



Hardin County Board of Adjustment

17 September 2026

**County Government Center
Second Floor Meeting Room**

Continued from August 20, 2026
Owner: Carol Sue & Fred Moll



WITHDRAWN

Location A 5.925 acre site located at 110 Forest Springs Drive, Elizabethtown, KY known as Lot 19A of Forest Springs Subdivision

Zoned Urban Residential (R-1)

Request for a **Variance from the 60' minimum road frontage on a cul-de-sac to allow for the property to be further subdivided into two lots**

Owner: Garris Revocable Trust



Location	An 11 acre site located at 851 Mountain View Estates Road, Elizabethtown, KY
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Zoned Rural Residential (R-2)

Request for a **Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots so that each home is on its own lot**

851 Mountain View Estates

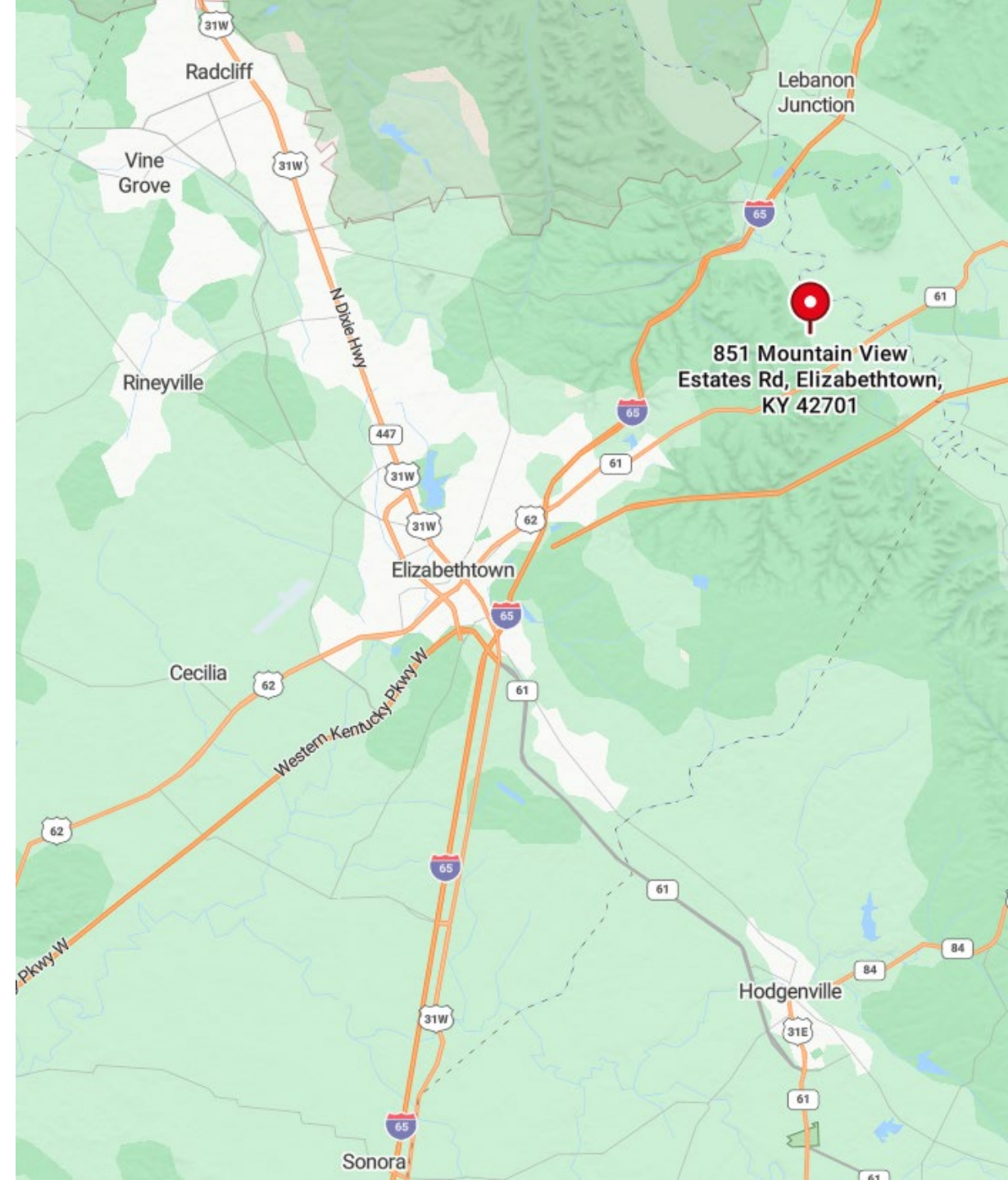
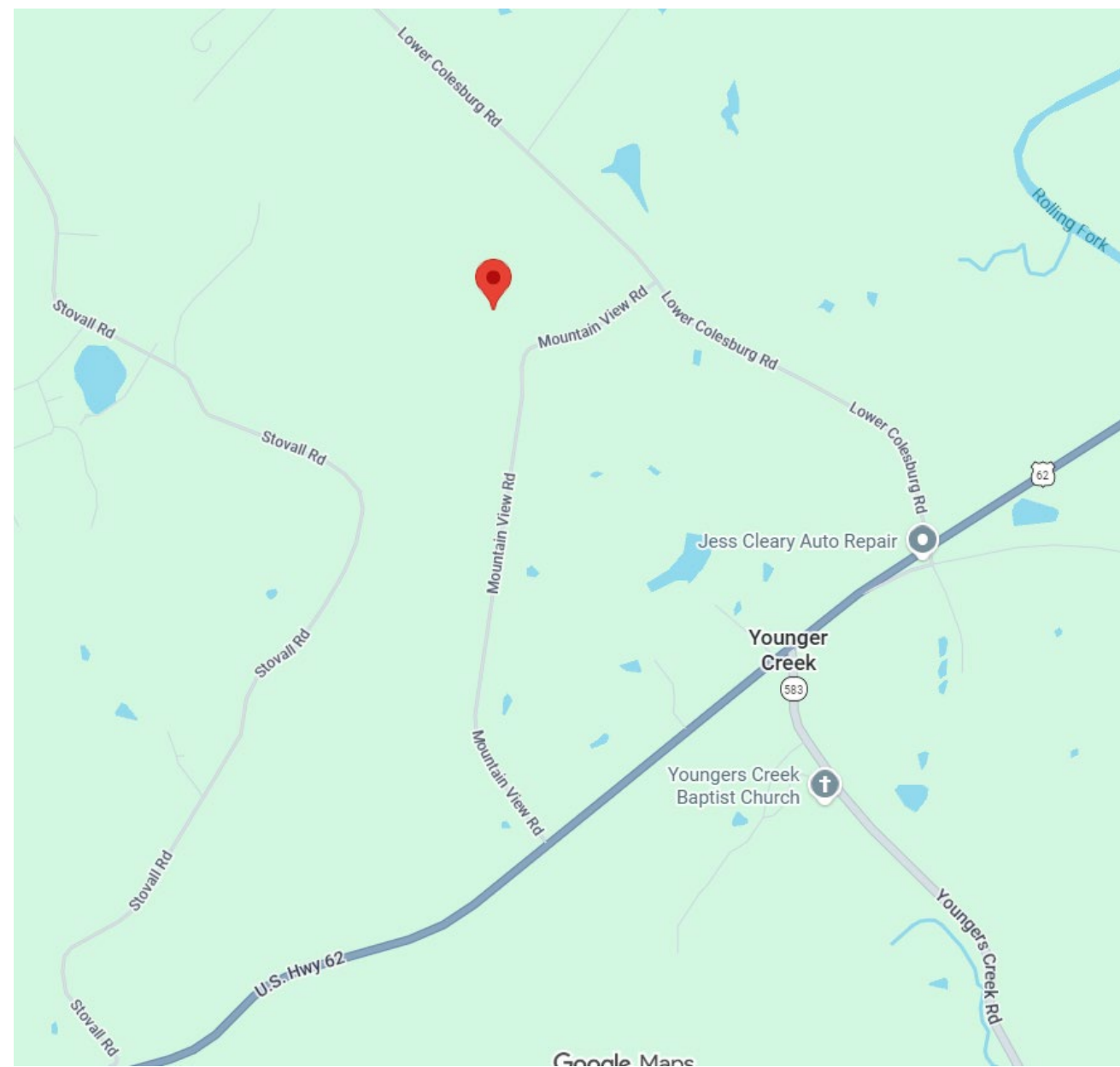
Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features Map**
- D. Analysis of the Site**
- E. Proposed Two Lot Plat**
- F. Plat of Mountain View Estates (1976)**
- G. Development Guidance System Zoning Ordinance (1995)**
- H. Photos of the site**
- I. Analysis of Other Road Frontage & Ratio Variances**
- J. *Comprehensive Development Guide**
- K. *Development Guidance System Ordinance**

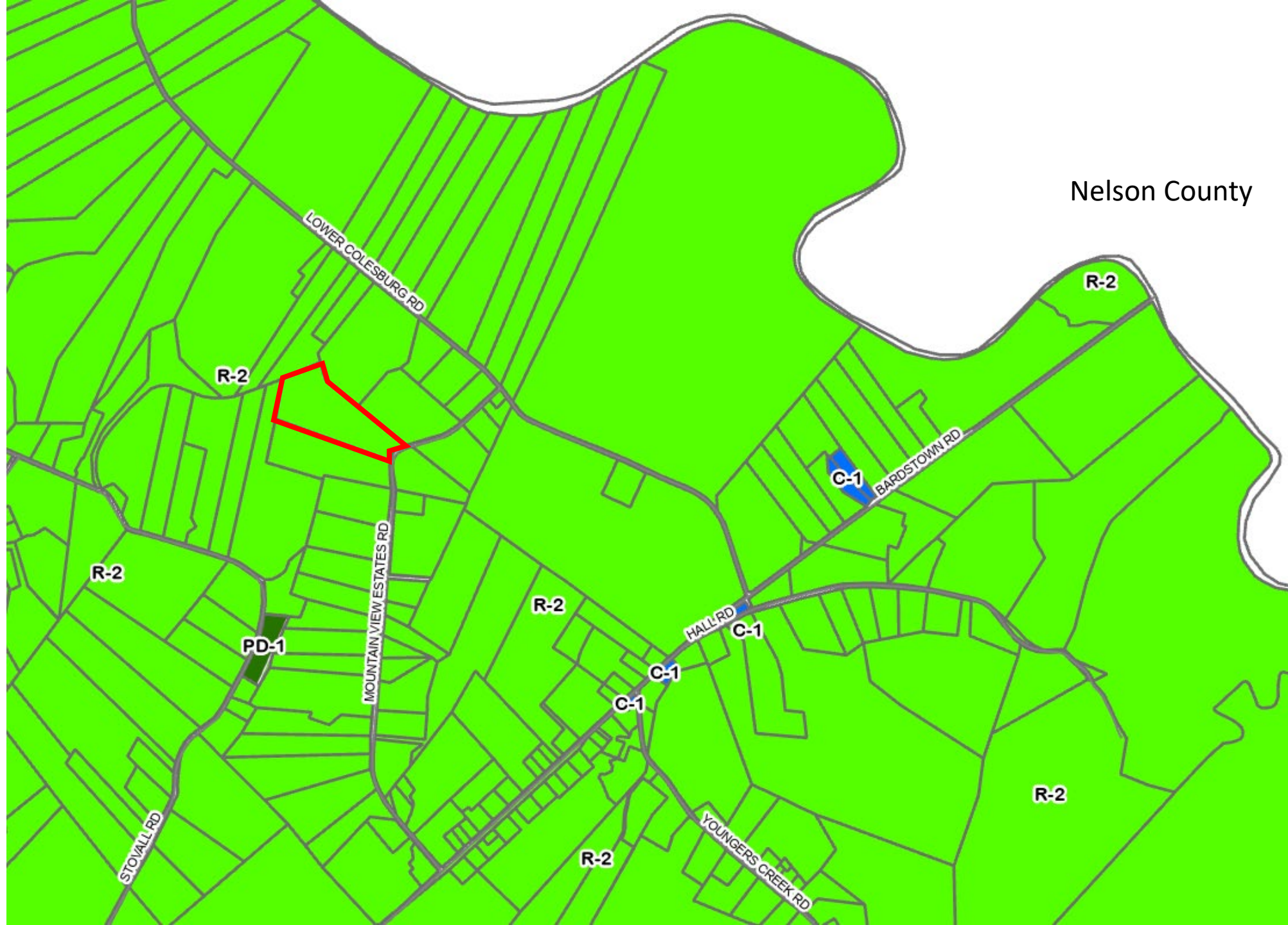
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☐ MasterZone

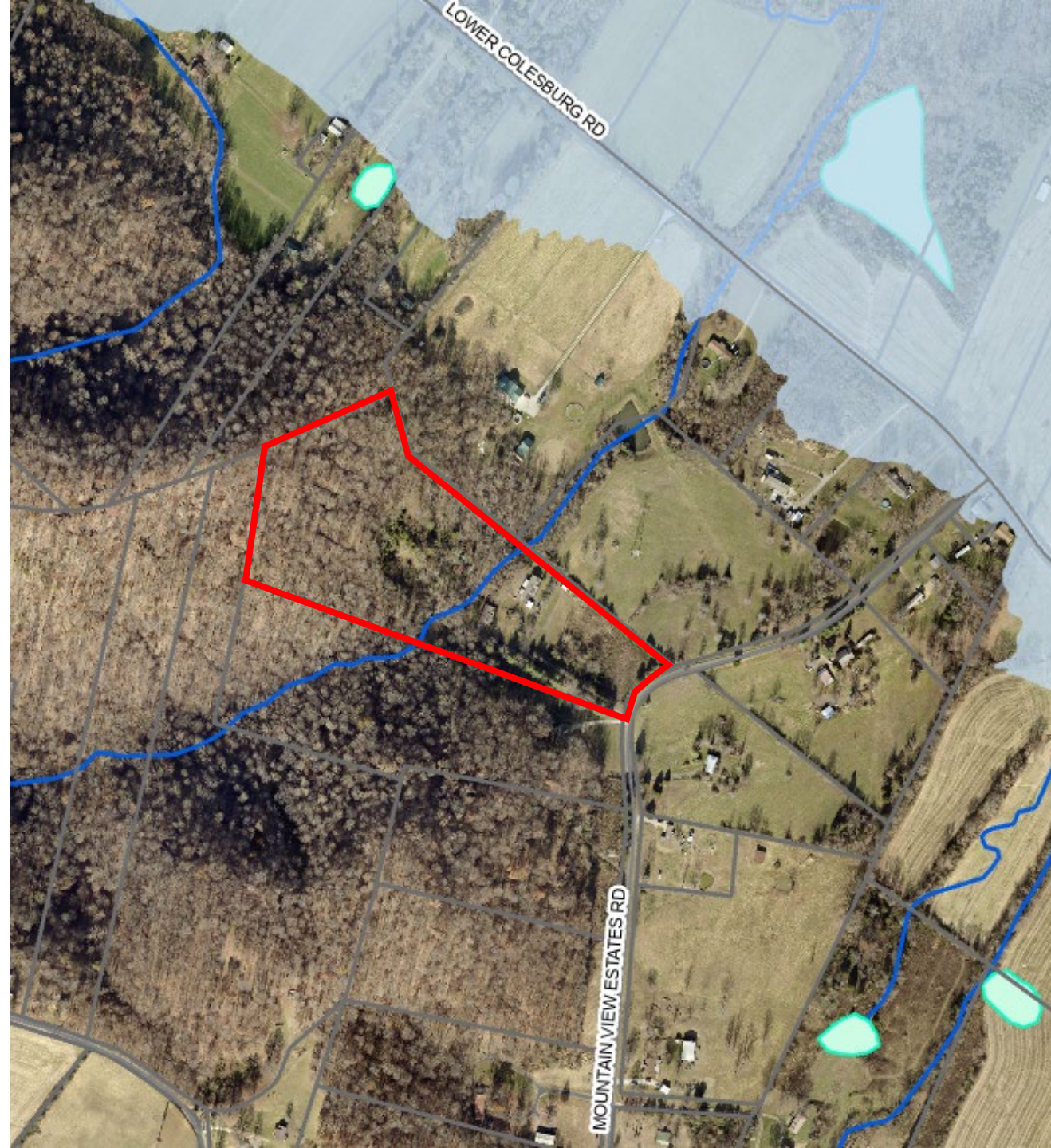
DISTRICT

- ☒ 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





- ☐ ☒ Streams 2023
- ☐ ☒ Hardin_Wetlands
- ☐ ☒ Hardin_100Flood
- ☐ ☒ hardin_sinkhole



Garris Revocable Trust
851 Mountain View Estates Road,
Elizabethtown, KY, 42701

Variance from the 200' minimum road
frontage and the 1:3 lot width-to-length
ratio to allow for the property to be
further subdivided into two lots



Description	MOUNTAIN VIEW EST LT 12	Finished Basement %	0
Type of Residence	1-STORY RANCH	Bedrooms	3
Year Built	1993	Full Baths	2
Num Stories	1	Half Baths	0
Above Ground Sqft	1659	Exterior	BRICK
Total Living Area	1659	Heat	ELECTRIC
Basement	CRAWL	Air Condition	CENTRAL/AC
Basement Sqft	0	Fireplace	0
Basement Sqft Finish	0		



Description	1-STORY RANCH	Finished Basement %	0
Type of Residence	2001	Bedrooms	3
Year Built	1	Full Baths	2
Num Stories	1	Half Baths	1
Above Ground Sqft	1628	Exterior	FRAME
Total Living Area	1628	Heat	GAS
Basement	FULL	Air Condition	CENTRAL/AC
Basement Sqft	1573	Fireplace	0
Basement Sqft Finish	0		

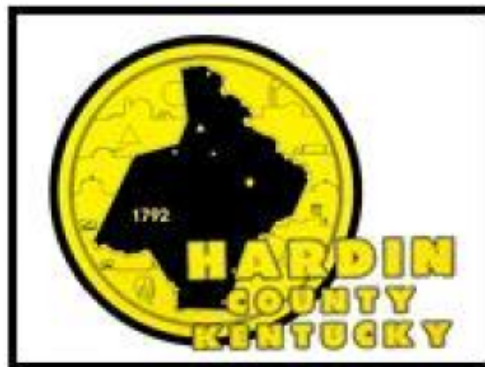
Parcel Number	261-00-00-037
Location Address	851 MOUNTAIN VIEW EST RD
Property Class	Farm
Tax District	00
Acres	11
Description	MOUNTAIN VIEW EST LT 12 (Note: Not to be used on legal documents)
Subdivision	MOUNTAIN VIEW EST
Deed Book/ Deed Page	1002-450
Deed Date	09/01/1999

[View Map](#)

DEVELOPMENT GUIDANCE SYSTEM

ORDINANCE NO. 122, SERIES 1995

AN ORDINANCE AMENDING ORDINANCE NO. 117, SERIES 1995, AND
SUPERSEDING ORDINANCE 104-94, 90-92, 62-89, 47-87, 43-85 AND 37-84
RELATING TO LAND USE PLANNING AND ZONING FOR UNINCORPORATED
HARDIN COUNTY.



maintained it must meet all the standards for a road in the Hardin County Subdivision regulations.

2. R-2 - Rural Residential District.

This District is intended for low-density development of single family dwellings, located where private or public water supply is available and sewage treatment is permitted by the Hardin County Health Department. Agricultural and other related activities are permitted.

a) Permitted Uses by Right - The following uses are permitted within the District.

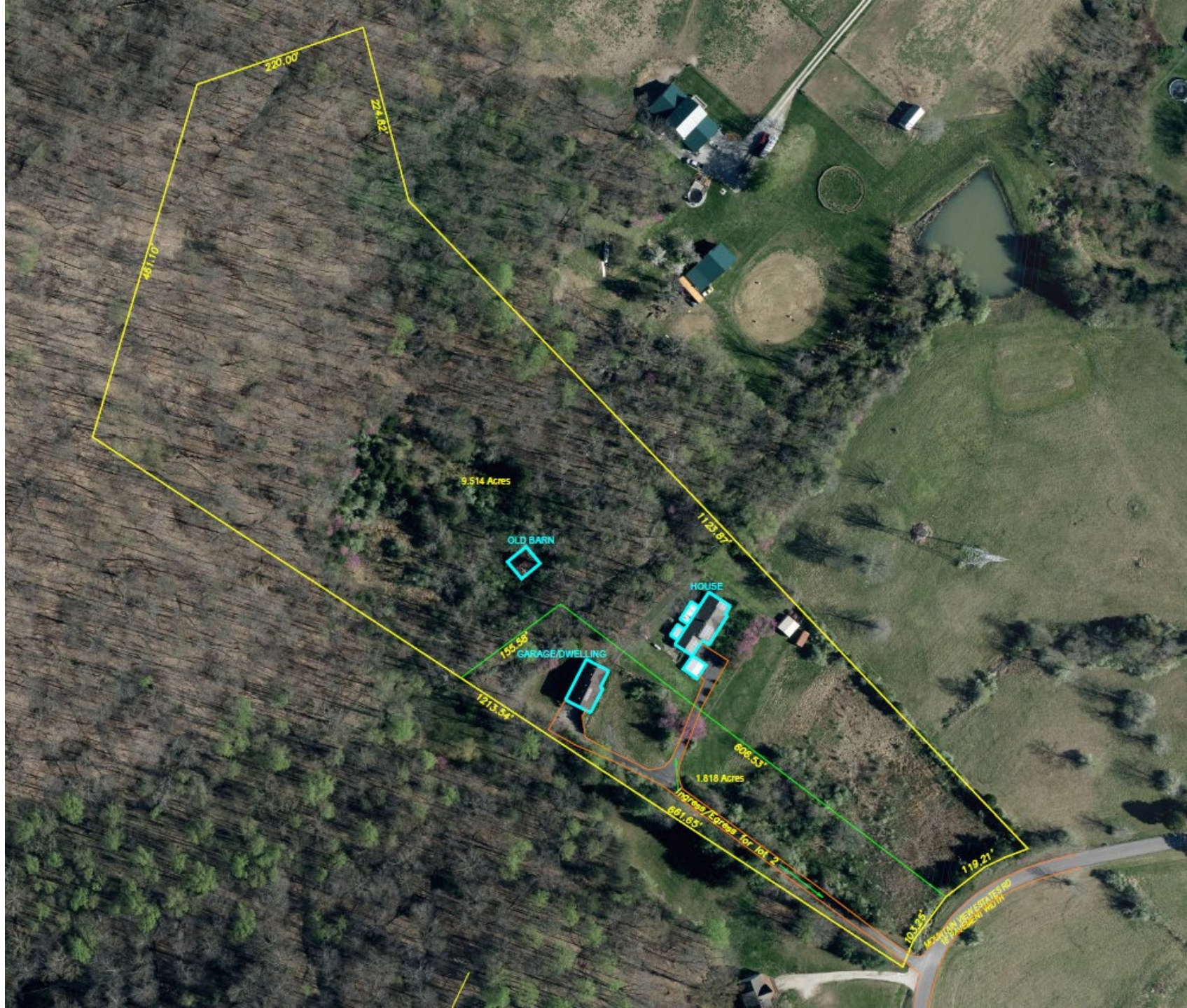
- 1) Single family dwellings;
- 2) Schools for academic instruction and associated facilities, public or private;
- 3) Parks and playgrounds;
- 4) Public facilities; and,
- 5) Churches or synagogues, including Sunday schools and parish houses, accessory kindergartens, nursery schools and child care centers for four or more children. A fenced and screened play area shall be provided which shall contain not less than twenty-five square feet per child.
- 6) Nurseries and greenhouses;
- 7) Agriculture;
- 8) Forestry;
- 9) Home occupations;
- 10) Accessory apartments;
- 11) Golf courses;
- 12) Non-commercial saw mills;
- 13) Non-commercial kennels;
- 14) Child care centers for less than twelve children. A fenced and screened play area shall be provided which shall contain not less than twenty-five square feet per child.
- 15) Recreational pay lakes which prohibit boating;
- 16) Second dwellings on lots of eleven acres or more;
- 17) Horticulture;
- 18) Farmers markets;
- 19) Indoor storage of construction or other heavy equipment excluding trucks capable of carrying two tons or less, associated with a home occupation; and,
- 20) Temporary use.

b. Accessory Uses - Uses and structures which are customarily accessory and clearly incidental and subordinate to uses by right.

- 1) Private garages, storage sheds and parking areas;
- 2) Swimming pools and tennis courts;
- 3) Keeping not more than two roomers or boarders without kitchen facilities;
- 4) Private noncommercial parks and open space; and,
- 5) Barns, sheds, metal buildings and other types of storage structures.

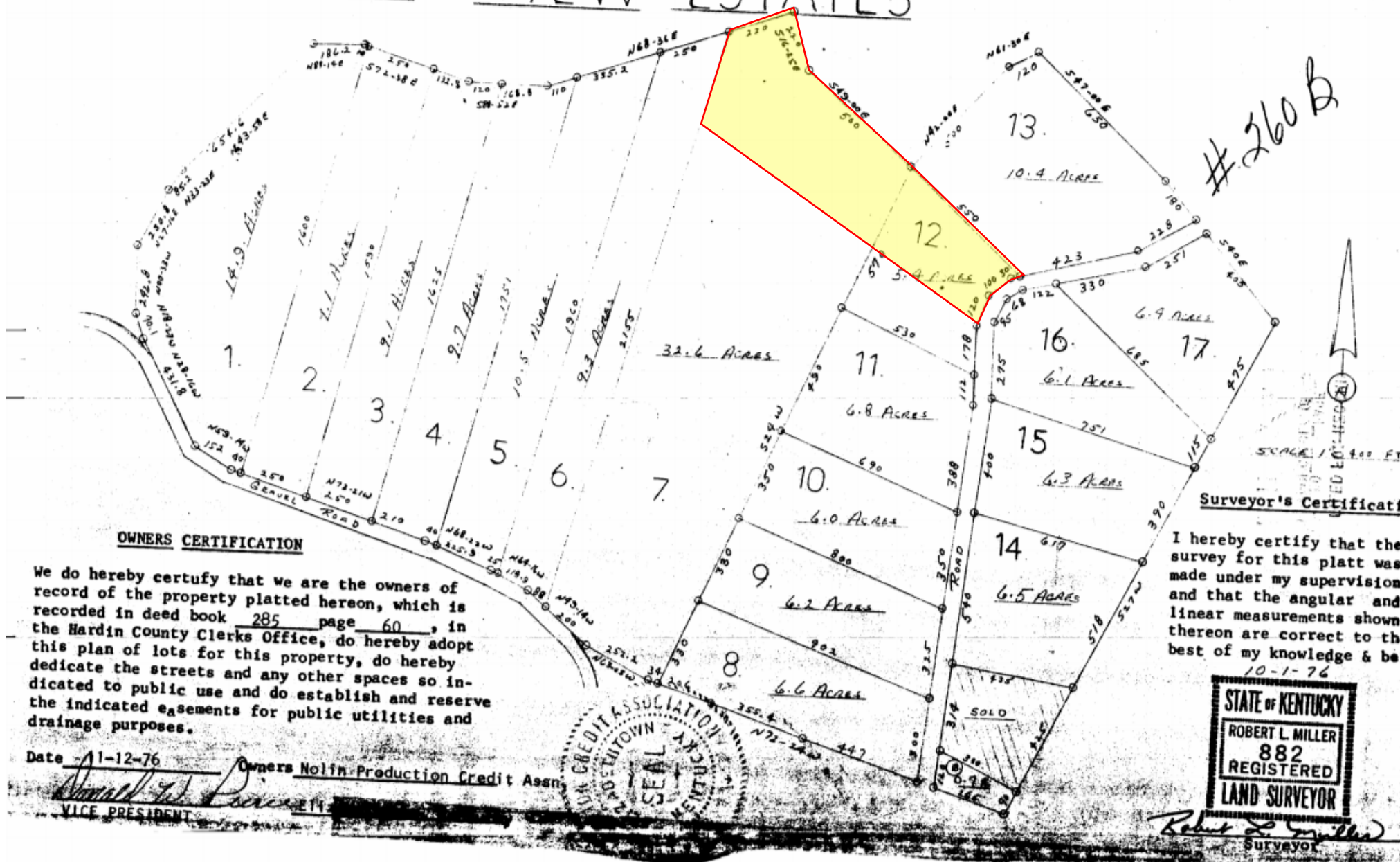
c. Conditional Uses - Permitted only with Board of Adjustment approval on a case by case basis after considering the intent and purpose of this ordinance and the Comprehensive Development Guide.

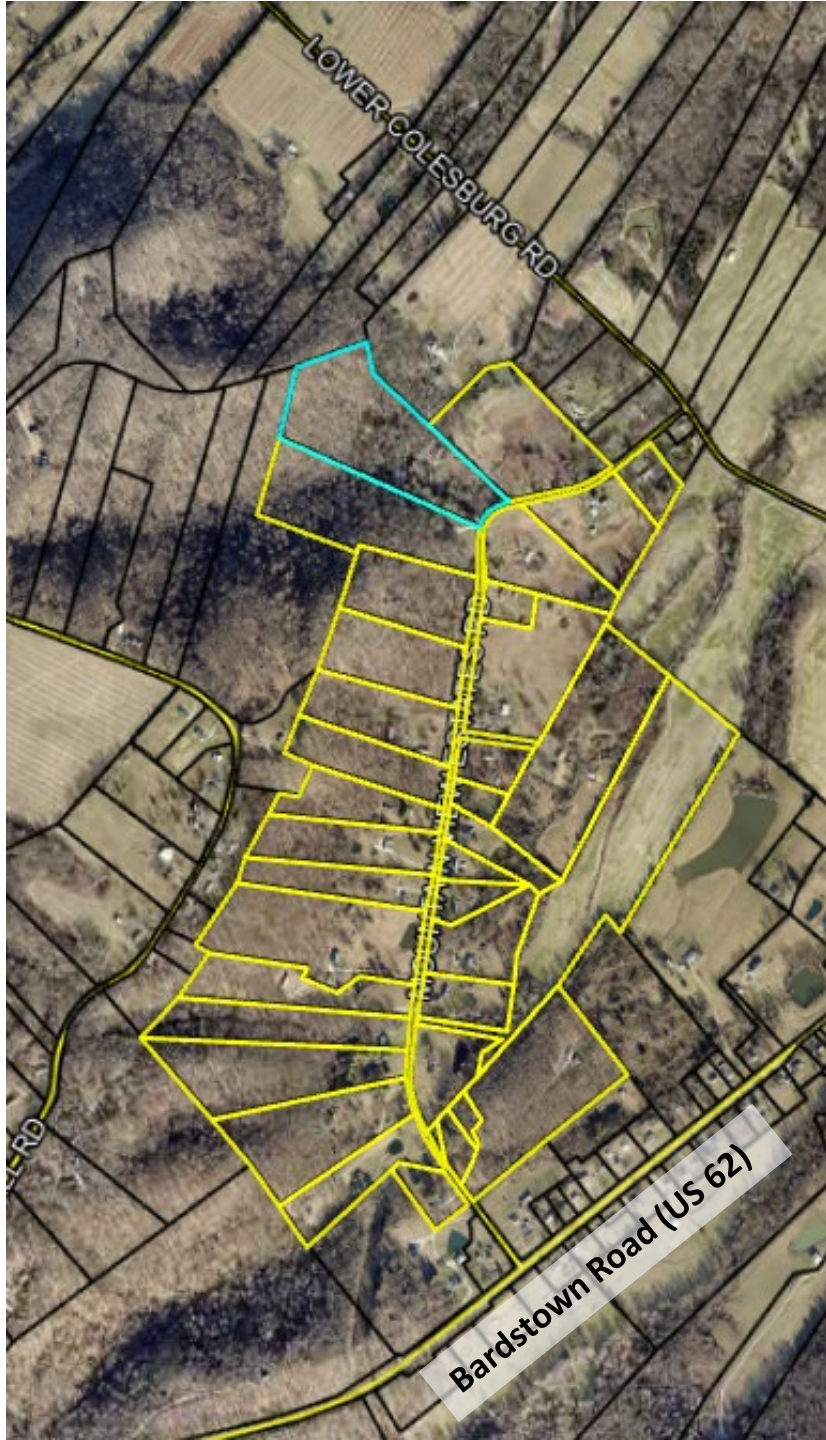
- 1) Kindergartens, nursery schools and child care centers for four or more children when accessory to and located in the same structure with a single family residential use. A fenced and screened play area shall be provided which satisfies the regulations of the Kentucky Cabinet of Human Resources and shall be located to the rear of and directly adjacent to the principal structure or use;
- 2) Temporary real estate sales office for the sale of lots located only within the subdivision section in which lots are located, to be removed after one year or when all lots are sold unless an extension is granted by the Board of Adjustment;



MOUNTAIN VIEW ESTATES

9-





Mountain View Estates Road serves as access to 36 properties and is 1.127 miles long running from Bardstown Road (US 62) to Lower Colesburg Road. It has a 60' right-of-way, 17' of pavement width with and a 35 mph speed limit.



VARIANCE REQUESTS

Proposed lots have 103.25' and 119.21' of road frontage

Zoning Ordinance requires 200' of road frontage

96.75' & 80.79' Variance required for road frontage

Zoning Ordinance requires 1:3 lot width-to-length ratio

103.25' front – 634.09' average depth

1 : 6.14 ratio

119.21' front – 1281.12' depth

1 : 10.74 ratio





Mountain View Rd





Mountain View Rd

© 2026 Google

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

1. To allow for a Variance from the minimum road frontage and 1:3 lot width-to-length ratio to allow for the property to be further subdivided so each home is on its own lot.
2. An Amended Record Plat Shall be required and shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

OR

Motion to Deny

Owner: Eric & Jacie Longley
& Michael & Bethany
McGuffin



Location A 2.031 acre site located on Webb Mill Road in Eastview, KY, known as Lot 4 of Western Commercial Park Subdivision

Zoned Interstate Commercial (B-1)

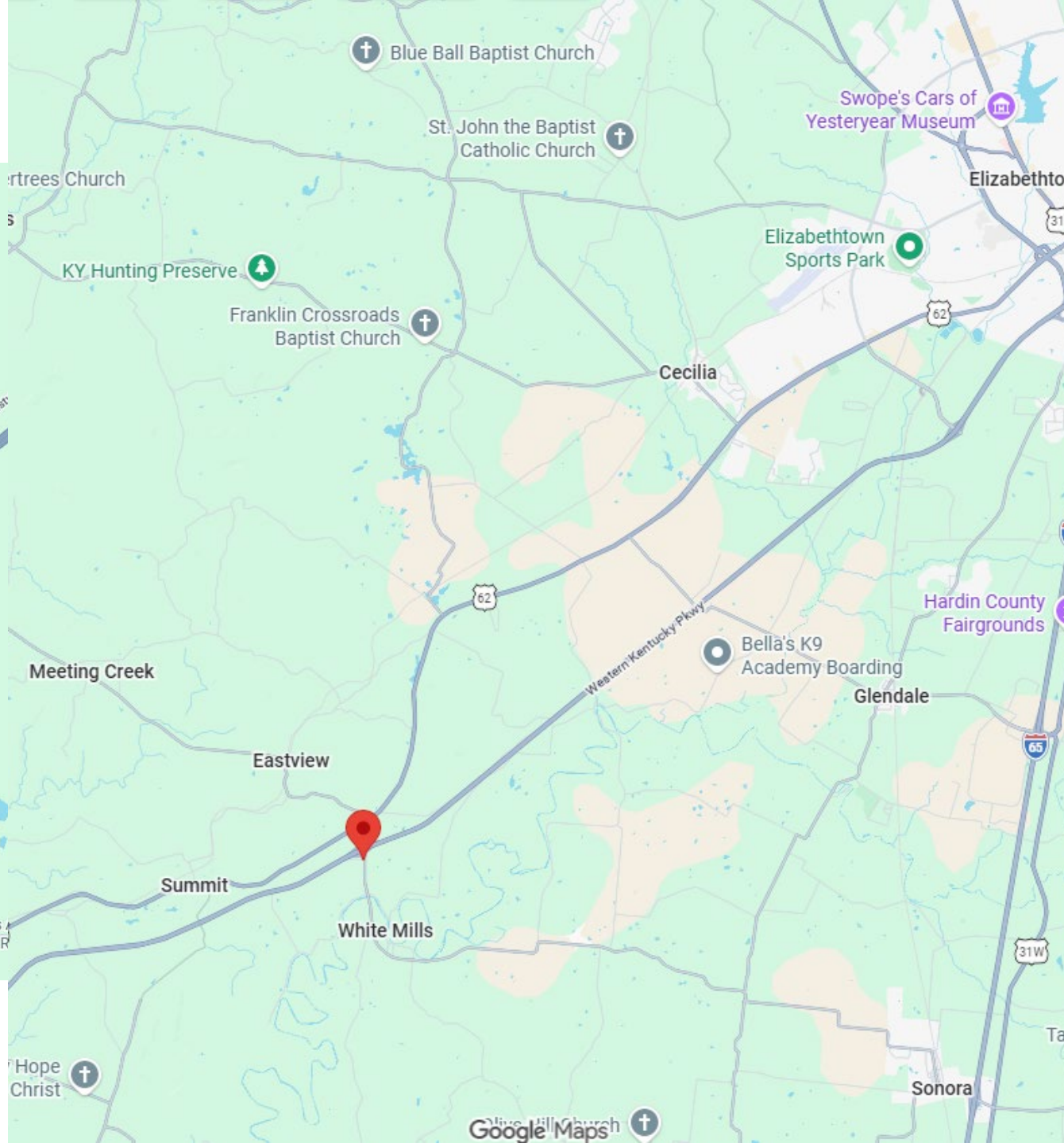
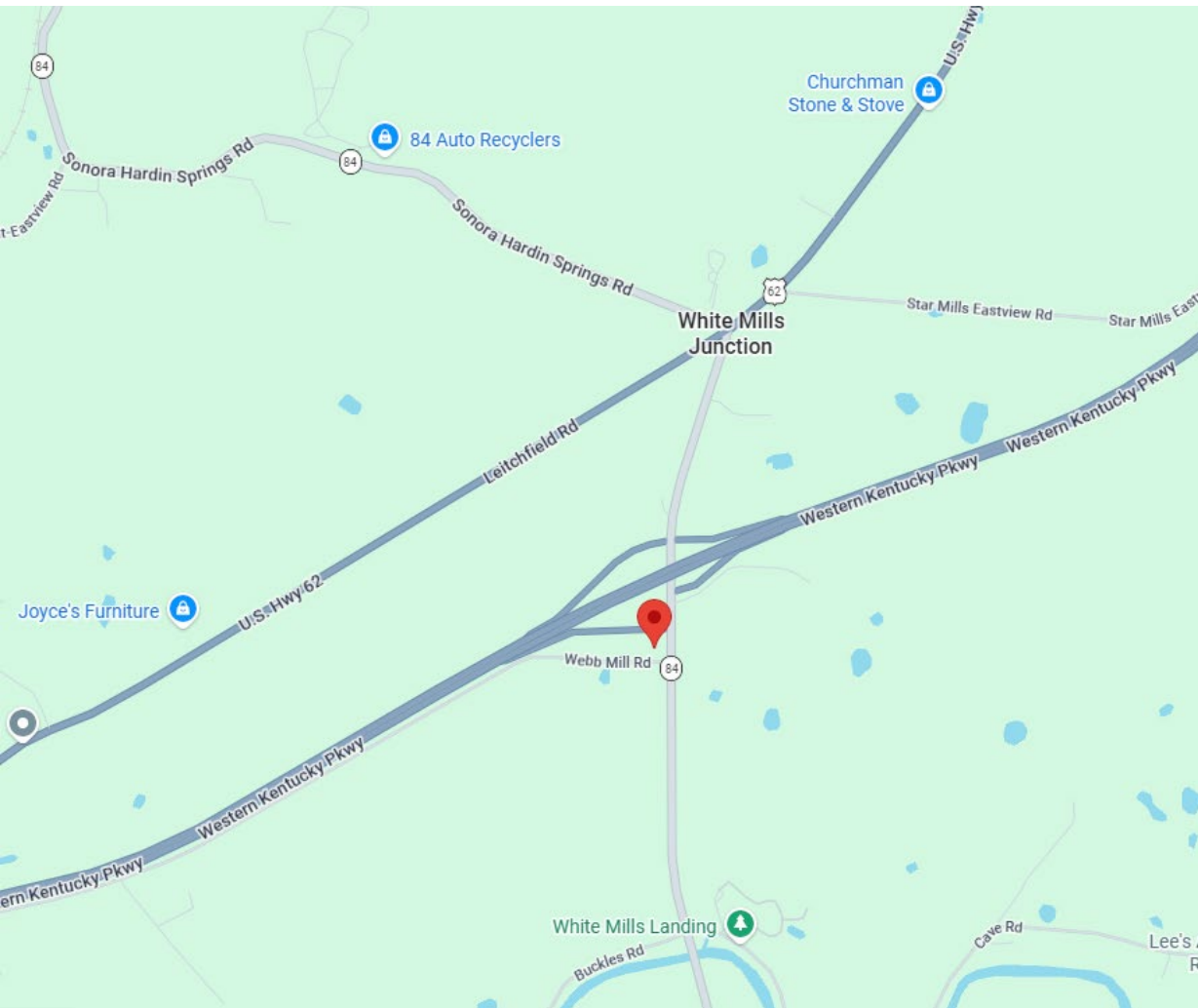
Requesting a **Conditional Use Permit to allow for an automotive repair business in the B-1 Zone.**

Webb Mill Road
Conditional Use Permit
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Record Plat of Western Commercial Park Subdivision (1998)**
- E. Proposed Development Plan of L&M Automotive**
- F. Photographs**
- G. Analysis of other Conditional Use Permits for Auto Repair in Commercial & Industrial Zones**
- H. *Comprehensive Development Guide**
- I. *Development Guidance System Ordinance**

* Not Provided in PowerPoint

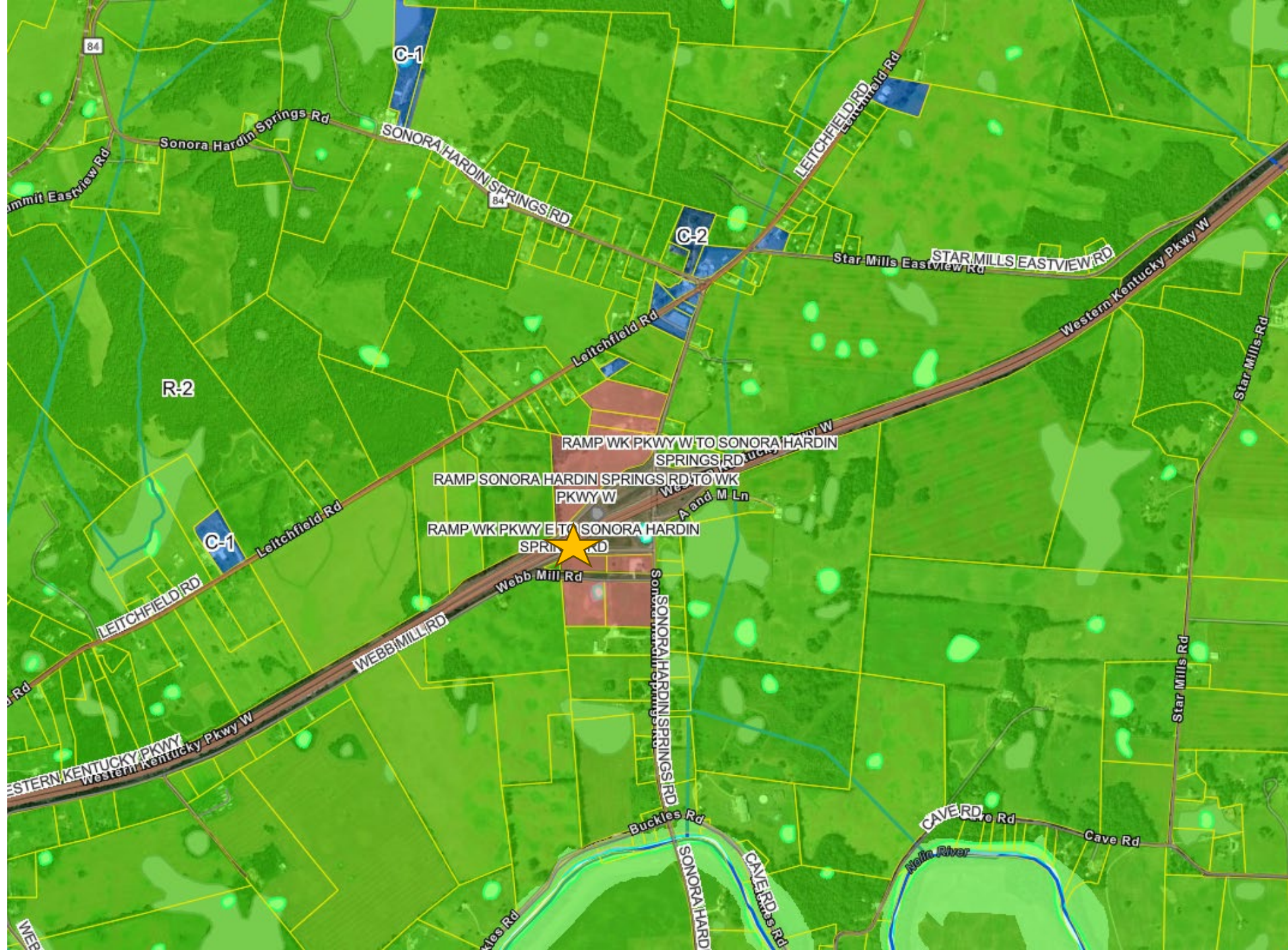


☐ MasterZone

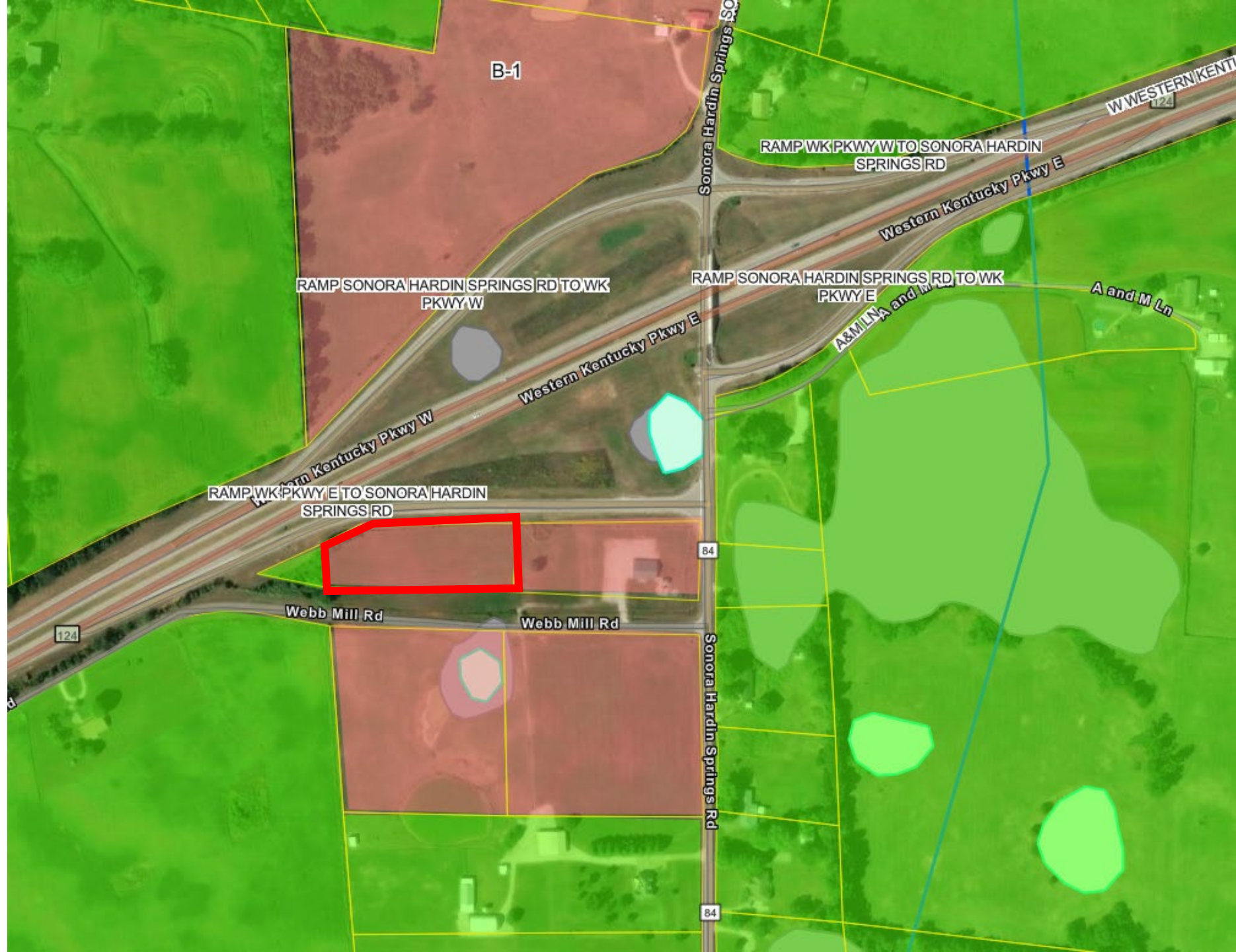


DISTRICT

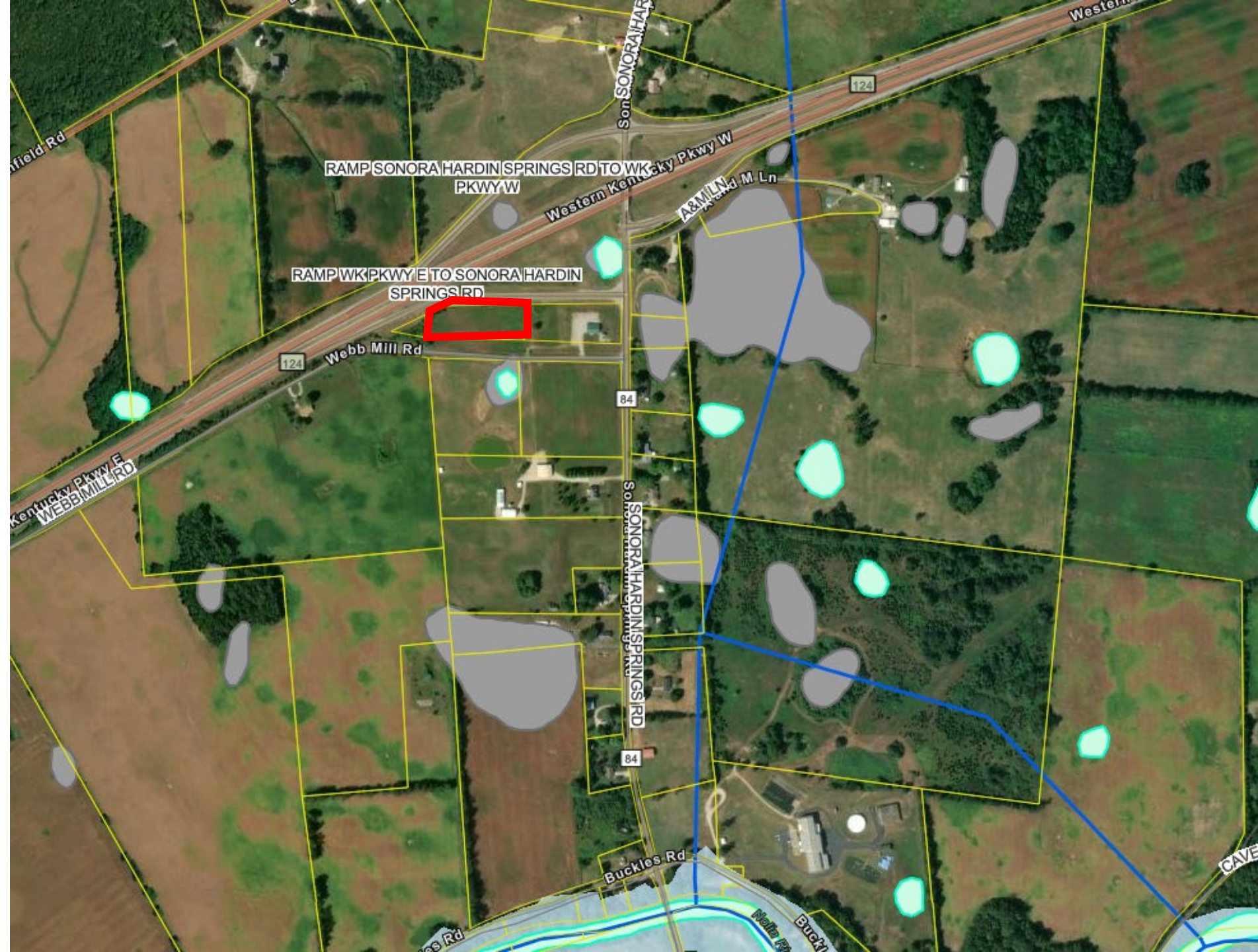
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



- ☒ 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



- ☒ streams
- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ hardin_sinkhole





WESTERN KENTUCKY PKWY

WEBB MILL RD

SONORA HARDIN SPRINGS RD

KY 84

I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION; THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED; AND THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND ALL REQUIREMENTS OF THE SURVEY DIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

4-30-98
DATE

Kendall Clemons
SIGNATURE
7-811
REG. NUMBER



CARROLL HARRISON
D.B. 710, P. 490
089-00-00-094

WILLIAM HARRIS
D.B. 318, P. 338
089-00-00-008

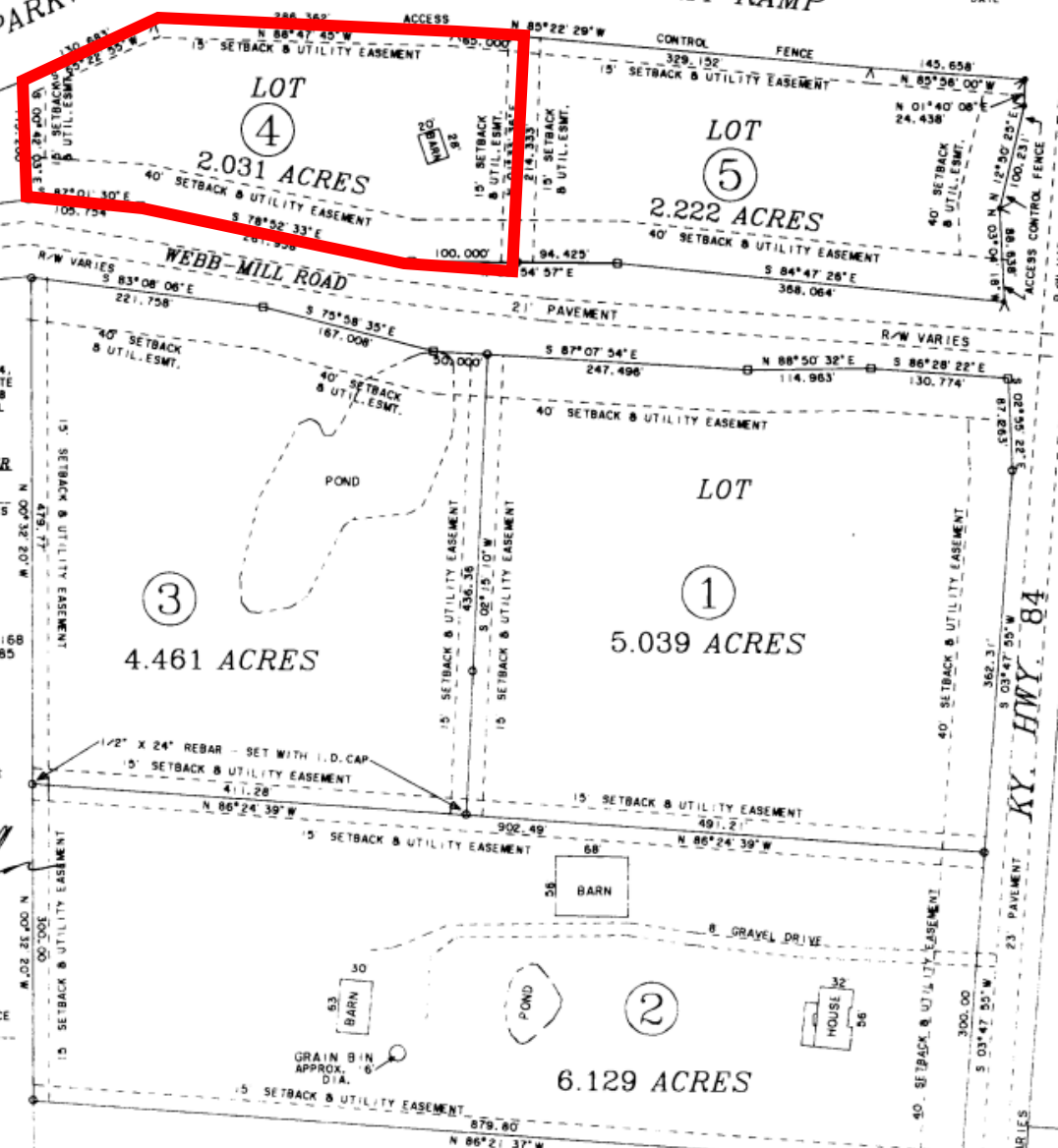
LUTHER GRIFFIN
D.B. 738, P. 596
089-00-00-097

STEVEN LOVE
D.B. 793, P. 10
089-00-00-117

W. K. PARKWAY
TO E-TOWN
R/W VARIES

WHITE MILLS EXIT RAMP

JOHN TERRY
D.B. 244, P. 168
089-00-00-085



ZONING APPROVAL NOTE

THE COMMISSION APPROVED LOTS 1, 3, 4, 5 OF THIS SUBDIVISION AS INTERSTATE COMMERCIAL DISTRICTS (B1) ON NOV. 28 1995. LOT 2 IS DESIGNATED AS A RURAL SIDENTIAL DISTRICT (R2).

RAINAGE & STORMWATER RECEIVER

THE DRAINAGE AND STORMWATER RECEIVER FOR THIS SUBDIVISION IS THE NO. 1 RIVER WHICH LIES APPROX. 0.5 MILES SOUTH OF THIS SITE.

JOHN TERRY
D.B. 244, P. 168
089-00-00-085

ROAD DEPARTMENT CERTIFICATION

CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A NOTICE OF PUBLIC HEARING HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN ASSE OF DEFULT.

4-98
DATE
Super
Terry

FLOOD CERTIFICATION

AS INDICATED ON MAP NUMBER 210930223-C, OF FLOOD INSURANCE RATE MAPS DATED 11/4/88 THIS SITE IS LOCATED IN ZONE (X) WHICH HAS BEEN DETERMINED TO BE OUTSIDE 100 YEAR FLOOD PLAIN.

Kendall Clemons

THE COMMISSION CERTIFICATION

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS AND DEVELOPMENT COMMISSION AND THAT THIS PLAT IS NOW FILED FOR RECORD.

HARDIN COUNTY HEALTH CENTER CERTIFICATION

THESE SUBDIVISION LOTS HAVE RECEIVED

GEORGE BUCKLES
D.B. 346, P. 84
089-00-00-088

NOTES AND RESERVATIONS

THIS SUBDIVISION IS SUBJECT TO THE RIGHTS

UTILITY CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY.

5-6-98
DATE
REPRESENTATIVE
5-5-98
DATE
REPRESENTATIVE
5-5-98
DATE
REPRESENTATIVE
DATE
REPRESENTATIVE
GAS COMPANY

NATURAL FEATURE

AS INDICATED ON THE QUAD MAP DATED 1972, THERE ARE LOCATED FEET OF THIS SUBDIVISION.

LEGEND

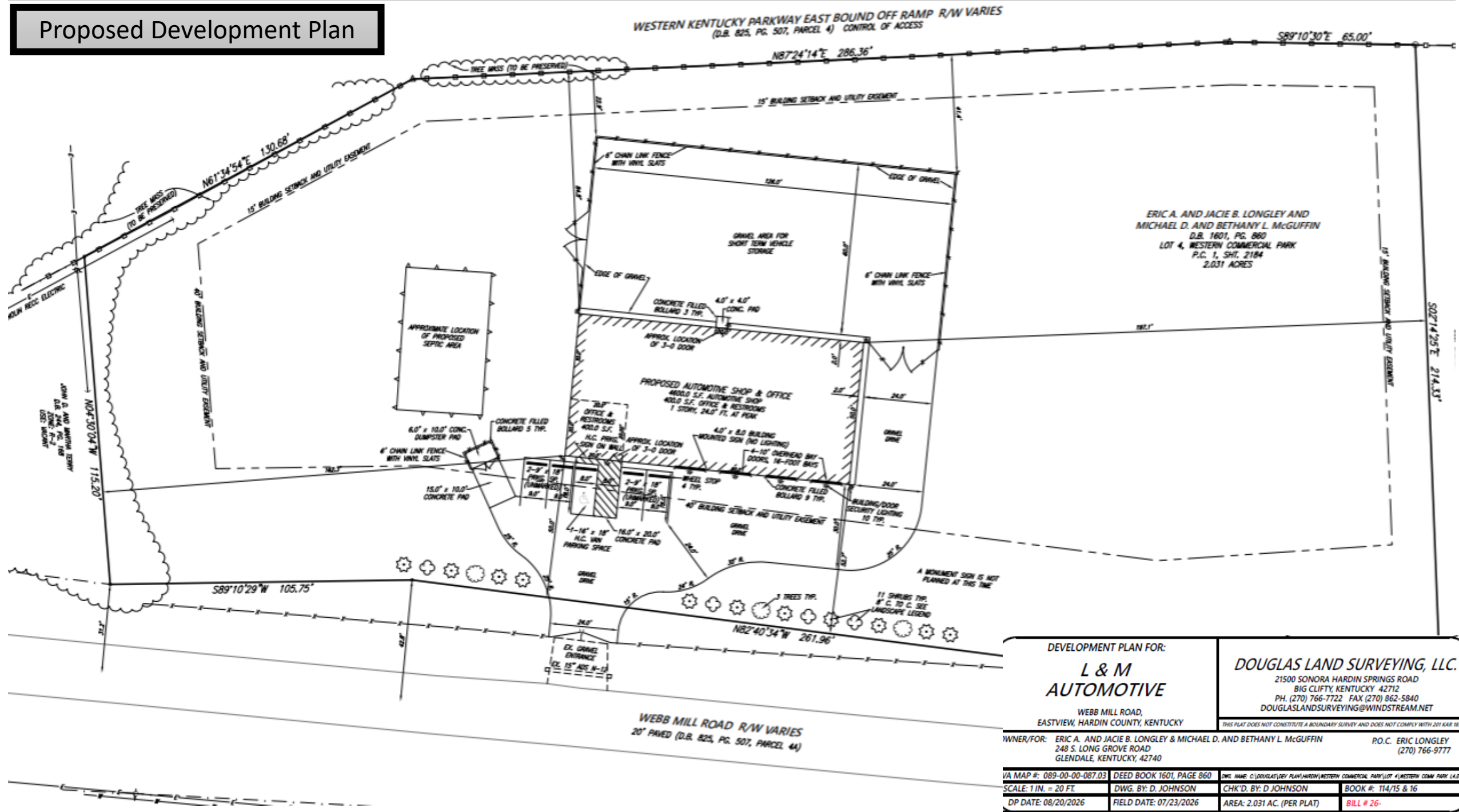
- 1/2" REBAR - SET
- CONCRETE R/W MONUMENT
- PARKWAY BRACE POST

RECORD PLAT

WESTERN COMMERCIAL PARK			
OWNER: RICKY & DEBORA YOUNG-51 WEBB-MILL ROAD, EASTVIEW, KY. 42732			
SCALE: 1" = 100'	APPROVED BY: KENDALL CLEMONS	DRAWN BY: K.C.	
DATE: 4/6/98	103 S. CLINTON STREET	CRD. FILE YOUNG (D)	
LOCATION - WHITE MILLS STATE - KENTUCKY		DISTANCES - E.D.M.	
COUNTY - HARDIN		BEARINGS - DEED	
AREA - 9.882 ACRES			
DGS # 089-00-00-087		DRAWING NO	
SOURCE OF TITLE: A PART OF D.B. 751, P. 627.			

1998

Proposed Development Plan



5000 sq ft building –
4600 sq. ft. shop
400 sq. ft. office

Fenced in Gravel Area for
short term vehicle storage

Parking

Landscaping



Photos











CUP's for Auto Repair in Commercial & Industrial Zones

Permit Date ⬆	Owner ⬆	Type ⬆	Planning Area ⬆	Zone ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Status ⬆	Final Date ⬆	E ⬆
08/25/2026	LONGLEY ERIC A & JACIE B - ETAL-	CONDITIONAL USE PERMIT	29. WHITE MILLS JUNCTION (WK PKWY)	B-1 - INTERSTATE COMMERCIAL ZONE	L&M AUTOMOTIVE - WESTERN COMMERCIAL PARK, LOT 4	AUTOMOTIVE REPAIR SHOP	WEBB MILL ROAD, EASTVIEW, KY	PENDING		
01/07/2025	EXTREME POLISHING & DETAILING LLC	CONDITIONAL USE PERMIT (AMENDED)	09. RINEYVILLE RURAL VILLAGE	C-1 - CONVENIENCE COMMERCIAL ZONE	EXTREME POLISHING & DETAILING	TO CONTINUE TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS IN THE C-1 ZONE	6300 RINEYVILLE ROAD	APPROVED	02/06/2025	
12/27/2023	STAPLES CRAIG	CONDITIONAL USE PERMIT (AMENDED)	24. WEST HARDIN AREA	C-1 - CONVENIENCE COMMERCIAL ZONE	REDNECKS DEAD CAR TOWING & RECOVERY - MASTERS FARM SUPPLY SUBDIVISION, LOTS 1 & 2	TO CONTINUE TO ALLOW FOR AUTO REPAIR OF PERSONAL DEMO DERBY CARS, HOT RODS, RAT RODS, & RENECKS DEAD CAR RECOVERY ON SITE	10659 HARDINSBURG RD	APPROVED	02/22/2024	
04/14/2023	FIELDS WILFORD R & JANICE A	CONDITIONAL USE PERMIT (AMENDED)	11. BARDSTOWN ROAD CORRIDOR	I-2 - HEAVY INDUSTRY ZONE	KY BOAT LIFE - BOAT REPAIR & STORAGE. WACO SUBDIVISION, LOT 27A	TO ALLOW FOR THE CONTINUED OPERATION OF A BOAT REPAIR & STORAGE BUSINESS IN THE I-2 ZONE	56 W QUARRY RIDGE COURT, ELIZABETHTOWN, KY 42701	APPROVED	09/07/2023	
04/03/2023	CLEARY, JESS & LEAH	CONDITIONAL USE PERMIT	21. EAST HARDIN AREA	C-1 - CONVENIENCE COMMERCIAL ZONE	JESS CLEARY AUTO REPAIR	TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS IN THE C-1 ZONE	9221 BARDSTOWN RD	APPROVED	05/04/2023	
12/08/2022	EXTREME POLISHING & DETAILING LLC	CONDITIONAL USE PERMIT	09. RINEYVILLE RURAL VILLAGE	C-1 - CONVENIENCE COMMERCIAL ZONE	1C BROOKSIDE ESTATES #1	EXTREME POLISHING & DETAILING - AUTOMOTIVE PAINT, DETAILING & POLISHING	6300 RINEYVILLE ROAD, RINEYVILLE, KY	APPROVED		
11/30/2021	DUSCH TROY V & DENISE P & CRAIG STAPLES	CONDITIONAL USE PERMIT	24. WEST HARDIN AREA	C-1 - CONVENIENCE COMMERCIAL ZONE	STAPLES PERSONAL AUTO REPAIR & REDNECK'S DEAD CAR RECOVERY	TO ALLOW FOR AUTOMOTIVE REPAIR OF PERSONAL DEMO DERBY CARS, HOT RODS & RAT RODS AND REDNECK'S DEAD CAR RECOVERY BUSINESS ON SITE	10659 & 10697 HARDINSBURG ROAD, CECILIA KY 42724	APPROVED	02/24/2022	
06/01/2020	VERNON, CHAD FULKERSON & JAMIE MARIE BUTLER	CONDITIONAL USE PERMIT	15. LEITCHFIELD ROAD CORRIDOR	C-2 - GENERAL COMMERCIAL ZONE	CHAD'S AUTO REPAIR	TO ALLOW FOR AN AUTOMOTIVE REPAIR SHOP	2855 LEITCHFIELD ROAD, ELIZABETHTOWN, KY	APPROVED	07/23/2020	
03/05/2020	ANSON, ADAM & BROOKE	CONDITIONAL USE PERMIT	22. NATURAL RESOURCE AREA	C-1 - CONVENIENCE COMMERCIAL ZONE	BROCK'S AUTO REPAIR	TO ALLOW FOR AN AUTO REPAIR BUSINESS TO OPERATE ON THE PROPERTY	13259 LEITCHFIELD ROAD, EASTVIEW, KY	APPROVED	06/18/2020	
08/13/2018	WILFORD FIELDS & SON LLC	CONDITIONAL USE PERMIT	11. BARDSTOWN ROAD CORRIDOR	I-2 - HEAVY INDUSTRY ZONE	KY BOAT LIFE - BOAT REPAIR & STORAGE. WACO SUBDIVISION, LOT 27A	TO ALLOW FOR A BOAT REPAIR & STORAGE BUSINESS IN THE I-2 ZONE	56 QUARRY RIDGE COURT WEST	APPROVED	09/06/2018	
09/20/2013	FRANKIE RIGGS	CONDITIONAL USE PERMIT (AMENDED)	19. SOUTH DIXIE CORRIDOR	C-2 - GENERAL COMMERCIAL ZONE	GENERAL AUTOMOTIVE REPAIR / REFFETT ESTATES, LOT4	GENERAL AUTOMOTIVE REPAIR SHOP	SOUTH DIXIE AVENUE (US-31W)	APPROVED		
10/14/2010	STONE MARK ENTERPRISES LLC	CONDITIONAL USE PERMIT	16. NORTH DIXIE CORRIDOR	C-2 - GENERAL COMMERCIAL ZONE	AUTO REPAIRS - HARDIN COUNTY HONDA / LONGVIEW ESTATES AND HIDEAWAY MANOR, LOT 2	REQUES FOR A CONDITIONAL USE PERMIT FOR AN AUTO REPAIR SHOP	5608 WEST DIXIE AVENUE (US-31W)	APPROVED		
10/30/2008	FRANKIE RIGGS	CONDITIONAL USE PERMIT	19. SOUTH DIXIE CORRIDOR	C-2 - GENERAL COMMERCIAL ZONE	GENERAL AUTOMOTIVE REPAIR / REFFETT ESTATES, LOT4	GENERAL AUTOMOTIVE REPAIR SHOP	SOUTH DIXIE AVENUE (US-31W)	APPROVED		

Records 1 to 13 (of 13)

13 total (4 Amended): 12 Approved, 1 Pending

16-3 STANDARDS FOR ISSUANCE

The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:

- A.** The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B.** The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C.** The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D.** The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E.** The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F.** The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

GENERAL CONDITIONS In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

16-12 **AUTOMOTIVE REPAIR**

1. Number of Vehicles. The Board may regulate the maximum number of vehicles that shall be located on the property at one time.
2. Number of Wrecked Vehicles. The Board may regulate maximum number of wrecked vehicles that are allowed to be on the property at one time. Wrecked vehicles must be screened from view from public rights-of-way and all adjoining properties.
3. Emergency Response Plan. An emergency response/spill prevention plan shall be required.
4. Screening. Vehicles must be appropriately screened from view from public rights-of-way and all adjoining properties.
5. Location. The designated vehicles must be located on the subject property as shown on the Site/Development Plan.

Conditions may include, but are not limited to the following:

DGS [5-3(A)]

I make a Motion to Approve the Conditional Use Permit with the Following Conditions:

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

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1. Business Hours of Operation shall be from 7 AM to 4:30 PM Monday-Friday.
 2. There shall be only 10 vehicles parked outdoors.
 3. The existing tree mass on site shall be preserved. 15 shrubs and 3 trees shall be planted and maintained along the front of the site.
 4. There shall be no more than 2 employees of the business.
 5. This Conditional Use Permit shall allow for general Automotive repair.
 6. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.
 7. This Conditional Use Permit shall be issued to the current property owners, Eric & Jacie Longley & Michael & Bethany McGuffin, and is not transferrable.
 8. All wrecked vehicles/vehicles waiting on parts must be screened from view of adjoining properties and road right-of-ways within the privacy fenced area.
 9. This Conditional Use Permit shall be for a period of years and expire on September 17, 20__.
 10. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
 11. An Emergency Response and Spill Prevention Plan shall be required.
 12. The used oil storage container must be screened from view of adjoining properties and road right-of-ways.