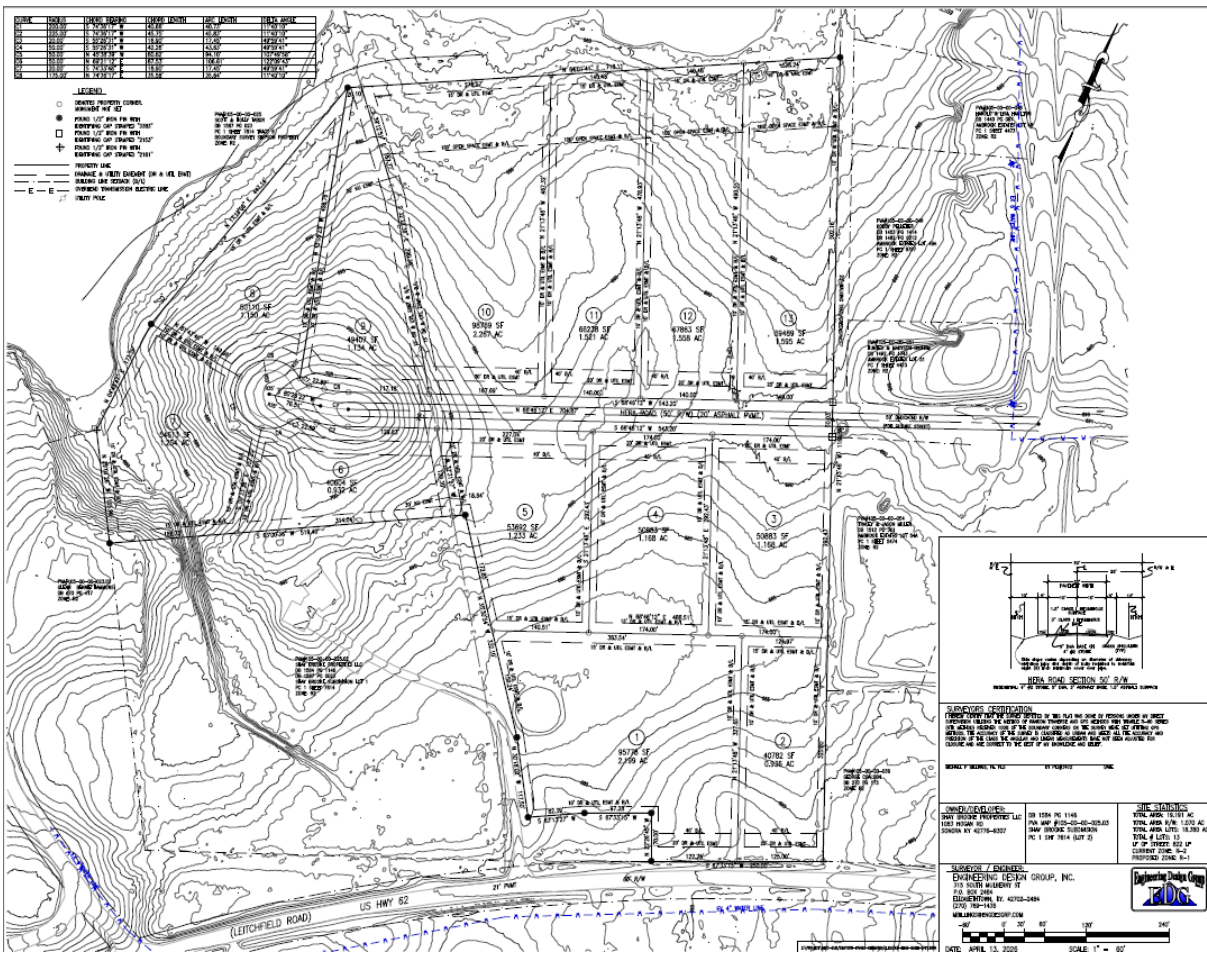
The proposed Map Amendment from R-2 to R-1 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.

# PRELIMINARY PLAT – CONSIDERATION & ACTION

## Shay Brooke Subdivision, Section 2

**Applicant:** Shay Brooke Properties, LLC  
**Surveyor/Engineer:** Mike Billings, EDG

**Proposal:** 13 single-family residential lots  
**Site:** 19.191 acre site in Cecilia, KY  
**Location:** Hera Road  
**PVA:** 105-00-00-025.03  
**Zoning:** Urban Residential (R-1)





# MAP AMENDMENT

Owner: Borders Storm Restoration

19 May 2026

## Zoning Map Amendment Request:

**FROM: R-1 (Urban Residential)**

**TO: C-1 (Convenience Commercial)**



**Summary: The applicant is requesting a Zone Change from Urban Residential (R-1) to Convenience Commercial (C-1) to allow for Dumpster Parking/Storage on site. The property is a 4.5 acre site located on the east side of Hodgenville Road in Elizabethtown, KY.**

# Reasons for Granting a Map Amendment

## **KRS 100.213**

Before any map amendment may be granted, the planning commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts that one or more of the following apply:

1. The proposal is in agreement with the language of the Comprehensive Development Guide;
2. There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area; or that,
3. The existing Zone assigned to the property is inappropriate and the proposed amendment is appropriate.

# MAP AMENDMENT SUMMARY REPORT

---

- A. Meeting Notification
- B. Vicinity Map
- C. Future Land Use Map (Urban Area)
- D. Planning Area Maps & Analysis (Valley Creek Urban Area)
- E. Zoning Map
- F. Environmental Features
- G. Character of the Site Analysis
- H. Proposed Development Plan of Borders Dumpsters, LLC
- I. Photos of the Site
- J. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- K. \*Comprehensive Development Guide
- L. \*Development Guidance System Ordinance

\*Not provided in PowerPoint

Newspaper Ad on Saturday May 9, 2026



**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, 19 May 2026, in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the R-1 Urban Residential Zone to the C-1 Convenience Commercial Zone for a 4.5 acre site located on the east side of the 1400 block of Hodgenville Road in Elizabethtown, KY.



2 Signs posted on site since April 30, 2026



**Hardin County**  
**Planning and Development Commission**  
 150 N. Provident Way, Suite 225  
 Elizabethtown, KY 42701  
 Phone: 270-769-5479 Fax: 270-769-5591

COPY

MAY 1, 2026

**NOTICE OF PUBLIC HEARING**

To Surrounding Property Owners:

The purpose of this letter is to notify you of the scheduled hearing before the Hardin County Planning and Development Commission for the property located in the 1400 block on the east side of HODGENVILLE RD, ELIZABETHTOWN, KY. The owner, BORDERS STORM RESTORATION, is requesting a Zoning Change for A +/- 4.5 ACRE SITE LOCATED ON THE EAST SIDE OF HODGENVILLE ROAD, ELIZABETHTOWN, KY. - See Enclosed Map

The hearing will be held as follows:

DATE: 19 MAY 2026  
 TIME: 5:00 PM

PLACE: Hardin County Government Building  
 150 N. Provident Way, 2nd Floor Meeting Room  
 Elizabethtown, KY 42701

EXISTING ZONE: R-1 - URBAN RESIDENTIAL ZONE

PROPOSED ZONE: C-1 - CONVENIENCE COMMERCIAL ZONE

REQUEST: TO ALLOW FOR PARKING OF TRAILER EQUIPMENT AND DUMPSTERS ON SITE

- The Public Hearing will be held to decide whether
- 1) The proposed project is in agreement with the comprehensive plan,
  - 2) There have been major economic, physical or social changes in the area since the adoption of the comprehensive plan and / or
  - 3) The existing zone is inappropriate.

Section 4-2 (B) of the Hardin County Development Guidance System Zoning Ordinance contains information about the public hearing process. This includes the rules that will be used during the hearing and the action that can be taken.

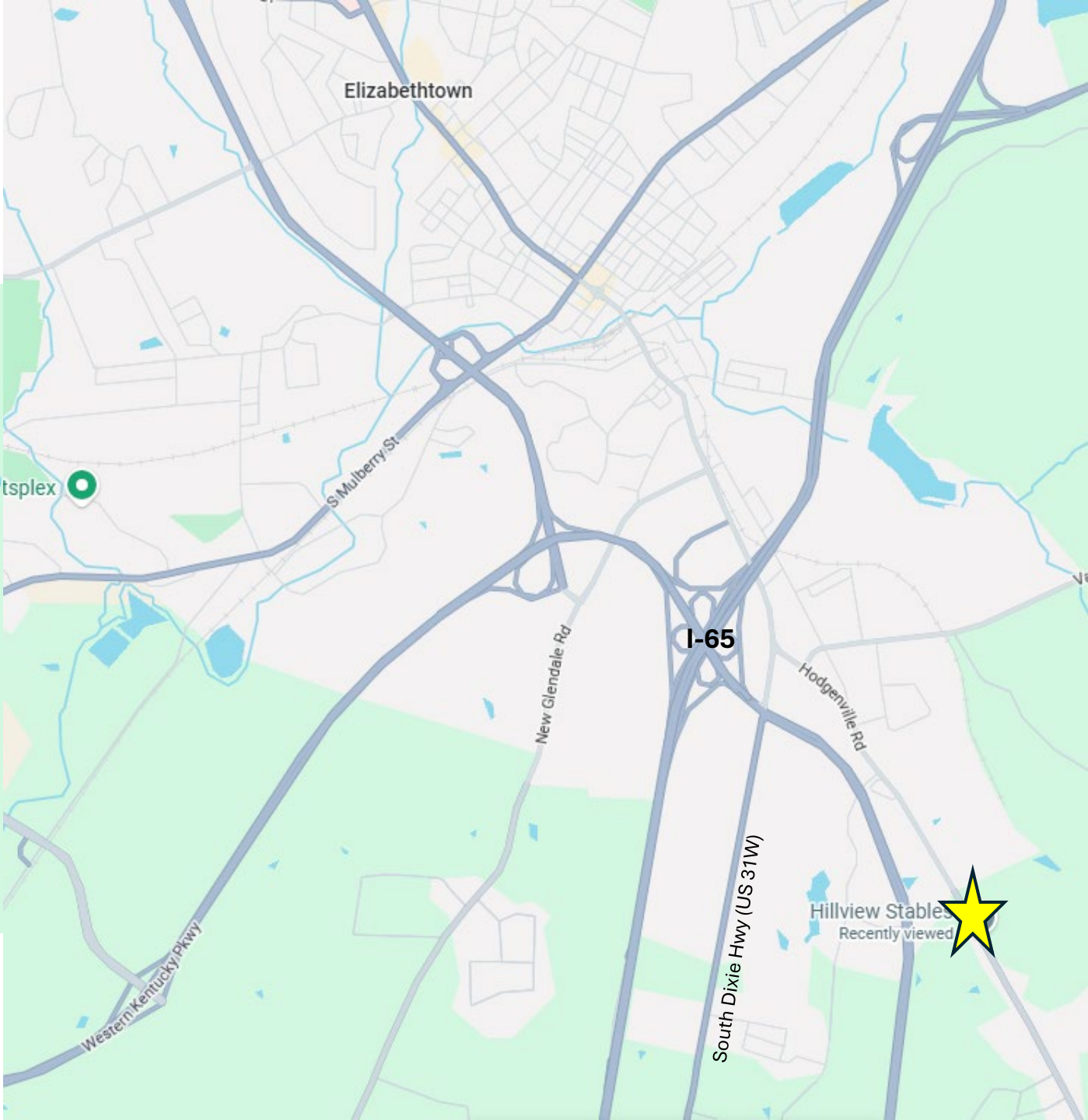
Please call the Planning Commission office at 270-769-5479 if you have any questions.

Adam C. King, AICP  
Director

c: E G THOMPSON, Magistrate

First class mailings sent to 30 owners that adjoin or are within 1200' of road frontage

# VICINITY MAPS



# RURAL VILLAGE

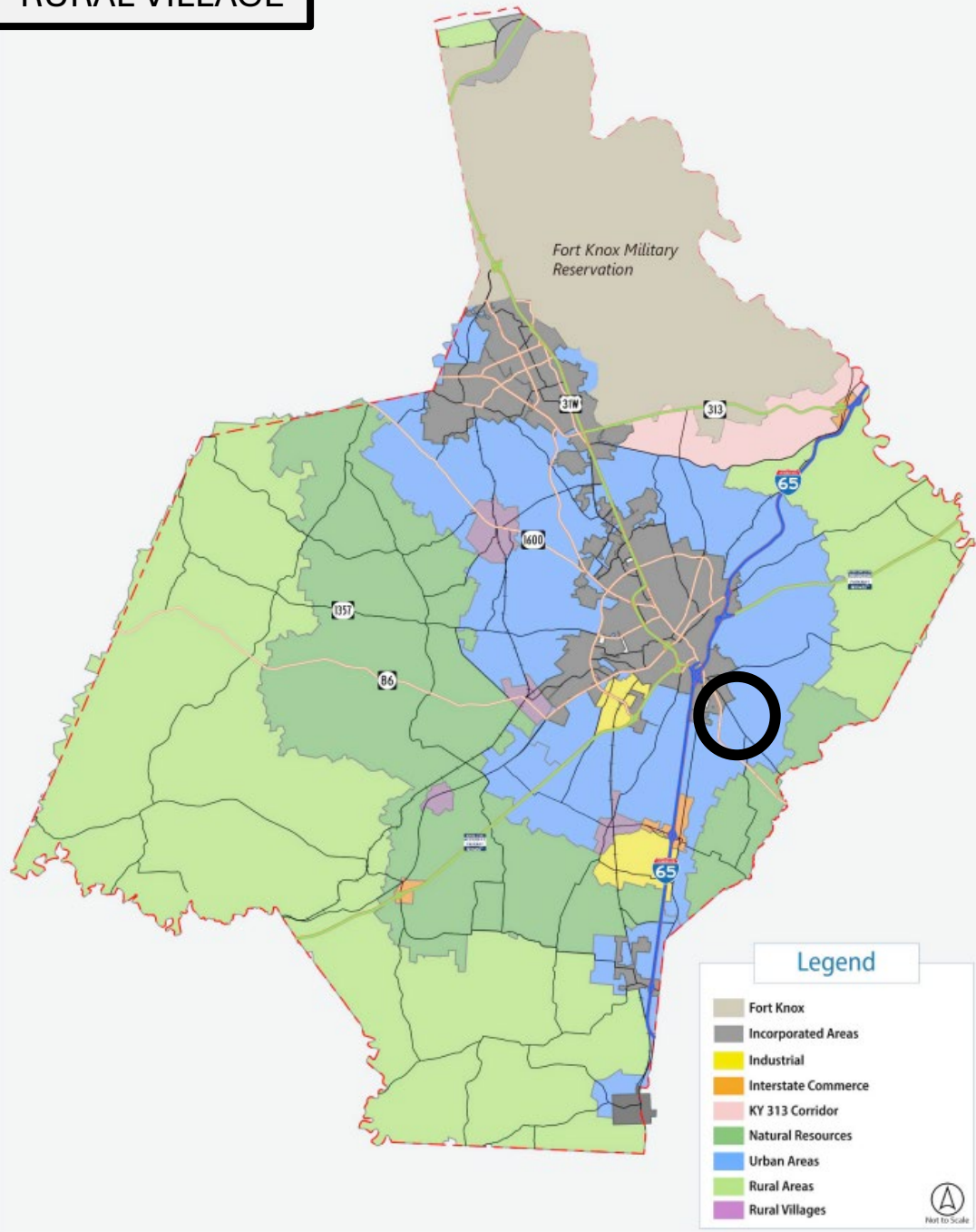


Figure 2-1: Future Land Use Map

## Urban Areas

**Introduction:** The urban areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities.

The urban areas are adjacent to existing, more dense development within the county. The largest sections of this area are located surrounding and between the cities of Radcliff, Vine Grove, and Elizabethtown, with smaller areas of the county identified as urban adjacent to Cecilia, Rineyville, Glendale, Sonora, and Upton. Urban areas also face annexation pressure as Elizabethtown and Radcliff continue to grow, which can present difficulties for future planning efforts if it is not coordinated.

**Natural Features:** Generally, the urban areas are flat to gently rolling, relatively unaffected by poor soils, and are not subject to flooding. Some areas may be impacted by karst topography. Overall, the urban areas are better suited for development, but specific site considerations should still be reviewed.

**Recommended Land Use and Development Criteria:** The following criteria are intended to guide development decisions within the urban areas and should supplement the more site-specific guidelines outlined for each planning area (see Step 3).

### Recommended Land Uses

- Convenience and general commercial uses are appropriate along state highways and at major intersections.
- Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.
- Future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities.
- Lower intensity uses that serve a smaller geographic area, including neighborhood commercial and convenience commercial, may be appropriate as development occurs further away from major and minor arterials.
- Residential should be limited to urban residential at the highest density that can be supported by the infrastructure available.
- Residential subdivisions with internal public streets are encouraged along state highways and county roads that meet the minimum required standards.
- Multi-family housing may be appropriate in areas with adequate access, utilities, and services at strategic intersections and along major corridors.
- Where sewer is available, development should be permitted at the highest density that can be accommodated by the site and necessary infrastructure.
- Light industrial development may be appropriate in areas with adequate access to roads (state highways and at strategic intersections), utilities, and services if the impacts from the industrial use on surrounding properties and public roads can be adequately mitigated.
- Existing industrial uses within the urban areas that can adequately mitigate impacts should also be considered.

### Access Criteria

- Developments that connect to a collector or arterial road should consider shared driveways, shared entrances, frontage roads, and/or other appropriate access management techniques to limit congestion.
- Large residential subdivisions should include multiple entrances and allow for future connectivity between developments.

### Utility Criteria

- Higher density development should occur where public water and sewer are available.

### Character Criteria

- All development should adhere to higher design criteria that requires sidewalks (along the road and connecting to the development), streetlights, monument-style signs, durable and higher-quality building materials, and landscaping.

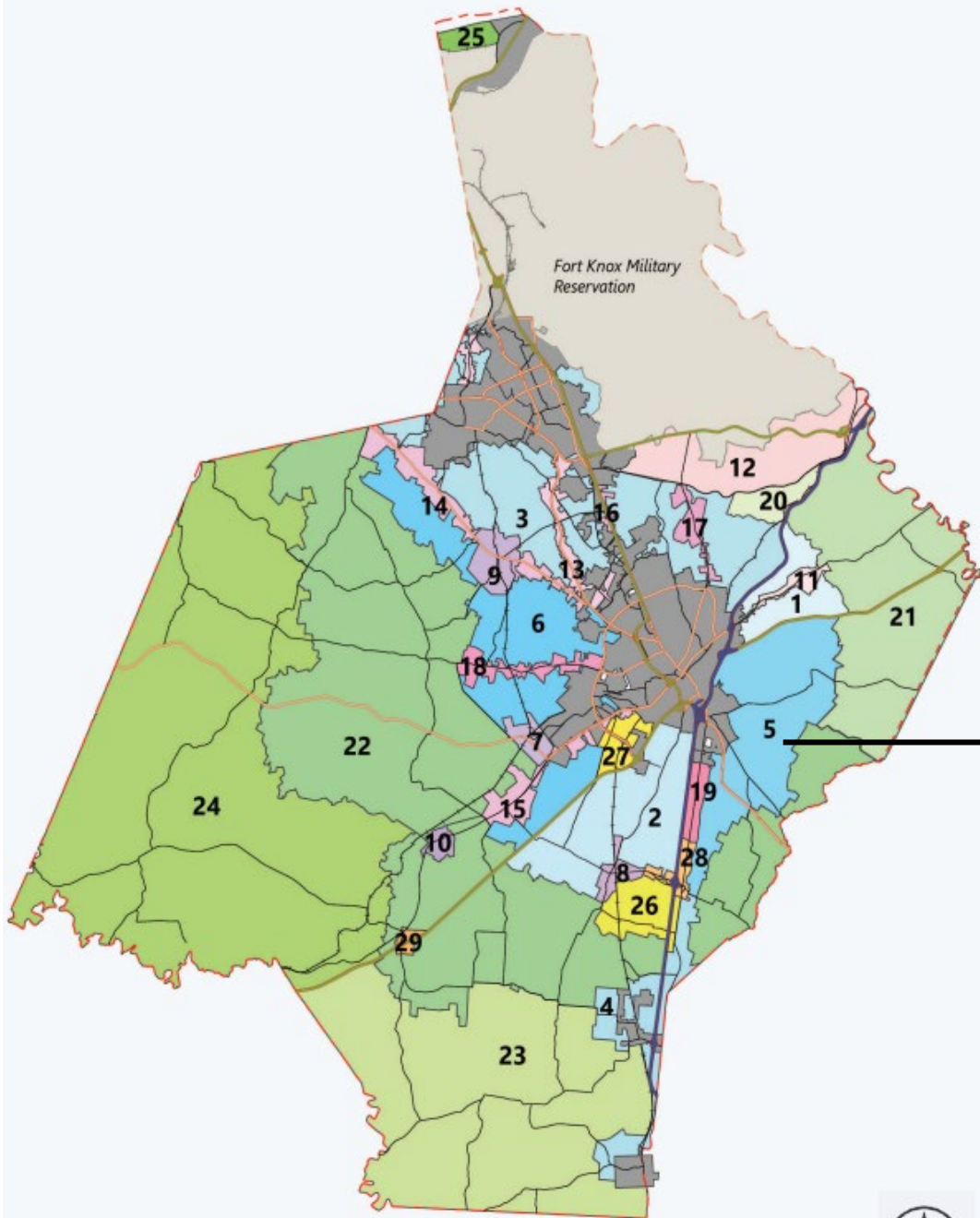
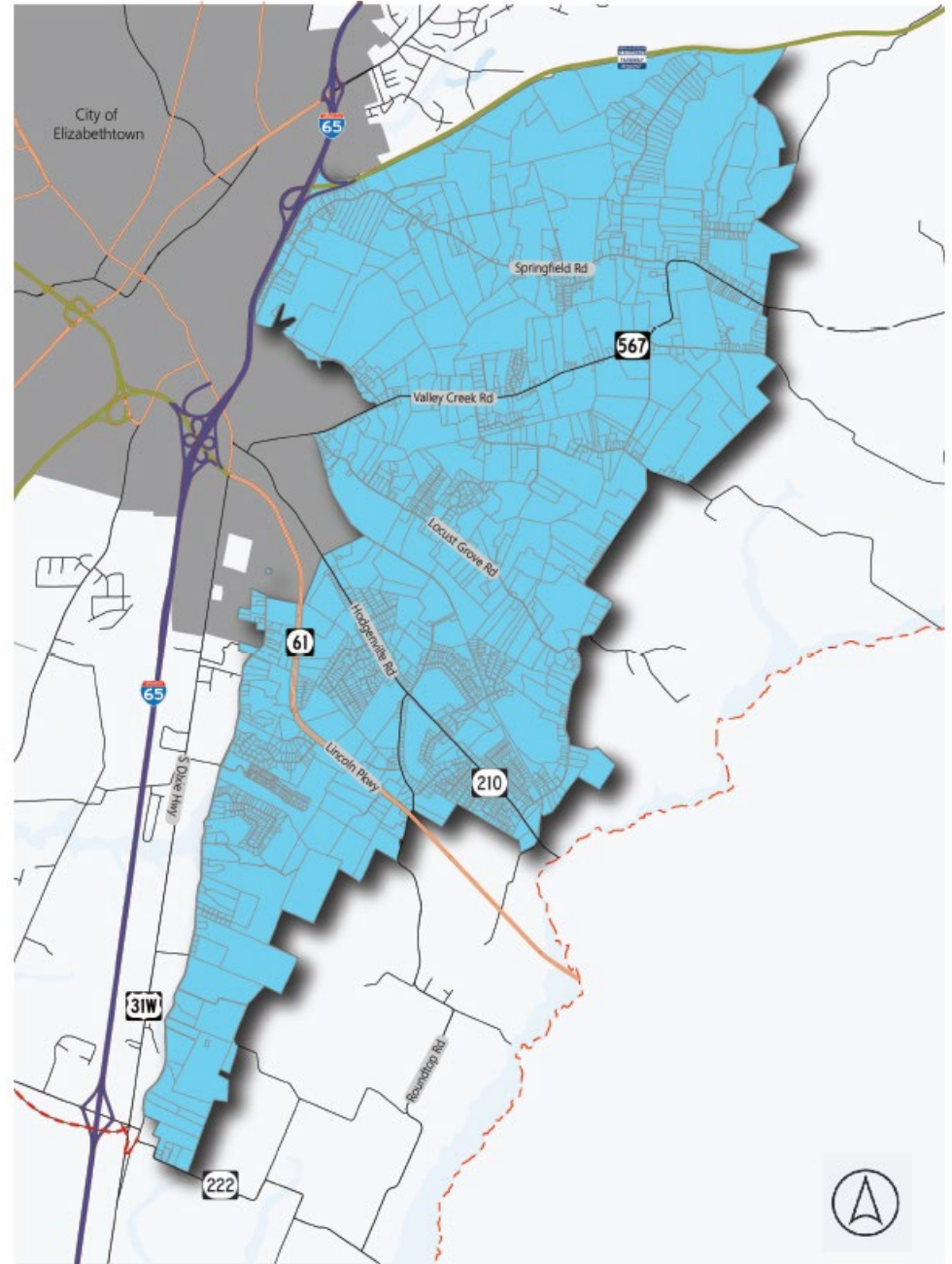


Figure 2-2: Planning Areas

5-Valley Creek Urban Area



## Valley Creek Urban Area

This planning area is part of the Urban Area future land use group. It is located southeast of Elizabethtown and bounded by the Bluegrass Parkway to the north, Red Mill Road to the east, and Sportsman Lake Road and the city of Elizabethtown to the west. The Valley Creek Planning Area is approximately 20.5 square miles (13,124 acres) in size.

### Existing Land Use

This area is predominantly residential in character with areas of non-residential development along major corridors and closer to the city of Elizabethtown. Commercial and industrial uses are currently located on Lincoln Parkway (KY 61), Hodgenville Road (KY 210), and Valley Creek Road (KY 567). The Elizabethtown Country Club and various residential subdivisions (Fernwood, Foxwood, Tall Pines, Thousand Oaks, Wakefield, and Tabb Springs) are also located in this area.

### Natural Features

This area has both gradually rolling terrain and areas of steeper slopes. It transitions from the relatively flat terrain closer to the City of Elizabethtown to the west to a hillier region to the east. There are flood hazards associated with the East Rhudes Creek, Sportsman Lake, Valley Creek, Valley Creek Reservoir No. 8, and the Wheeler Branch.

### Transportation Features and Public Facilities

The Valley Creek Urban Planning Area is served by an adequate roadway network. The East Elizabethtown Connectivity Study noted two planned construction projects to improve the safety at the intersections of Dixie Highway (US 31W) with Hodgenville Road (KY 210) and US 31W with Lincoln Parkway (KY 61). As development continues, growth in the area could strain the transportation network if not managed.

This area is served by the Valley Creek Fire Department. No public schools are located in this portion of the County. Water in the Valley Creek Urban Area is served by Hardin County Water District No. 2 and sewer service is not available in the area.



## 5-Valley Creek Urban Area

### Recommended Land Use and Development Criteria

In addition to the development criteria outlined in Step 2 for Urban Areas, proposed projects within this planning area should also be evaluated against the following criteria:

#### Recommended Land Uses

- The recommended land use pattern is predominately urban residential with non-residential in targeted areas.
- In order to reduce urban sprawl and maximize public infrastructure, decreases in minimum lot sizes should be permitted where adequate access and utility infrastructure is available.
- Multi-family development should be encouraged in areas closer to the City of Elizabethtown that are located along a state highway and have adequate utilities.
- Commercial is appropriate along Hodgenville Road (KY 210) if adequate infrastructure is available and it is compatible with the character of adjoining parcels.
- Industrial, commercial, and multi-family are appropriate along Lincoln Parkway if adequate infrastructure is available and it is compatible with the character of adjoining parcels.
- Development in this area should be logical not "leapfrog" development in order to allow for logical infrastructure improvements.
- Topographic features in particular areas with steep slopes should be considered during the development review process. Development in areas with steep slopes and other natural limitations should be limited and thoroughly reviewed.

#### Access Criteria

- Shared driveways and vehicular connections between adjacent existing and future developments should be encouraged.
- Access to individual residential lots should be limited to collector roads and be strictly regulated along arterials in order to preserve traffic flow.

#### Utility Criteria

- New development in this area is recommended to employ decentralized wastewater collection and treatment that would facilitate the eventual connection to the regional sewer system in the future.

#### Central Target Area: Parcels along Springfield Road, Ford Highway, Valley Creek Road (KY 567), and Locust Grove Road

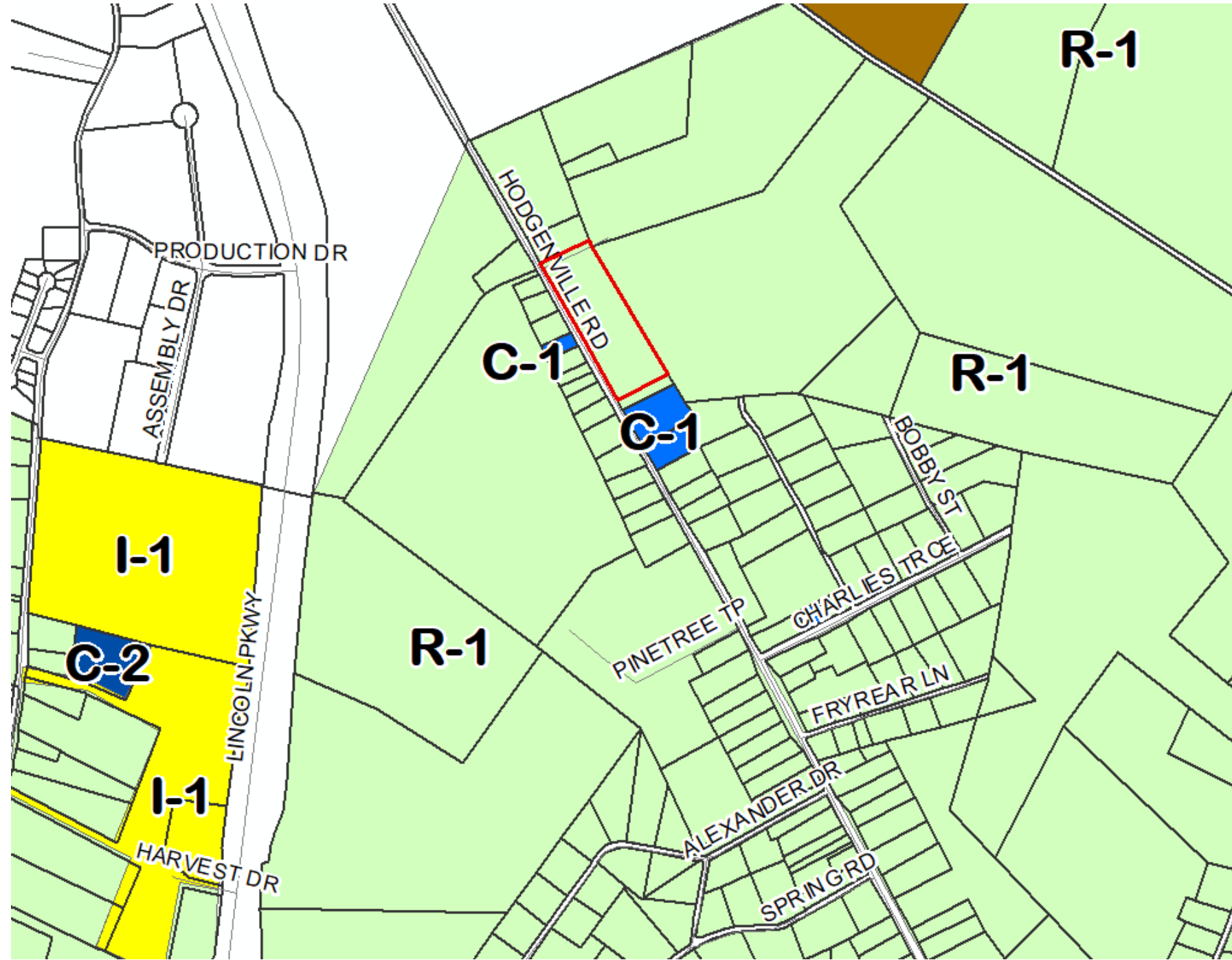
- Residential subdivisions with access to individual residential lots from internal streets are appropriate along Springfield Road, Ford Highway, Valley Creek Road (KY 567) and Locust Grove Road.




















#### KY 61 Target Area: Parcels along Lincoln Parkway (KY 61)

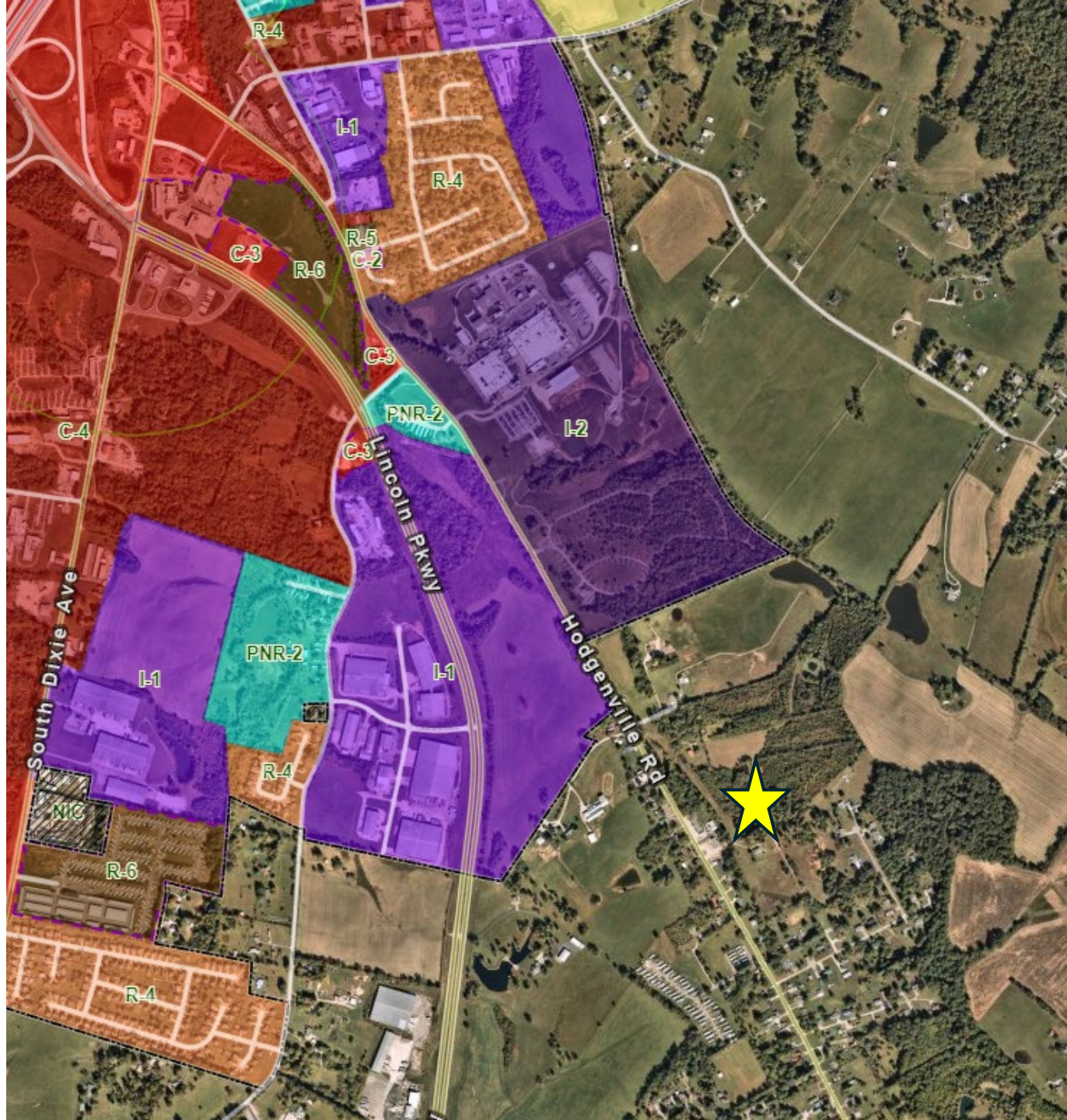
- Commercial, light industrial, single-family, and multi-family residential uses may be appropriate along Lincoln Parkway (KY 61), where adequate infrastructure is in place, and effective access management controls are utilized.

# ZONING MAP

- MasterZone
- DISTRICT
  - A-1
  - B-1
  - B-2
  - C-0
  - C-1
  - C-2
  - I-1
  - I-2
  - IH
  - PD-1
  - R-1
  - R-2
  - R-3
  - R-4



-  C-1 Neighborhood Office
-  C-2 Neighborhood Commercial
-  C-3 Regional Commercial
-  C-4 General Service Commercial
-  C-5 Downtown Mixed Use
-  FDH Future Development Holding
-  I-1 General Industrial
-  I-2 Regional Industrial
-  MAZ Municipal Airport Zone
-  NIC Not in City
-  PNC Planned Neighborhood Commercial
-  PNR-1 Planned Neighborhood Residential-1
-  PNR-2 Planned Neighborhood Residential-2
-  R-1 Suburban Residential, Limited
-  R-2 Suburban Residential, General
-  R-3 Urban Residential, Limited
-  R-4 Urban Residential, General
-  R-5 Urban Residential, Mixed
-  R-6 High Density Residential

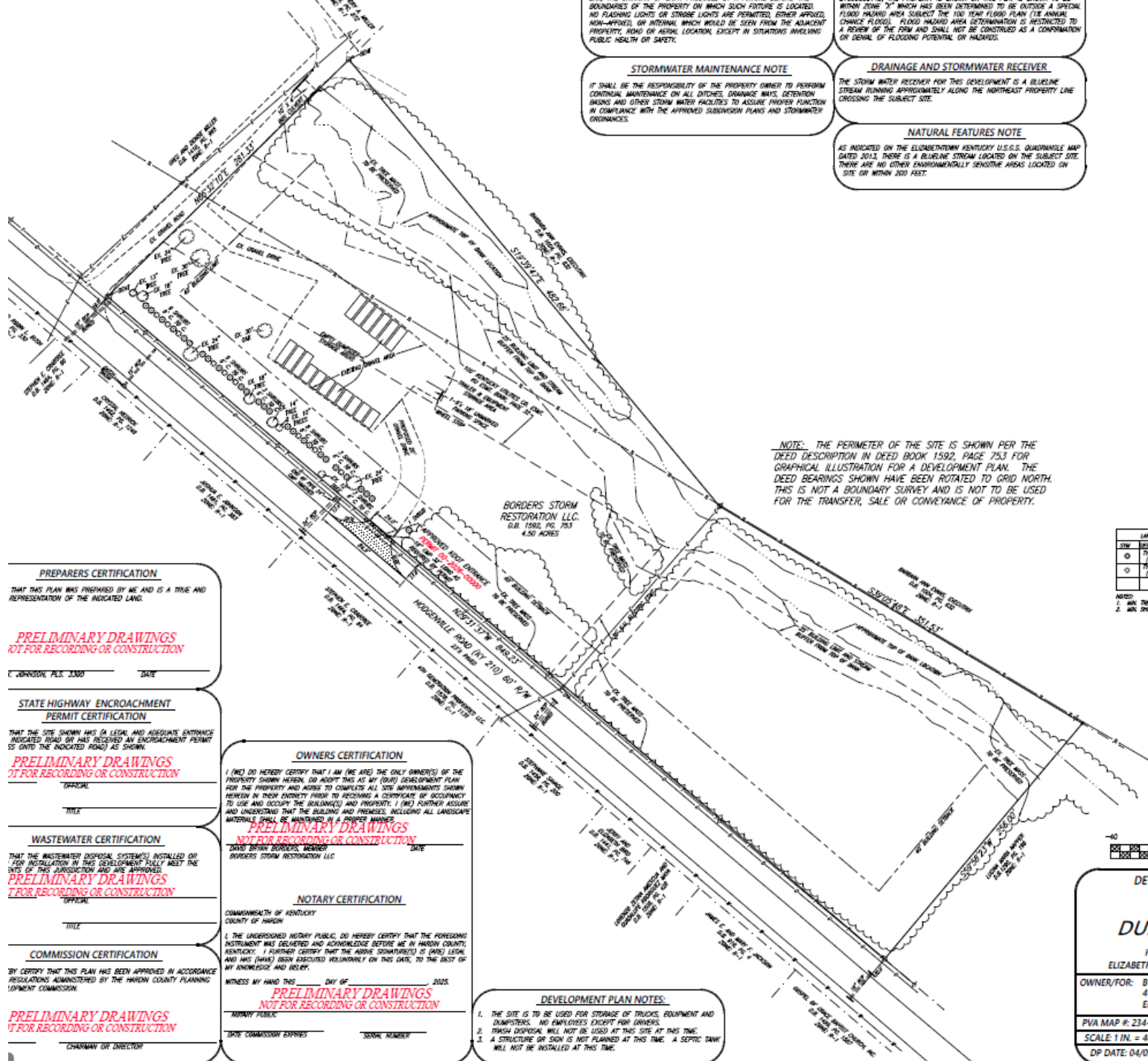


## City of Etown Zoning

- Hardin\_Wetlands
- Hardin\_100Flood
- Streams 2023
- hardin\_sinkhole







**BOUNDARIES OF THE PROPERTY ON WHICH SUCH FUTURE IS LOCATED. NO FLASHING LIGHTS OR STROBE LIGHTS ARE PERMITTED, EITHER APPROVED, NON-APPROVED, OR INTERNAL, WHICH WOULD BE SEEN FROM THE ADJACENT PROPERTY, ROAD OR AIRWAY, LOCAL, EXCEPT IN SITUATIONS INVOLVING PUBLIC HEALTH OR SAFETY.**

**STORMWATER MAINTENANCE NOTE**  
IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINUAL MAINTENANCE ON ALL DITCHES, GRASSES, MATS, DETENTION BASINS AND OTHER STORM WATER FACILITIES TO ASSURE PROPER FUNCTION IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLANS AND STORMWATER ORDINANCES.

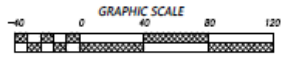
**DRAINAGE AND STORMWATER RECEIVER**  
THE STORM WATER RECEIVER FOR THIS DEVELOPMENT IS A BELLEUNE STREAM RUNNING APPROXIMATELY ALONG THE NORTHEAST PROPERTY LINE CROSSING THE SUBJECT SITE.

**NATURAL FEATURES NOTE**  
AS INDICATED ON THE ELIZABETHTOWN KENTUCKY U.S.G.S. QUADRANGLE MAP DATED 2013, THERE IS A BELLEUNE STREAM LOCATED ON THE SUBJECT SITE. THERE ARE NO OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED ON SITE OR WITHIN 200 FEET.

**NOTE:** THE PERIMETER OF THE SITE IS SHOWN PER THE DEED DESCRIPTION IN DEED BOOK 1592, PAGE 753 FOR GRAPHICAL ILLUSTRATION FOR A DEVELOPMENT PLAN. THE DEED BEARINGS SHOWN HAVE BEEN ROTATED TO GRID NORTH. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER, SALE OR CONVEYANCE OF PROPERTY.

LANDSCAPE SYMBOL	
○	THE FUNDAMENTAL TREE SYMBOL
○	THE DECIDUOUS TREE SYMBOL

NOTED:  
1. MIN TREE CALIPER 1-1/2" TO 3"  
2. MIN SHADE HEIGHT 12' TO 30'



**PREPARER'S CERTIFICATION**  
THAT THIS PLAN WAS PREPARED BY ME AND IS A TRUE AND REPRESENTATION OF THE INDICATED LAND.

*PRELIMINARY DRAWINGS  
NOT FOR RECORDING OR CONSTRUCTION*

I, JOHNSON, PLS. J300      DATE

**STATE HIGHWAY ENCROACHMENT PERMIT CERTIFICATION**  
THAT THE SITE SHOWN HAS A LEGAL AND ADEQUATE ENTRANCE INDICATED THEREON HAS THEREUPON AN ENCROACHMENT PERMIT ISSUED BY THE INDICATED AGENCY AS SHOWN.

*PRELIMINARY DRAWINGS  
NOT FOR RECORDING OR CONSTRUCTION*

OFFICIAL      TITLE

**WASTEWATER CERTIFICATION**  
THAT THE WASTEWATER DISPOSAL SYSTEM(S) INSTALLED OR FOR INSTALLATION IN THIS DEVELOPMENT FULLY MEET THE SITS OF THIS JURISDICTION AND ARE APPROVED.

*PRELIMINARY DRAWINGS  
NOT FOR RECORDING OR CONSTRUCTION*

OFFICIAL      TITLE

**COMMISSION CERTIFICATION**  
BY CERTIFY THAT THIS PLAN HAS BEEN APPROVED IN ACCORDANCE REGULATIONS ADMINISTERED BY THE HARDIN COUNTY PLANNING ZONING COMMISSION.

*PRELIMINARY DRAWINGS  
NOT FOR RECORDING OR CONSTRUCTION*

CHAIRMAN OR DIRECTOR

**OWNERS CERTIFICATION**  
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREIN. DO ASK THAT AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY AND AGREE TO COMPLETE ALL SITE IMPROVEMENTS SHOWN HEREON BY THESE ENGINEERS PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY TO USE AND OCCUPY THE BUILDING(S) AND PREMISES. I (WE) FURTHER ASSURE AND UNDERSTAND THAT THE BUILDING AND PREMISES, INCLUDING ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN A PROPER MANNER.

*PRELIMINARY DRAWINGS  
NOT FOR RECORDING OR CONSTRUCTION*

DAVID BRIAN BORDERS, MEMBER      DATE  
BORDERS STORM RESTORATION LLC

**NOTARY CERTIFICATION**  
COMMONWEALTH OF KENTUCKY  
COUNTY OF HARDIN

I, THE UNDERSIGNED NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS DELIVERED AND ACKNOWLEDGE BEFORE ME IN HARDIN COUNTY, KENTUCKY. I FURTHER CERTIFY THAT THE ABOVE DOCUMENT(S) IS (ARE) LEGAL AND HAS (HAVE) BEEN EXECUTED VOLUNTARILY ON THIS DATE, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND THIS      DAY OF      2025.

*PRELIMINARY DRAWINGS  
NOT FOR RECORDING OR CONSTRUCTION*

NOTARY PUBLIC      DATE      COMMISSION EXPIRES      SERIAL NUMBER

**DEVELOPMENT PLAN NOTES:**

1. THE SITE IS TO BE USED FOR STORAGE OF TRUCKS, EQUIPMENT AND QUAINTERS, AND EMPLOYEES EXCEPT FOR OFFICES.
2. TRASH DISPOSAL WILL NOT BE USED AT THIS SITE AT THIS TIME.
3. A STRUCTURE OR SIGN IS NOT PLANNED AT THIS TIME. A SEPTIC TANK WILL NOT BE INSTALLED AT THIS TIME.

DEVELOPMENT PLAN FOR:

**BORDERS DUMPSTERS LLC.**

HODGENVILLE ROAD (KY 210)  
ELIZABETHTOWN, HARDIN COUNTY, KENTUCKY

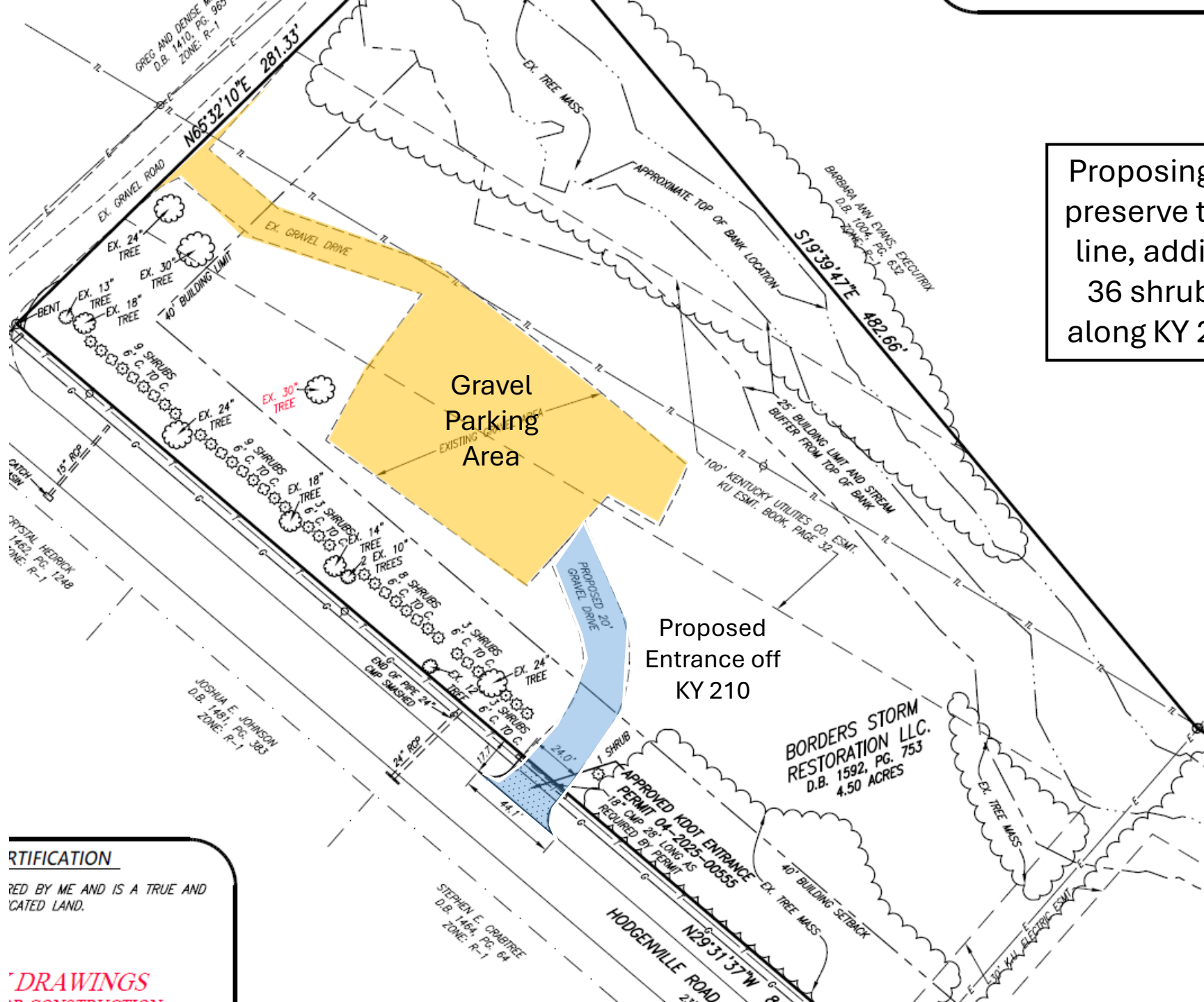
OWNER/FOR: BORDERS STORM RESTORATION LLC  
410 CHAPPARELL DRIVE  
ELIZABETHTOWN, KENTUCKY 42701

PVA MAP #: 234-00-00-034      DEED: D.B. 1592, PG. 753

SCALE 1 IN. = 40 FT.      DWG. BY: D. JOHNSON

DP DATE: 04/09/2026      FIELD DATE: 04/03/2026





Proposing to preserve tree line, adding 36 shrubs along KY 210

Gravel Parking Area

Proposed Entrance off KY 210

BORDERS STORM RESTORATION LLC.  
D.B. 1592, PG. 753  
4.50 ACRES

**RTIFICATION**  
RED BY ME AND IS A TRUE AND  
CATED LAND.

**DRAWINGS**  
IN CONSTRUCTION

HODGENVILLE ROAD  
N29°31'37"W

GREG AND DENISE  
D.B. 1410, PG. 985  
ZONE: R-1

BARBARA ANN EDWARDS EXECUTRIX  
D.B. 1004, PG. 632  
ZONE: R-1

CRYSTAL HEDRICK  
D.B. 1482, PG. 1248  
ZONE: R-1

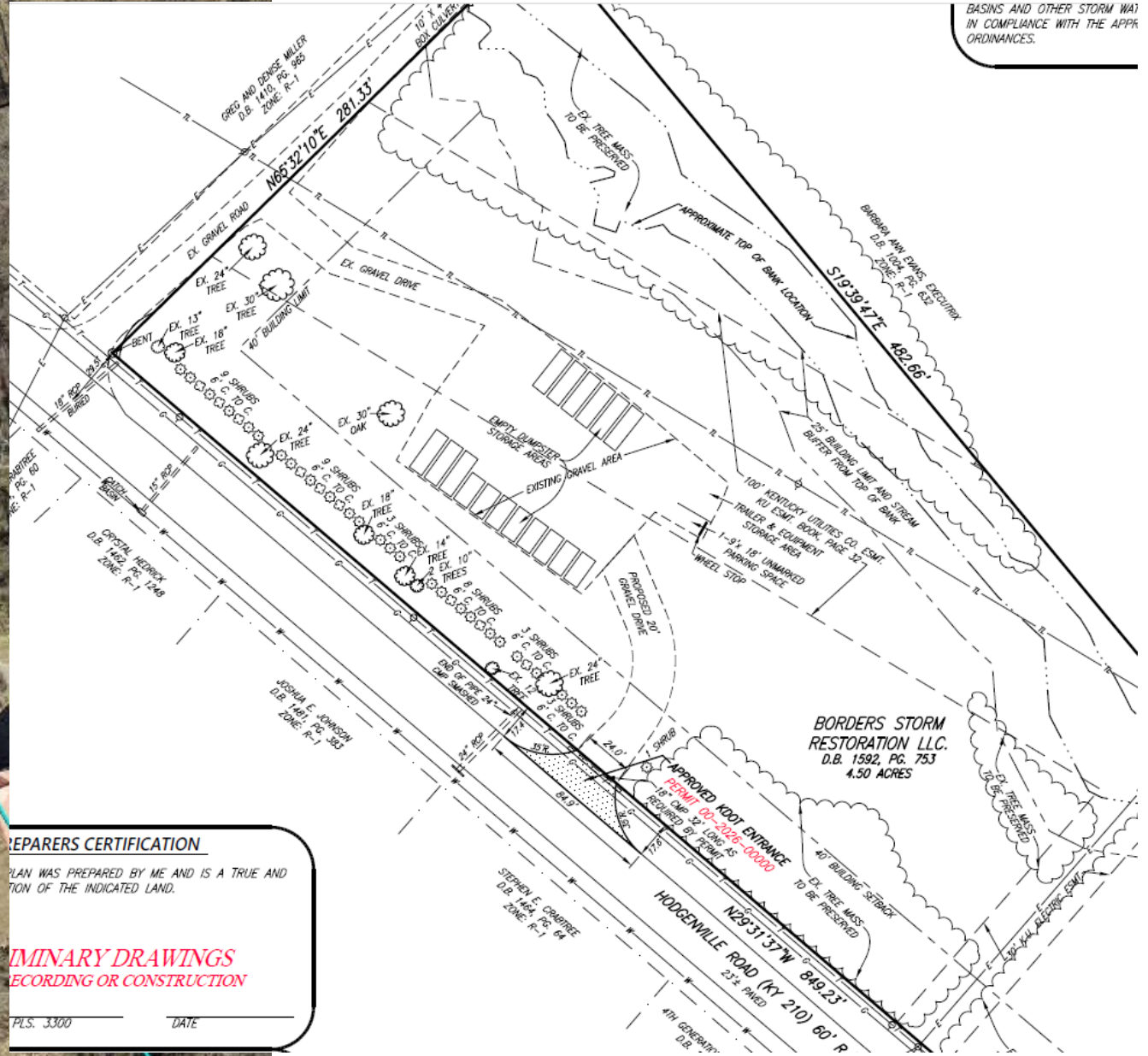
JOSHUA E. JOHNSON  
D.B. 1461, PG. 383  
ZONE: R-1

STEPHEN E. CRIBTREE  
D.B. 1464, PG. 64  
ZONE: R-1

APPROVED KDOT ENTRANCE  
18" CMP 28' LONG AS  
REQUIRED BY PERMIT  
PERMIT 04-2025-00555



Site is currently being accessed via Evans Lane, a private gravel drive



BASINS AND OTHER STORM WATER MANAGEMENT FEATURES SHALL BE IN COMPLIANCE WITH THE APPROPRIATE LOCAL ORDINANCES.

**PREPARERS CERTIFICATION**  
 THIS PLAN WAS PREPARED BY ME AND IS A TRUE AND ACCURATE REPRESENTATION OF THE INDICATED LAND.  
**PRELIMINARY DRAWINGS**  
 NOT FOR RECORDING OR CONSTRUCTION  
 PLS. 3300 \_\_\_\_\_ DATE \_\_\_\_\_

**BORDERS STORM RESTORATION LLC.**  
 D.B. 1592, PG. 753  
 4.50 ACRES





Entrance off Evans Lane, private gravel drive



















ZONING CHANGE  
PUBLIC HEARING R1 to C1  
\$500 to \$19  
ZONING CHANGE  
PUBLIC HEARING R1 to C1  
\$500 to \$19



ZONING CHANGE  
PUBLIC HEARING R10C1  
5:00 PM 5/19  
FOR SALE



Adjoining  
Residential along  
KY 210



Commercial  
across KY 210



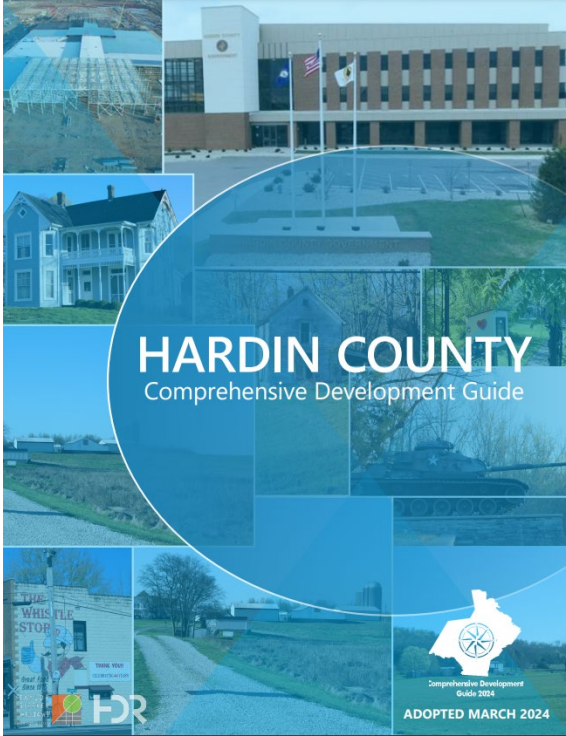
Commercial  
along KY 210

# Reasons for Granting a Map Amendment

## **KRS 100.213**

Before any map amendment may be granted, the planning commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts that one or more of the following apply:

1. The proposal is in agreement with the language of the Comprehensive Development Guide;
2. There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area; or that,
3. The existing Zone assigned to the property is inappropriate and the proposed amendment is appropriate.



# HOW TO USE THE RECOMMENDED LAND USE PLAN

As development proposals are considered, the three steps in this land use plan should be used to determine if it complies with the comprehensive plan. This process can be used independently by property owners and developers to determine the appropriateness of a development idea and also to identify the expectations that will be placed on any development proposal submitted to the Hardin County Planning Commission. In addition to outlining the three-step process, a series of terms that are used throughout the land use plan are also included in this chapter.

## **Step 1: Compliance with Community-Wide Development Policies**

This step includes a checklist of broad development policies and criteria that are applicable to all types of development within the county. These policies and criteria should be met prior to development occurring.

## **Step 2: Compliance with the Recommended Future Land Use Patterns**

This step is intended to give guidance on the types of development that should occur throughout the county. It includes a map that includes seven general types of development patterns as well as corresponding criteria that relate to the compatible land uses, recommended densities, and recommended intensities of those uses. Additional guidance and criteria are listed to provide guidelines for future development within each of the planning areas of the county.

## **Step 3: Compliance with the Planning Area Guidelines**

This step provides more definition to each geographic area of the county through 29 planning areas. Within each planning area, specific development issues or constraints are outlined and guidelines for development that are specific to each area are included.



# ZONE CHANGE STAFF REPORT

Hardin County Planning and  
Development Commission  
150 N. Provident Way, Suite 225  
Elizabethtown, Kentucky 42701  
(270) 769-5479

**Summary:** The owner, Borders Storm Restoration, LLC is proposing to rezone a 4.50 acre site located in the 1400 block of Hodgenville Road, Elizabethtown, KY from Urban Residential (R-1) to Convenience Commercial (C-1) to allow for dumpster & trailer parking and storage on site.

<b>Pre-application Conference:</b> April 20, 2026	<b>Owner:</b> Borders Storm Restoration, LLC 410 Chapparell Drive, Elizabethtown, KY
<b>Public Hearing Date:</b> May 19, 2026	
<b>Location of Proposed Zone Change:</b> 1400 block of Hodgenville Road, Elizabethtown, KY	<b>Zone Map Amendment Request:</b>
<b>Acreage:</b> ± 4.50	<b>FROM:</b> R-1 (Urban Residential) <b>TO:</b> C-1 (Convenience Commercial)
<b>PVA Parcel Number:</b> 234-00-00-034	<b>Land Use Group:</b> Urban Area
<b>Flood Plain:</b> The property is not located within the floodplain according to FEMA Map 21093C0312D (Dated August 16 2007). There is a blue line stream on site, and any structures must remain at least 25' off of the top of the stream bank on either side.	<b>Planning Area:</b> Valley Creek Urban Area
<b>History of the Property:</b> Borders Restoration LLC bought the subject property in November of 2025.	<b>Existing Land Uses:</b> Dumpster Parking and Storage
Prior to that it was owned by Knuppenburg Realty Kentucky LLC since 2022.	<b>Zoning History:</b> R-1 (Urban Residential) is the original zoning for the Subject Properties since July of 1995.
Prior to that it was owned by the Geoghegan Family since 1958. The property has always been vacant.	<b>Adjacent Zoning:</b> North – R-1, Miller & Pellman South – R-1, Napper East – R-1, & C-1, 4 <sup>th</sup> Generation Properties West – R-1, Evans
<b>Utility Services:</b> Electricity is provided via Kentucky Utilities. There is an overhead KU transmission line on site with a 100' easement, and an overhead electric line with a 30' easement on site. Public water is provided via Hardin County Water District #2 with a 4" line along Hodgenville Road (KY 210).	<b>Transportation Considerations:</b> Property has a permit with KYTC for a commercial entrance onto KY 210 (Hodgenville Road).
<b>Wastewater Treatment:</b> There is no existing or proposed septic systems on site.	<b>Character of the Area</b> There is a mix of residential and commercial uses in the immediate vicinity. Directly across the street from the subject site is a 0.449 acre site currently owned by 4 <sup>th</sup> Generation Properties LLC, and is being used for a landscape business, located at 1415 Hodgenville Road. Additionally, just down the street at 1524 Hodgenville Road is a 1.42 acre site currently owned by Keystone Investment Properties LLC and is being used as a U-Haul dealership. 800' to the north is the City of Elizabethtown, where Dow Corning and a gas station are located.

## COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –		STEP 1: Compliance with Community-Wide Development Policies
<b>General Policies:</b>		
<i>Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.</i>	This site is located within the Urban Area and the Valley Creek Urban Planning Area.	
<i>The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.</i>	There are pre-existing commercial sites within the immediate vicinity, and no buildings are proposed on site.	
<i>Development should incorporate the protection of historic and natural resources to preserve the character of the county and protect the natural environment.</i>	The blue line stream is being preserved on site, and the proposed dumpster parking area will not have any impacts on the stream.	
<b>Utility and Infrastructure Policies:</b>		
<i>New development should be encouraged in areas where public water service is available and can accommodate additional customers (including hydraulic analysis report or wellhead protection).</i>	Public water is provided via Hardin County Water District #2 with a 4" line on Hodgenville Road (KY 210).	
<i>Where the expansion of public utilities is required, this should be the responsibility of the developers with public agency participation where increased demand for services is anticipated.</i>	The developer will be responsible for getting any additional utilities to the site.	
<b>Public Services Policies:</b>		
<i>New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.</i>	The Valley Creek Volunteer Fire Department on Valley Creek Road is approximately 4.2 miles away.	
<b>Road and Access Policies:</b>		
<i>Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.</i>	The developer is proposing a new commercial entrance onto Hodgenville Road (KY 210), and has pre-approval from KYTC.	
<i>New development should be allowed only where roadways meet minimum standards or will be improved to meet such standards before completion of the development as outlined in the Zoning Ordinance and Subdivision Regulations.</i>	Hodgenville Road (KY 210) is a state-maintained highway with a 60' right-of-way and 23' of pavement width.	

### COMPREHENSIVE PLAN COMPLIANCE

<b>Comprehensive Plan Policy – Urban Area</b>	<b>STEP 2: Agreement with the Future Land Use Map &amp; Guidelines</b>
<p>“The Urban Areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities”.</p> <p>The Recommended Land Use Pattern and Development Criteria notes that, “future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities,” and that “convenience and general commercial uses are appropriate along state highways and at major intersections.”</p>	
<b>Comprehensive Plan Policy – PA #5 Valley Creek Urban Area</b>	<b>STEP 3: Compliance with the Planning Area Map &amp; Guidelines</b>
<p>The Comprehensive Plan identifies that, “This area is predominantly residential in character with areas of non-residential development along major corridors and closer to the city of Elizabethtown. Commercial and industrial uses are currently located on Lincoln Parkway (KY 61), Hodgenville Road (KY 210), and Valley Creek Road (KY 567).”</p> <p>The Comprehensive Plan states, “Commercial is appropriate along Hodgenville Road (KY 210) if adequate infrastructure is available and it is compatible with the character of adjoining parcels,” and “Development in this area should be logical not “leapfrog” development in order to allow for logical infrastructure improvements.”</p>	

### STAFF REVIEW AND RECOMMENDATION

The Staff finds that the proposed zoning is in agreement with Steps 1, 2, & 3 of the adopted Comprehensive Plan plus the following findings:

- The property is accessed via Hodgenville Road (KY 210), a state-maintained highway with a 60’ right-of-way and 23’ of pavement width,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The property is located in the Urban Area Future Land Use Group and Valley Creek Urban Planning Area,
- The property is adjacent to two pre-existing commercial sites,
- The existing R-1 Zone assigned to the subject property in 1995 may now be inappropriate and the proposed map amendment to C-1 may be more appropriate,
- The proposed map amendment to C-1 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

The Staff recommends that the Zoning Map Amendment, be **APPROVED**.

**RESOLUTION 2026-008**  
**MAP AMENDMENT**  
**Urban Residential (R-1) to Convenience Commercial (C-1)**

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Urban Area of Hardin County and within the Valley Creek Urban Planning Area (#5);
- WHEREAS** this proposal is a request to rezone from Urban Residential (R-1) to Convenience Commercial (C-1) for a 4.5 acre site located in the 1400 block of Hodgenville Road, Elizabethtown, KY.

**NOW THEREFORE, BE IT RESOLVED**, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Borders Storm Restoration LLC, known as PVA #243-00-00-034 and being a 4.50 acre site located at the 1400 block of Hodgenville Road, Elizabethtown, KY be granted a zone change from the existing Urban Residential Zone (R-1) to Convenience Commercial Zone (C-1) based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

With the appropriate portions of the Development Guidance System, Zoning Ordinance and the Comprehensive Development Guide, the testimony provided by staff and those in attendance at the public hearing, the Planning Commission hereby adopts the attached Staff Report and it is determined that the proposed C-1 Zone is in agreement with the Comprehensive Plan's following Policies, Goals & Objectives:

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area
Step 3:	Planning Area: Valley Creek Urban Planning Area (#5)

- Goal 5:** ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.
- Objective 5.4:** Provide adequate space for the proper location of commercial and industrial land.
- Objective 5.9:** Promote the expansion of existing businesses and industries within Hardin County.
- Objective 5.10:** Support small business development and entrepreneurship within Hardin County.
- Objective 5.13:** Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

**ADOPTED THIS NINETEENTH DAY OF MAY 2026.**

## MOTIONS

I make a motion to **Approve** the proposed Zoning Map Amendment based upon:

- the testimony provided by Staff and those in attendance at the Public Hearing
- I hereby adopt the Staff Report and the exhibits entered in as the Record
- To adopt Resolution 2026-008 as presented

The proposed Map Amendment from R-1 to C-1 is in Agreement with the 3 Step Process as outlined in the Comprehensive Plan and the following Goals & Objectives.

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area
Step 3:	Planning Area: Valley Creek Urban Planning Area

**Goal 5:** ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

**Objective 5.4:** Provide adequate space for the proper location of commercial and industrial land.

**Objective 5.9:** Promote the expansion of existing businesses and industries within Hardin County.

**Objective 5.10:** Support small business development and entrepreneurship within Hardin County.

**Objective 5.13:** Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

I make a motion to **Deny** the proposed Zoning Map Amendment based upon:

- the testimony provided by Staff and those in attendance at the Public Hearing

The proposed Map Amendment from R-1 to C-1 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.

# DEVELOPMENT PLAN– CONSIDERATION & ACTION

Borders Dumpsters, LLC



