

January 2025



Hardin County  
Planning &  
Development  
Commission

# 2024 Annual Report

Hardin County Government Center  
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## Planning Commission Members

Mark Hinton, Chairman

Greg Lowe, Vice Chairman

Steve Steck, Secretary

Mark Nelson, Commissioner

Charles Nall, Commissioner

## Board of Adjustment Members

Bob Krausman, Chairman

Greg Youngblood, Vice Chairman

Steve Steck, Secretary

## Planning Commission Staff

Adam C. King, AICP – Director & Building Official

Haley Goodman – Planner I

Susan Bowen – Financial & Operations Coordinator

Madeline Hornback – KBC Coordinator

Rachel Derting – Planning & Permits Technician

Edwin Alicea – Building Inspector, Level 1

Jimmy Morgan – Building Inspector, Level 1 & 2 Family

Greg Carwile – Electrical Inspector

Josh Cooper – Legal Counsel

### SERVICE MILESTONE

Madeline  
Hornback

32 years



## Project Activity of Notable Development

1. **HOWE VALLEY INDEPENDENT METHODIST CHURCH** – Commercial Building Permit for a 32' X 60' interior remodel of a sanctuary and 3 classrooms was completed in April of 2024 at 7633 Hardinsburg Road, Cecilia, KY.

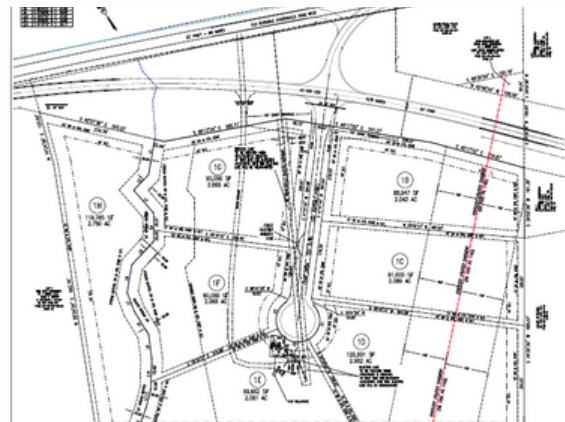
2. **ST AMBROSE CATHOLIC CHURCH** – Commercial Building Permit for an interior remodel and addition totaling 3,128 sq. ft. The site had previously been granted a Variance from the front setback along St Ambrose Church Lane for the project at the end of 2023,. The church is located at 609 E Main Street, Cecilia, KY.

3. **C & L PG LLC** – Approved a 50' x 70' and a 15' x 15' storage/office building for a lawncare business located at 100 Noble Ridge Court, Elizabethtown, KY.

4. **HEIDELBERG MATERIALS MIDWEST AGG INC** – Approved a Zone Change from R-2 to I-2 and an Amended Conditional Use Permit for a 18.1-acre expansion of the quarry located at 607 Quarry Road in Upton, KY.

5. **GLENDAL COMMERCIAL PARK** – Approved a preliminary plat for a 7 lot commercial subdivision located at 1055 Glendale Hodgenville Road West, Glendale, KY. The property is a 16.275 acre site and is zoned General Commercial (C-2).

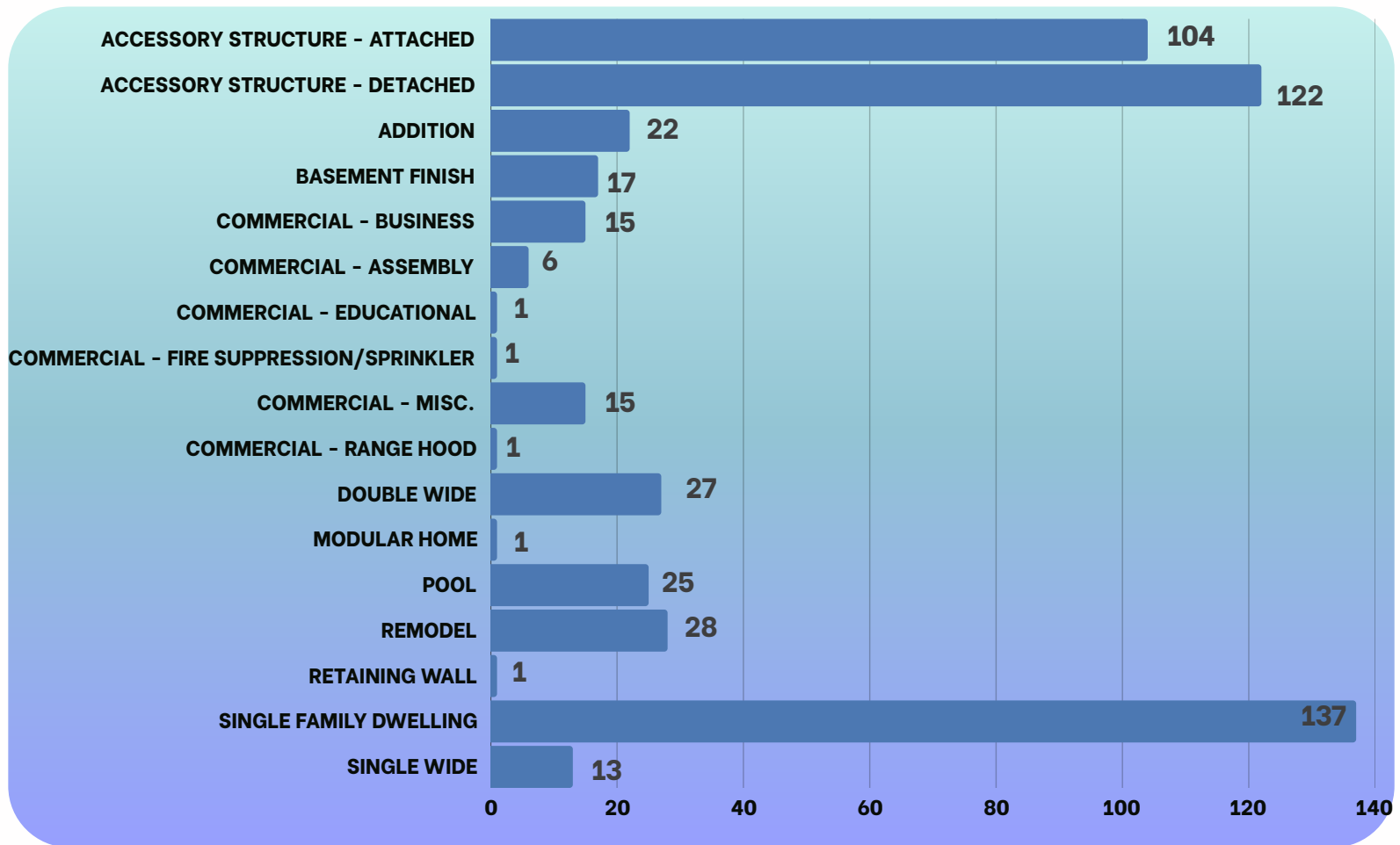
6. **MAJESTIC HILLS** – Approved a preliminary plat for a 416 lot single family subdivision that will be connected to Hardin County Water District No. 1 sewer system. The property is a 213.58 acre site located off of North Dixie Highway, East Lincoln Trail Boulevard and Jones Street in Radcliff, KY.





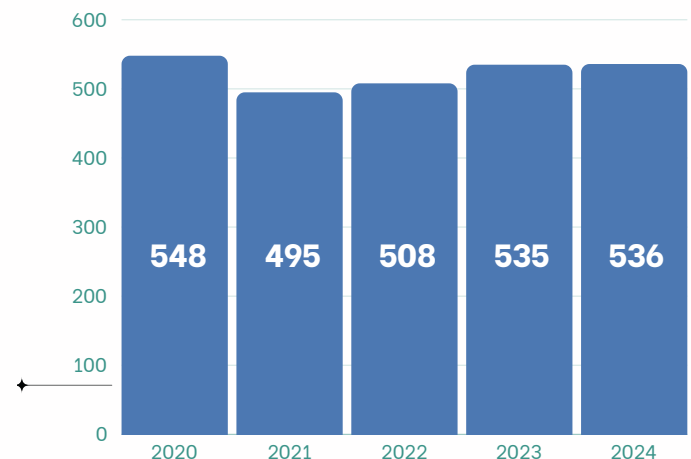
# Total Building Permits

## 2024 Permits Issued By Type



+ Total building permits have been fairly consistent over the last five years. For 2024 there were **536** total permits issued which is a slight increase from the two previous years. The five year average increased from 514 to 524 permits. With the unprecedented growth the county is expecting due to BlueOval SK we only expect this number to climb in the coming years.

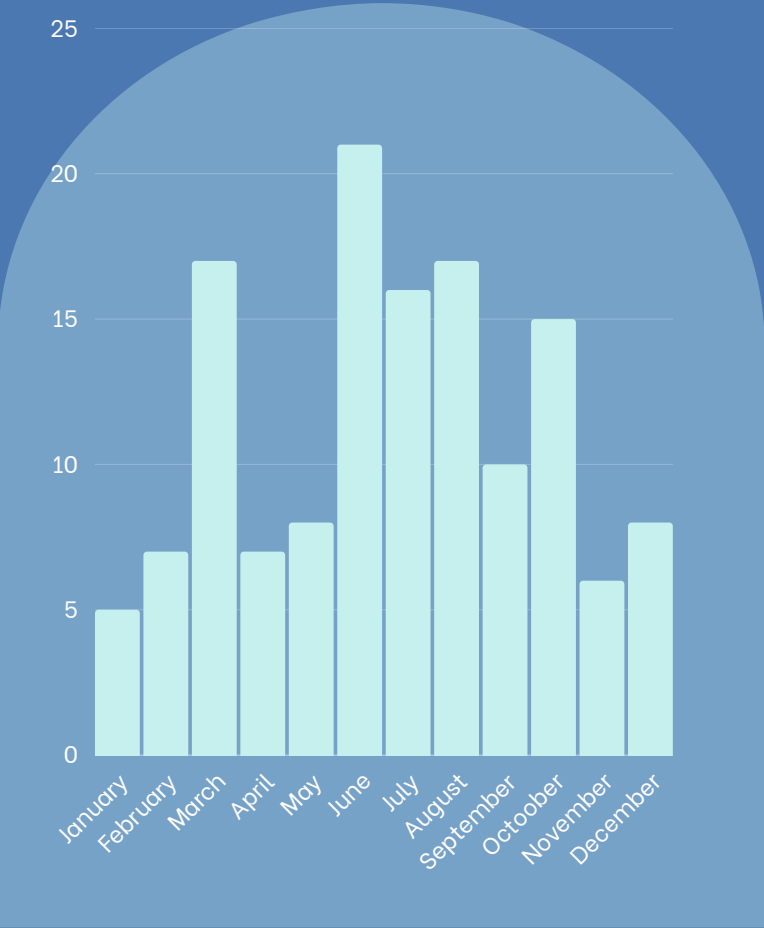
## 5 Year History of Total Permits





# Single Family Dwellings

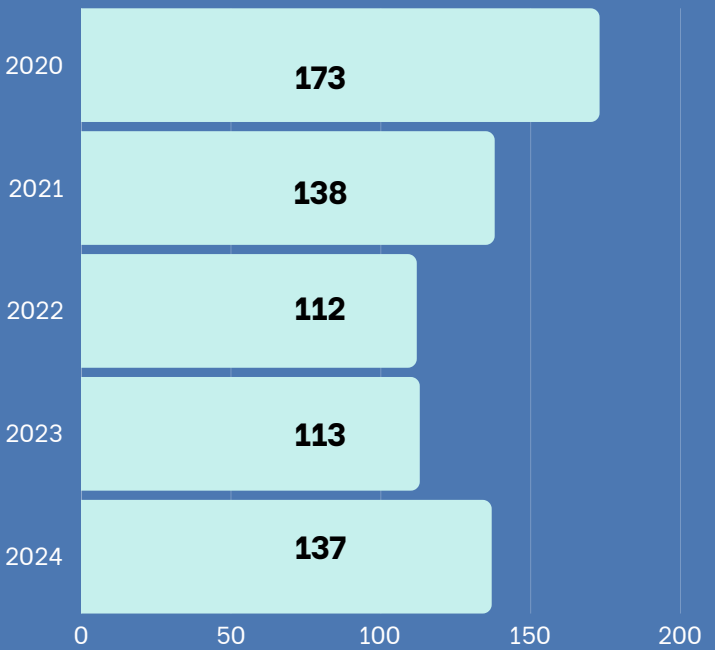
## Single Family Dwelling Permits By Month



✦✦✦ The average construction cost of a Single Family Dwelling reported to Hardin County in 2024 was **\$290,623.**

The total number of Single-Family Dwelling permits for 2024 is **137**, which is a slight increase from the previous 2 years. The average number of Single Family Dwellings permitted per year for the past five years is 135. The average number of single family dwellings permitted per month was 11.4 in 2024. The average square footage under roof for single family dwellings was 3,281 sq. ft. The square footage of new homes built in 2024 ranged from 580 sq ft to 15,520 sq. ft.

## 5 Year History of Total Single Family Dwelling Permits

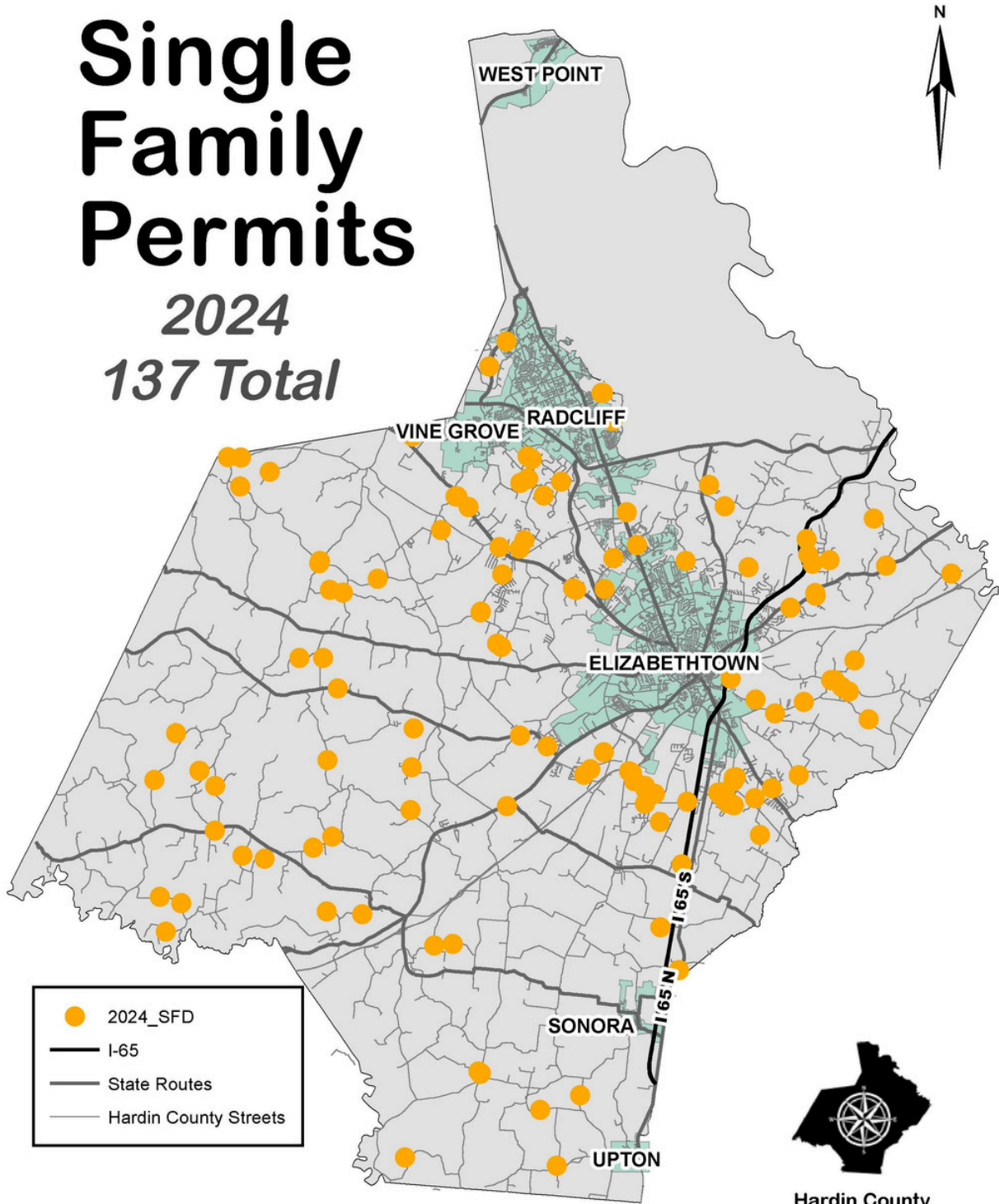






# Single Family Permits

2024  
137 Total



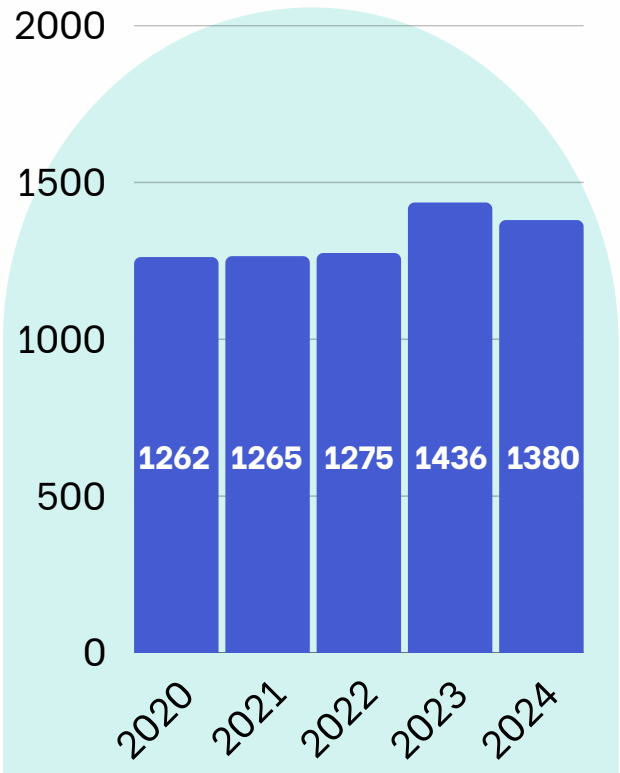
Hardin County  
Planning & Development  
December 2024



# Building Inspections

Type	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
Final	30	38	24	39	41	43	37	49	48	37	41	54	481
Footing	12	20	33	24	25	39	40	45	27	46	18	15	344
Framing	27	20	20	31	24	21	29	35	29	33	26	18	313
Re-Inspection	9	5	10	10	5	11	5	9	7	12	9	6	98
Status Check	10	16	14	13	15	13	8	17	9	9	9	11	144
TOTAL	88	99	101	117	110	127	119	155	120	137	103	104	1380

## Total Building Inspections Per Year



2024 had a slight decrease in building inspections with a total of 1,380. The five year average is 1,323 and the monthly average is 115. Per usual, final inspections were the most common type of inspection performed. Based on 20 working days a month, 2024 averaged 5.75 inspections per day.





# Building Plan Reviews

Type	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
Single Family	2	3	9	8	7	10	18	12	5	17	7	5	103
Basement Finish	1	1	2	3	2	1	1	1	3	1	4	1	21
Commercial	5	1	0	3	2	2	1	0	3	12	2	3	34
TOTAL	8	5	11	14	11	13	20	13	11	30	13	9	158

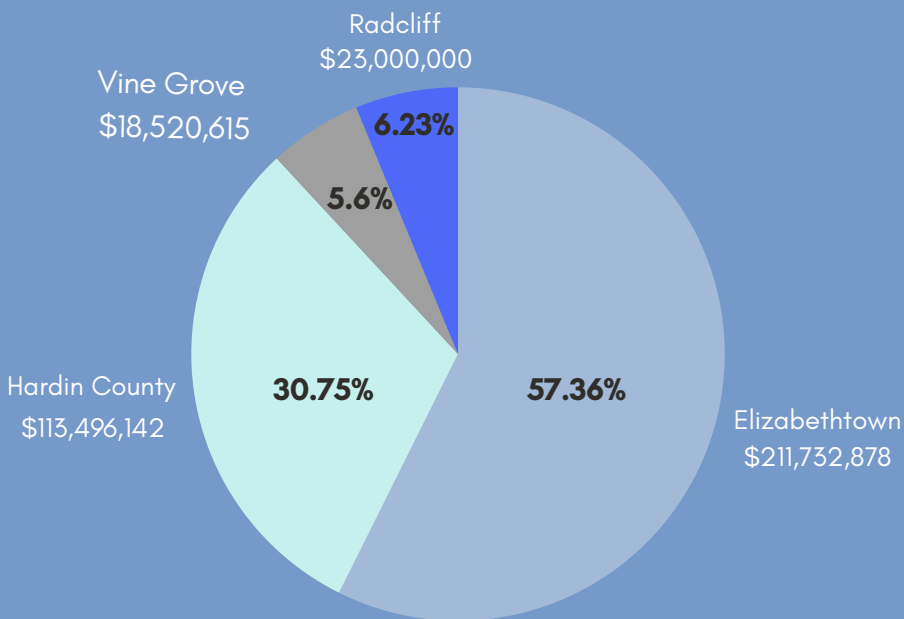
- + Plan Reviews are performed for all new single family dwellings with total roofed area of 2000 square feet or more, basement remodels, and commercial/industrial projects. There were a total of 158 plan reviews for 2024.
- + Plan reviews averaged 8.6 per month for single family dwellings; 1.75 per month for basement finishes and 2.8 per month for commercial/non-residential projects.
- + The increasing average house size in 2024 resulted in a significant increase in the number of single family dwelling plan reviews required. There were 21 more single family dwelling plan reviews in 2024 compared to 2023.
- + The number of basement finish plan reviews remained the same from 2023 to 2024.
- + Our office contracts with Larue County for commercial building permitting and inspections. 10 of the 34 commercial permits issued in 2024 were for projects in Larue County.
- + 12 of the Hardin County commercial permits were for mini-storage warehouses being built in Waco Subdivision off of Bardstown Road.





## TOTAL CONSTRUCTION COST FOR ALL REPORTING JURISDICTIONS

# \$369,146,569



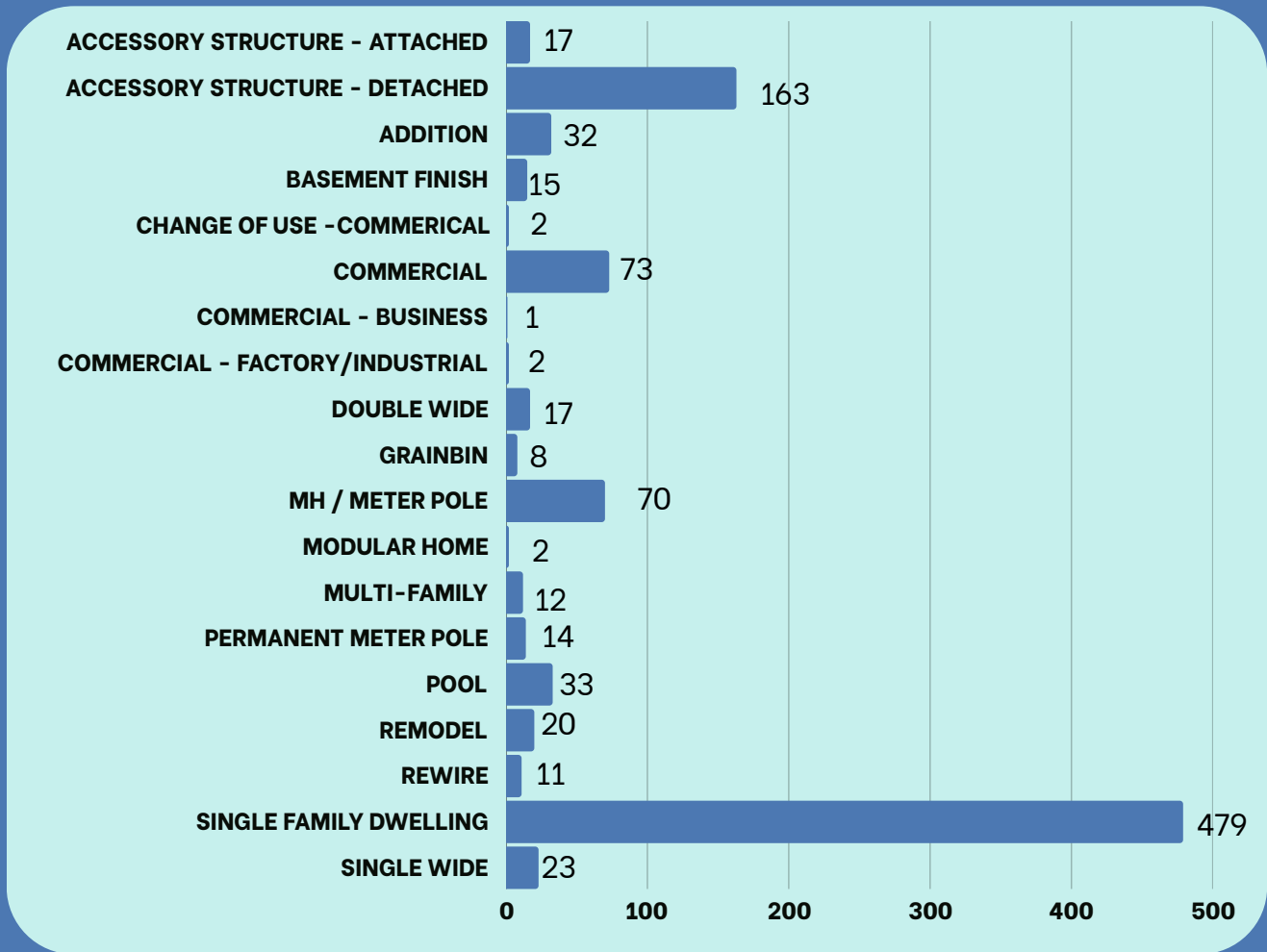
The total construction cost for building projects in unincorporated Hardin County was again higher than ever with a significant increase of \$63 million dollars from 2023. It is worth noting that the main contributor to that value is the construction of the new West Hardin Middle School with a reported cost of over \$59 million. In addition, the reported construction cost for the 137 new homes totaled \$39,805,325, an increase of over \$9.5 million from last year.

In contrast, the total construction cost across all jurisdictions significantly decreased by over \$144 million from last year. Elizabethtown's total construction cost was down from \$397 million in 2023 to \$211 million in 2024, nearly a \$186 million decrease. Radcliff was also down from 2023, from \$46 million to \$23 million in 2024. Vine Grove was the only incorporated city that could boast an increase, from \$18 million in 2023 to nearly \$21 million in 2024.



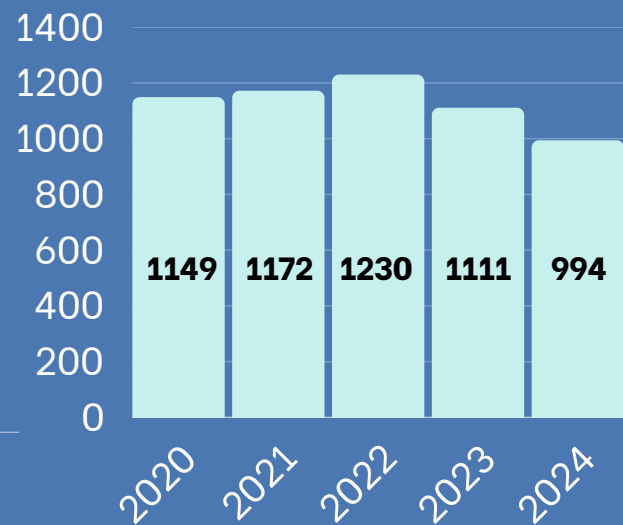


# Electrical Permits



The number of total electrical permits decreased again this year with a total of 994. In April of 2023 Vine Grove took over their electrical inspections which may be attributed to the decrease. 2022 was the busiest of the last 10 years with a total of 1,230. The five year average is 1,131 which is higher than this year's total. Single Family Dwellings are consistently the most common type of electrical permit issued, and include not only new construction but also service entrances, generators, roof mount solar panel installs, & service reconnects.

## Total Electrical Permits Per Year





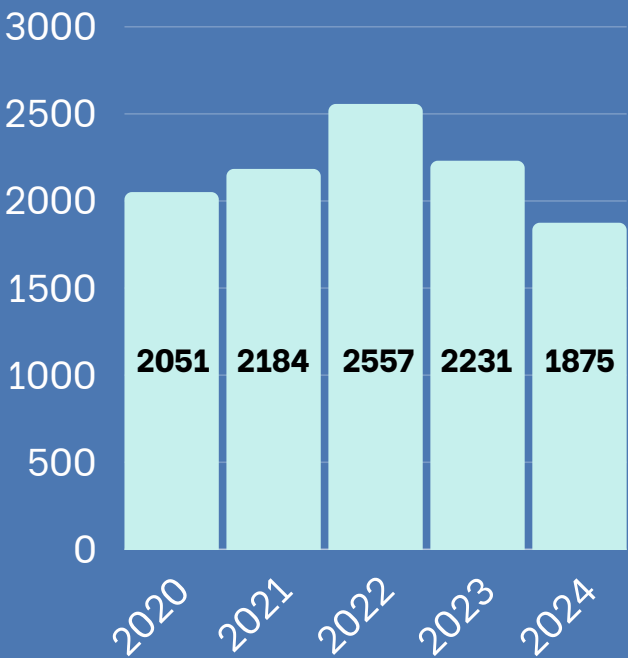
# Electrical Inspections By Type



Type	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
Final	53	53	76	68	73	120	79	69	60	73	78	84	886
Re-Inspection	7	1	3	4	8	7	4	10	9	3	9	4	69
Rough	38	37	30	44	33	31	40	34	36	50	37	22	432
Service Entrance	1	8	4	3	2	4	3	4	5	5	6	1	46
Status Check	1	3	2	13	7	5	5	4	4	0	4	11	59
Temp On Main	20	18	30	22	30	27	23	24	21	17	24	18	274
Temp Pole	6	5	7	10	17	3	15	13	10	11	6	6	109
TOTAL	126	125	152	164	170	197	169	158	145	159	164	146	1875

There were a total of **1,875** electrical inspections for 2024, which is a 20% decrease from 2023. Electrical inspections averaged 156 per month, which is equal to approximately 13 per day with a 3-day work week. Our office processes electrical inspections for all of unincorporated Hardin County, West Point, Sonora, Upton, and Larue County.

## Total Electrical Inspections Per Year

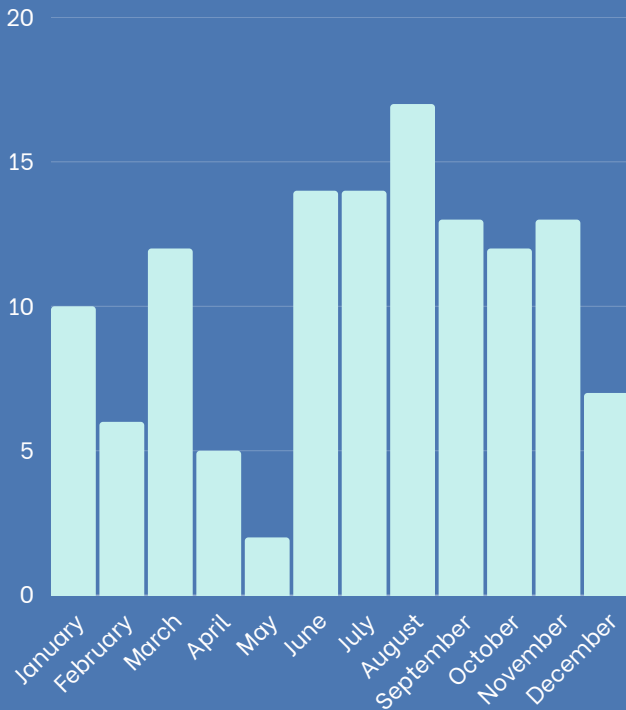




# Plat Recordings

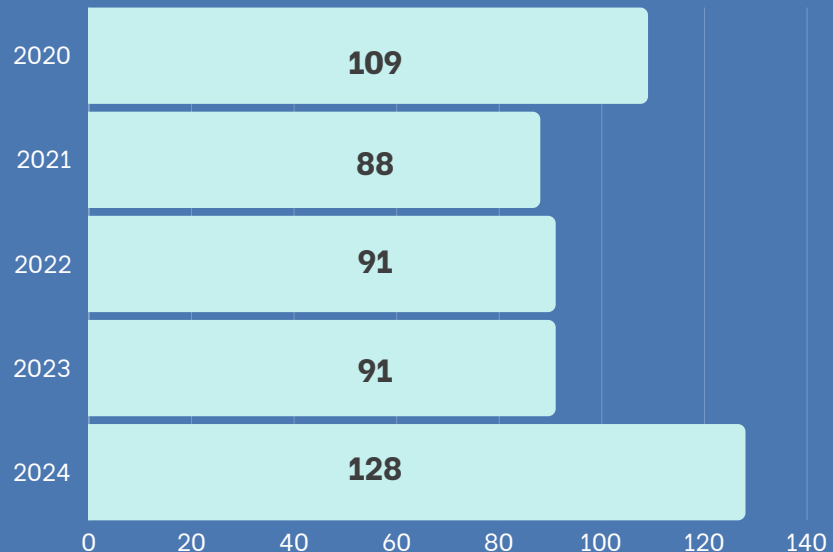


## 12 Month History of Recorded Plats



Plat approval has been fairly consistent over the last five years. For 2024 there were **128** total plats recorded. 2003 is the highest year with 186 plats recorded. The last five years have averaged 101.4 plats recorded each year.

## 5 Year History of Recorded Plats





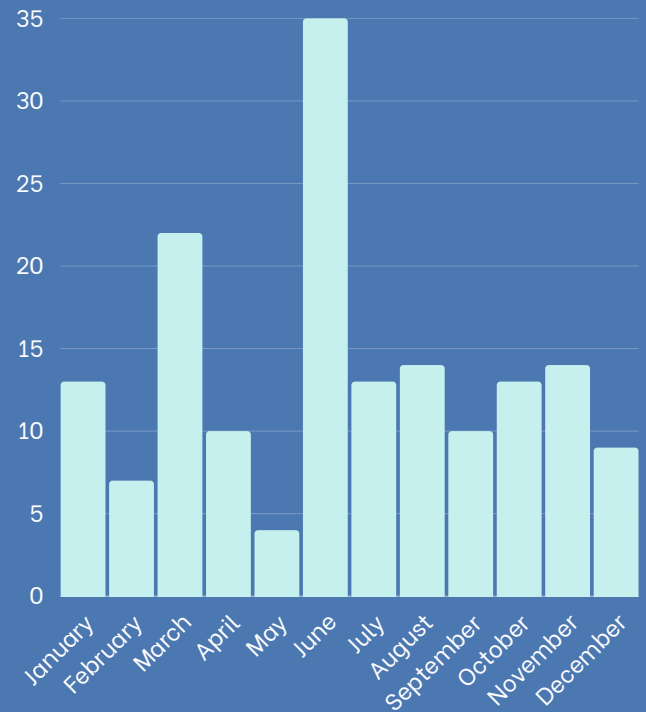
# Lots



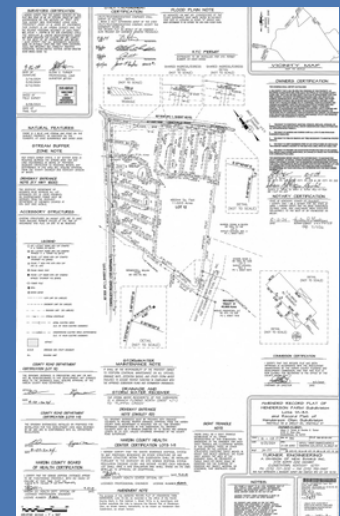
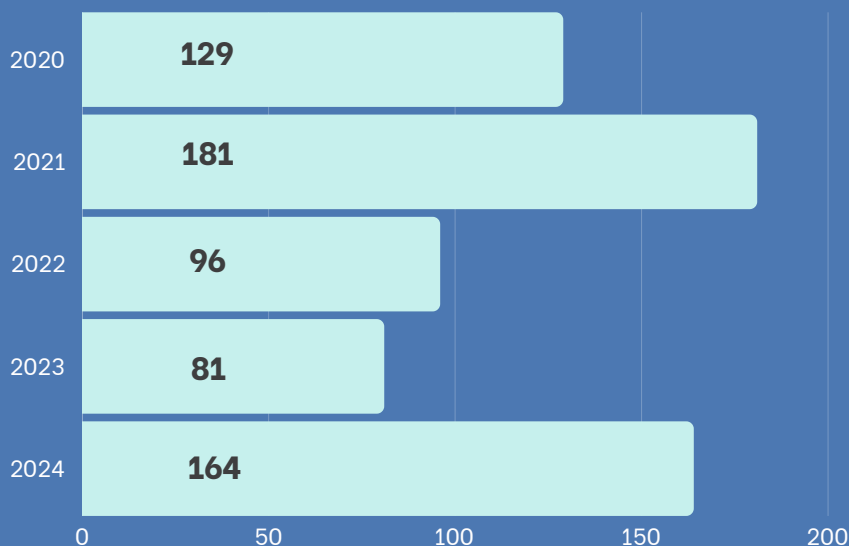
## Recorded

For 2024 there were **164** new lots created. The last five years have averaged 130 new lots created each year. The plats that created the most lots for the year were Roy Lane Acres on Laurel Ridge Road which created 9 lots, Henderson Farm Division on Owsley Road which created 9 lots and Leasors Landing Subdivision on Thompson Road which created 8 lots.

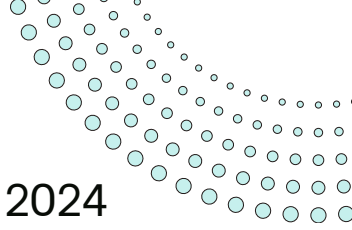
### 12 Month History of Recorded Lots



### 5 Year History of Lots Recorded







# Land Use Review

Type	Total Applications	Approved	Expired	Denied	Withdrawn	Pending
Conditional Use Permit	21	20	0	0	0	1
Development Plan	14	7	3	0	0	3
Zone Change	14	13	1	0	0	0
Public Facility	0	0	0	0	0	0
Road Closing	1	1	0	0	0	0
Site Plan	38	33	0	0	2	3
Waiver	0	0	0	0	0	0
Variance	23	21	0	0	2	0
TOTAL	111	95	4	0	4	7

+ A total of **14** Zone Changes were submitted to the Planning Commission during 2024. Nine of those Zone Changes were from Residential to Commercial. Additionally, four Zone Changes occurred in the **Glendale** area. The Planning Commission also approved one road closing, an undeveloped portion of Christine Way within Concord Heights, Section 1, Lot 11.

+ The Commission Staff reviews all Development Plans and Site Plans. A total of **14** Development Plans for Assembly, Commercial and Industrial projects were reviewed along with **38** Site Plans for Residential and small scale Commercial related projects.

+ A total of **41** applications were considered by the Board of Adjustment during 2024 for Conditional Use Permits and Variances. The Planning Commission considered 2 Conditional Use Permits due to associated Zone Changes.



## Violations Report

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

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

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

In 2024, a total of 32 violations were investigated via a Site Visit and resulted in letters being mailed out. Of the 32 violations investigated, 27 were closed out for compliance or approval with 5 items pending potential litigation.

Violation Type	Total Investigations
Inoperable Vehicles	5
RV's Used as Dwellings	20
Operating A Business without a Permit	7
<b>TOTAL</b>	<b>32</b>





## Continuing Education Training

- + APA-KY Spring Planning Conference, Dale Hollow Lake, KY – Adam & Haley attended the conference and Adam presented his last awards ceremony as president of APA-KY.



- + APA-KY Planning 1 Day Conference, Elizabethtown, KY – Adam, gave a presentation titled, 2023 Growth in Hardin County, KY, with the planning director of City of Elizabethtown, Joe Reverman, which also highlighted growth in Elizabethtown.

- + CAAK Winter Training, Virtual

- + CAAK Fall Conference, Owensboro, KY



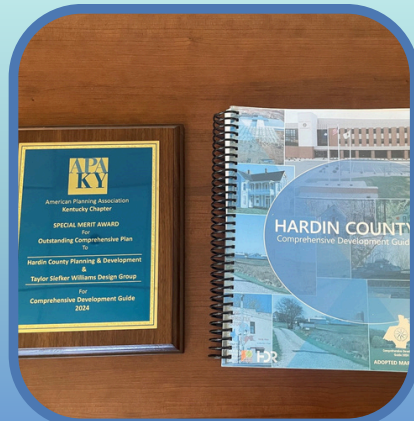


## In Memory Of David Veirs

Former electrical inspector, David Veirs, passed away on December 23, 2024. David was a true public servant for his 41 years of service as the electrical inspector for unincorporated Hardin County.

## Outstanding Comprehensive Plan

Hardin County Planning & Development was awarded for an outstanding plan by the KY Chapter of the American Planning Association for the Comprehensive Development Guide, 2024.



## Creating Vibrant Communities Grant

Hardin County Planning & Development was awarded a grant through KYTC's Creating Vibrant Communities Program to develop a small area plan for the Glendale Rural Village.



# 2024

## Hardin County Planning & Development

### Contact Information



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