

Hardin County Planning & Development Commission

13 October 2026



Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

Owner: Third Generation Enterprises, LLC

Applicant: Rafferty Development, LLC

13 October 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 a proposed Dollar General store. The property is a 2.149 acre site located at 2305 Hodgenville Road, 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	Hardin County, KY
B.	Vicinity Map	T. Zone Change application
C.	Future Land Use Map (Urban Area)	U. Staff Report and COMPREHENSIVE PLAN ANALYSIS
D.	Planning Area Maps & Analysis (Valley Creek Urban Area)	V. Statements of opposition
E.	Zoning Map	W. Brackett Presentation
F.	Environmental Features Map	X. *Comprehensive Development Guide
G.	Topography Map	Y. *Development Guidance System Ordinance
H.	Aerial Photo	*Not provided in PowerPoint
I.	Table 1: Land Use Table (Zoning Ordinance)	
J.	Proposed Development Plan	
K.	Building Renderings	
L.	Signage Renderings	
M.	Photos of the Site	
N.	Emails from KYTC & Health Department	
O.	KYTC Traffic Count Information	
P.	KYTC Accident Data	
Q.	Character of the Area Analysis	
R.	Analysis of SFD construction in the last 10 years within 1 mile	
S.	Analysis of other Dollar General locations in Unincorporated	

Newspaper Ad on Saturday
October 3, 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. EST / 4:00 p.m. CST on Tuesday, 13 OCTOBER 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 zoning map from the R-1 - URBAN RESIDENTIAL ZONE to the C-1 - CONVENIENCE COMMERCIAL ZONE for A +/- 2.149 ACRE SITE LOCATED at 2305 HODGENVILLE RD, ELIZABETH-TOWN, KY 42701.



2 Signs posted on site since September 24, 2026



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

September 25, 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 2305 HODGENVILLE RD, ELIZABETHTOWN, KY. The owner, THIRD GENERATION ENTERPRISES LLC, is requesting a Zoning Change for A +/- 2.149 ACRE SITE FROM R-1 TO C-1 FOR A PROPOSED DOLLAR GENERAL STORE. – See Enclosed Map

The hearing will be held as follows:

DATE:	13 OCTOBER 2026
TIME:	5:00 PM EST/ 4:00 PM CST
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:	ZONE CHANGE FROM R-1 TO C-1 TO ALLOW FOR A DOLLAR GENERAL 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.

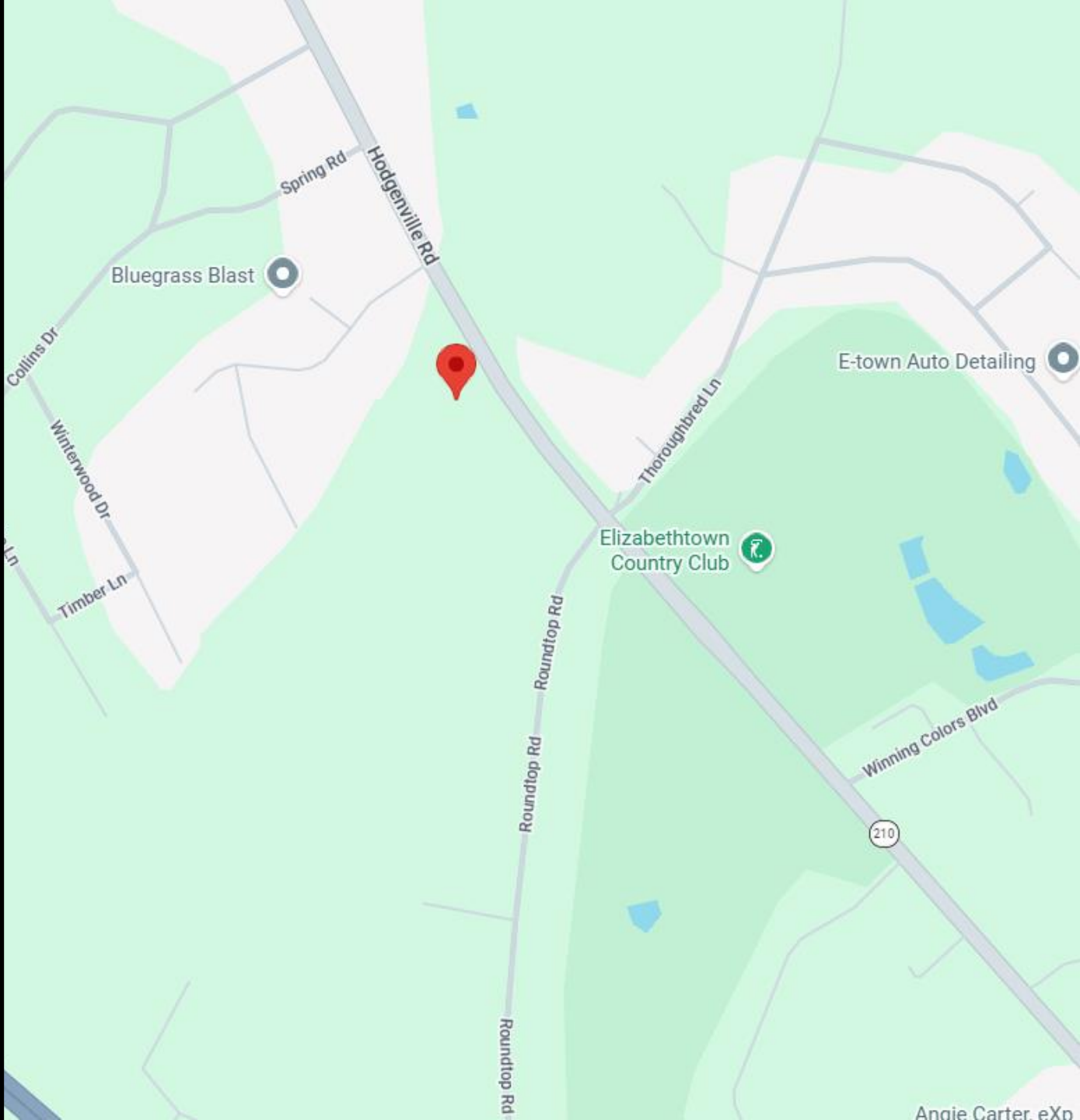
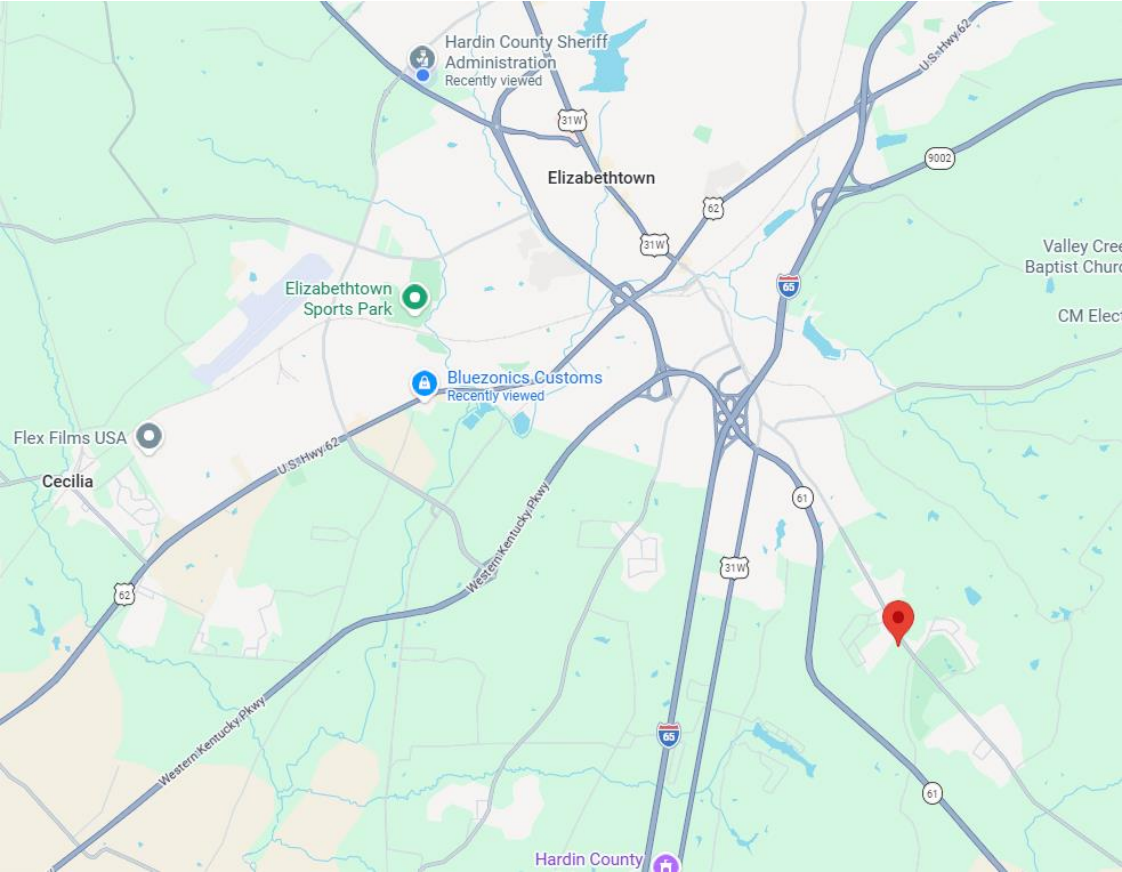
Please call the Planning Commission office at 270-769-5479 if you have any questions.


Adam C. King, AICP
Director

c: EG THOMPSON, Magistrate

First class mailings sent to adjoining property owners

VICINITY MAPS



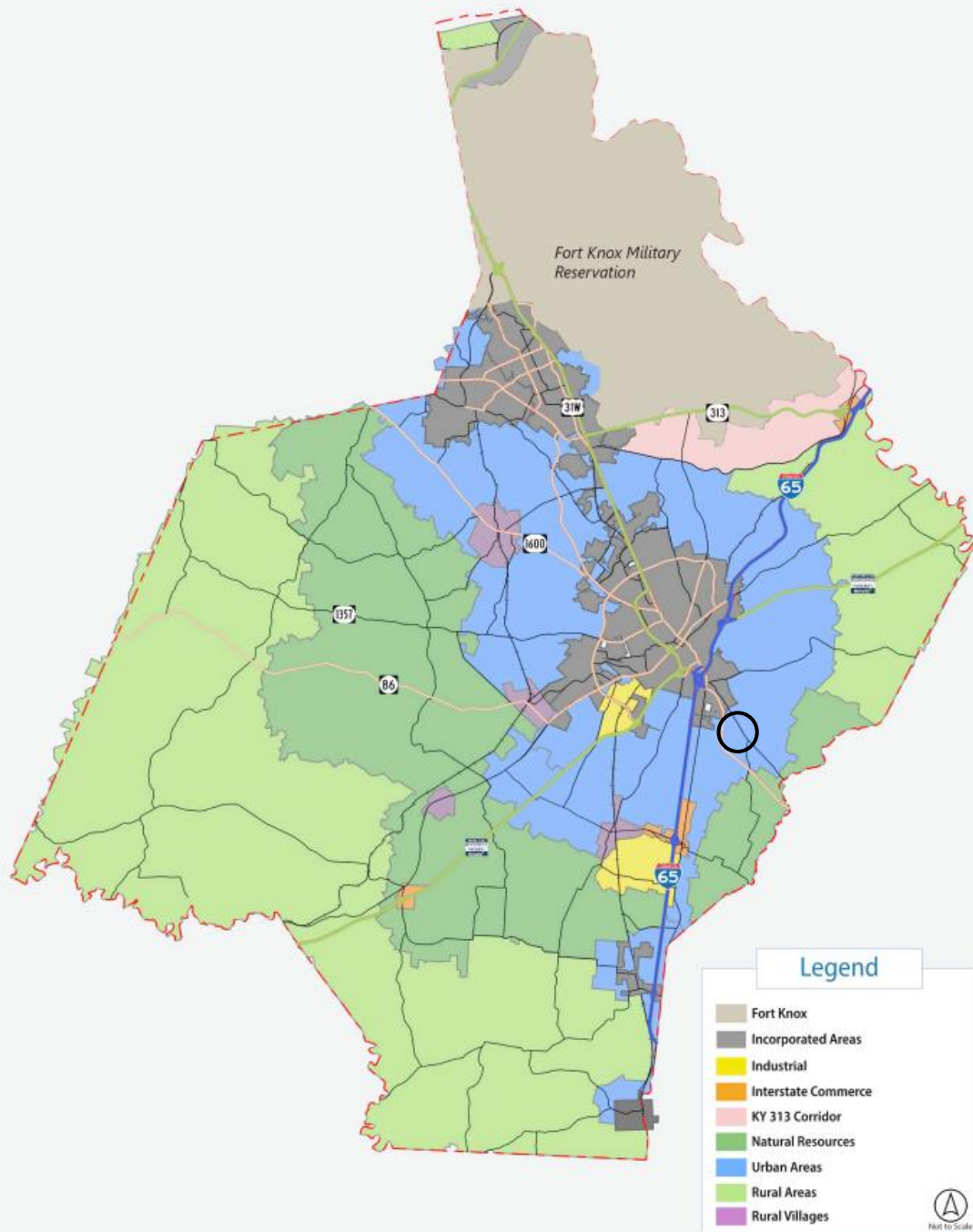


Figure 2-1: Future Land Use Map

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.

Existing Land Use: The urban areas include those portions of the county that are currently the most densely developed. Along the state highways and arterial or collector roads in the county, there is a mix of commercial and high-density residential uses, as well as some light industrial uses. The area also includes numerous single-family houses and subdivisions that range from a suburban scale to a rural character. There is a sizeable amount of farmland and undeveloped property located in the urban areas that is anticipated to transition as development continues. Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.

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.

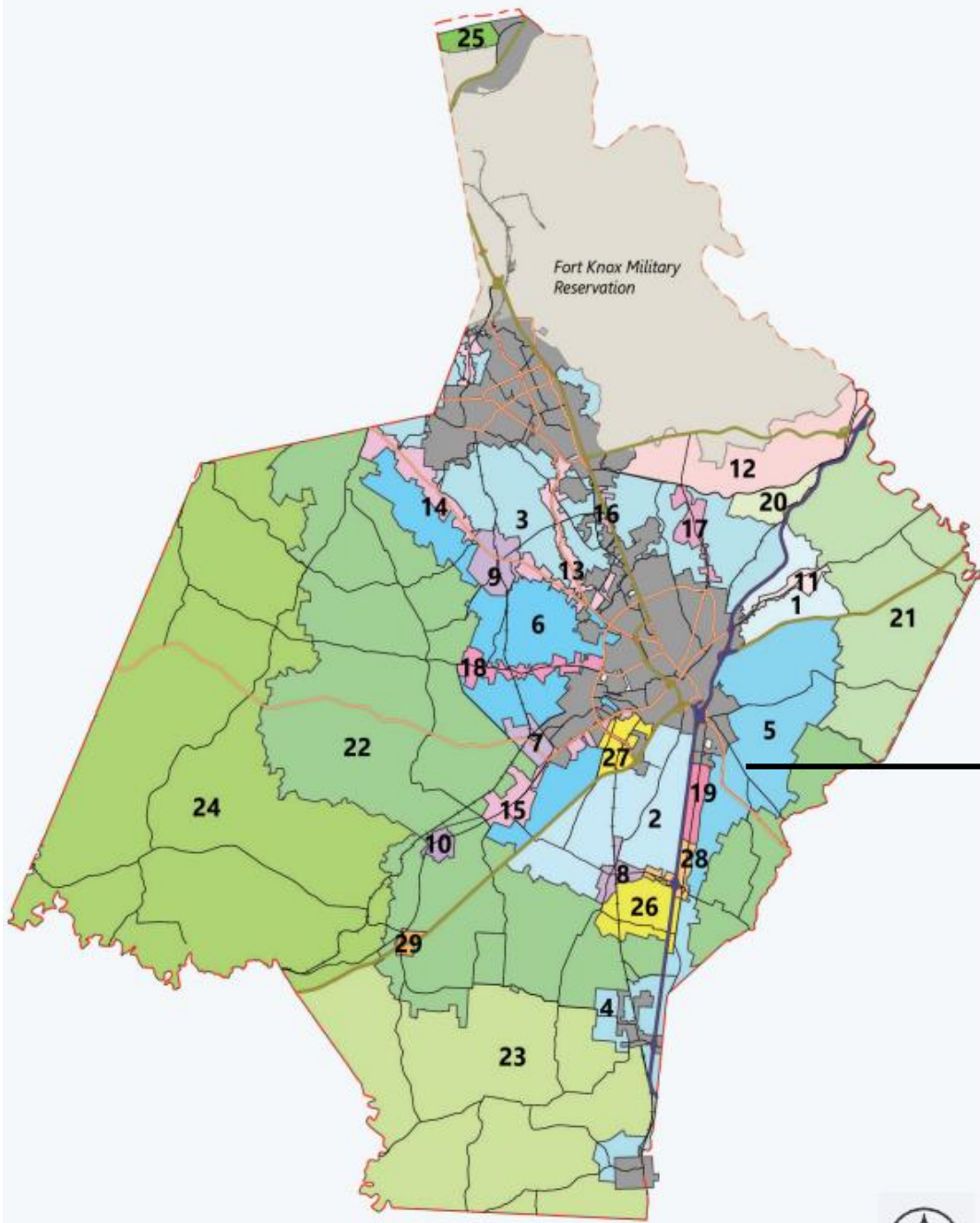
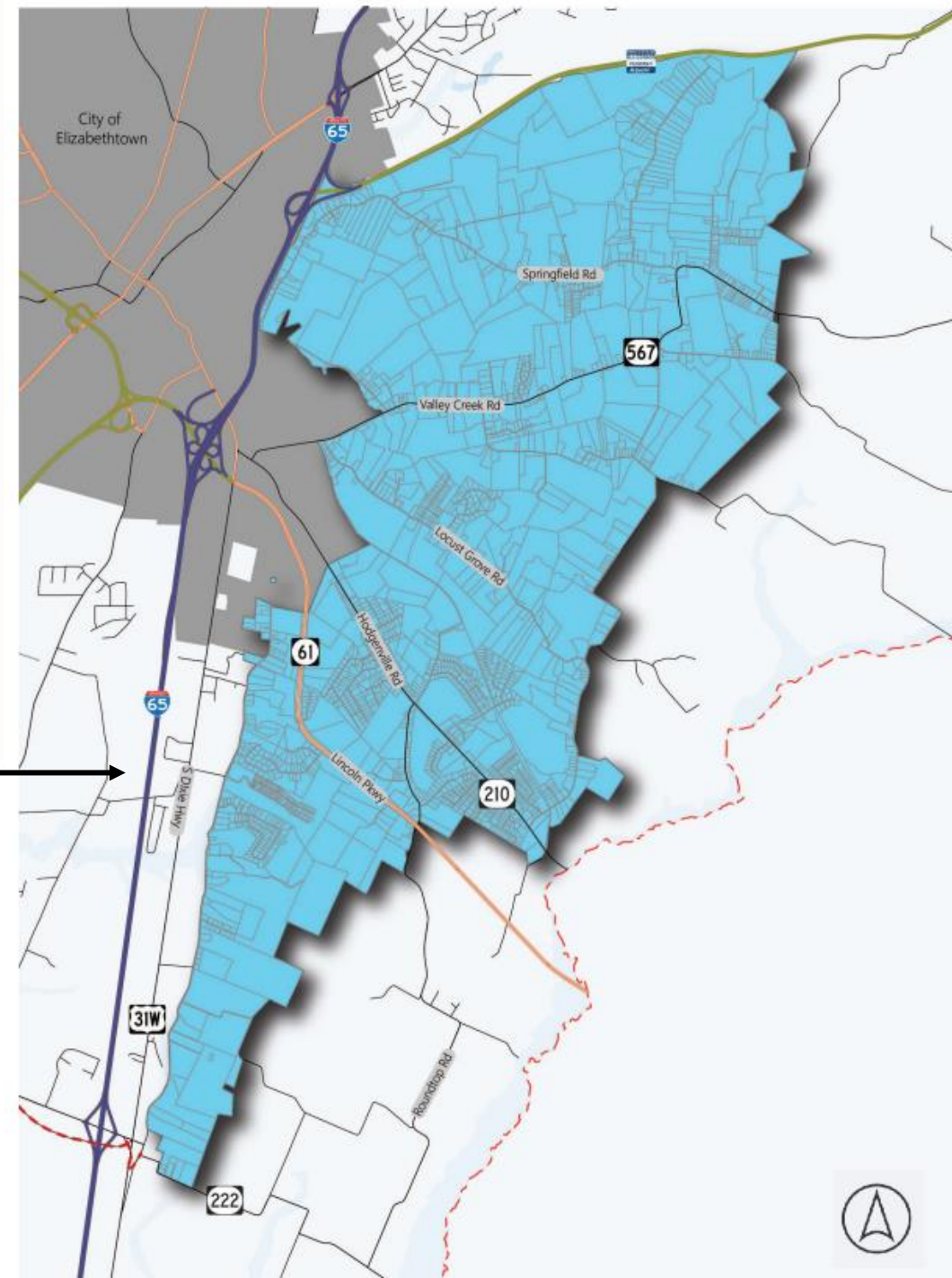


Figure 2-2: Planning Areas

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.

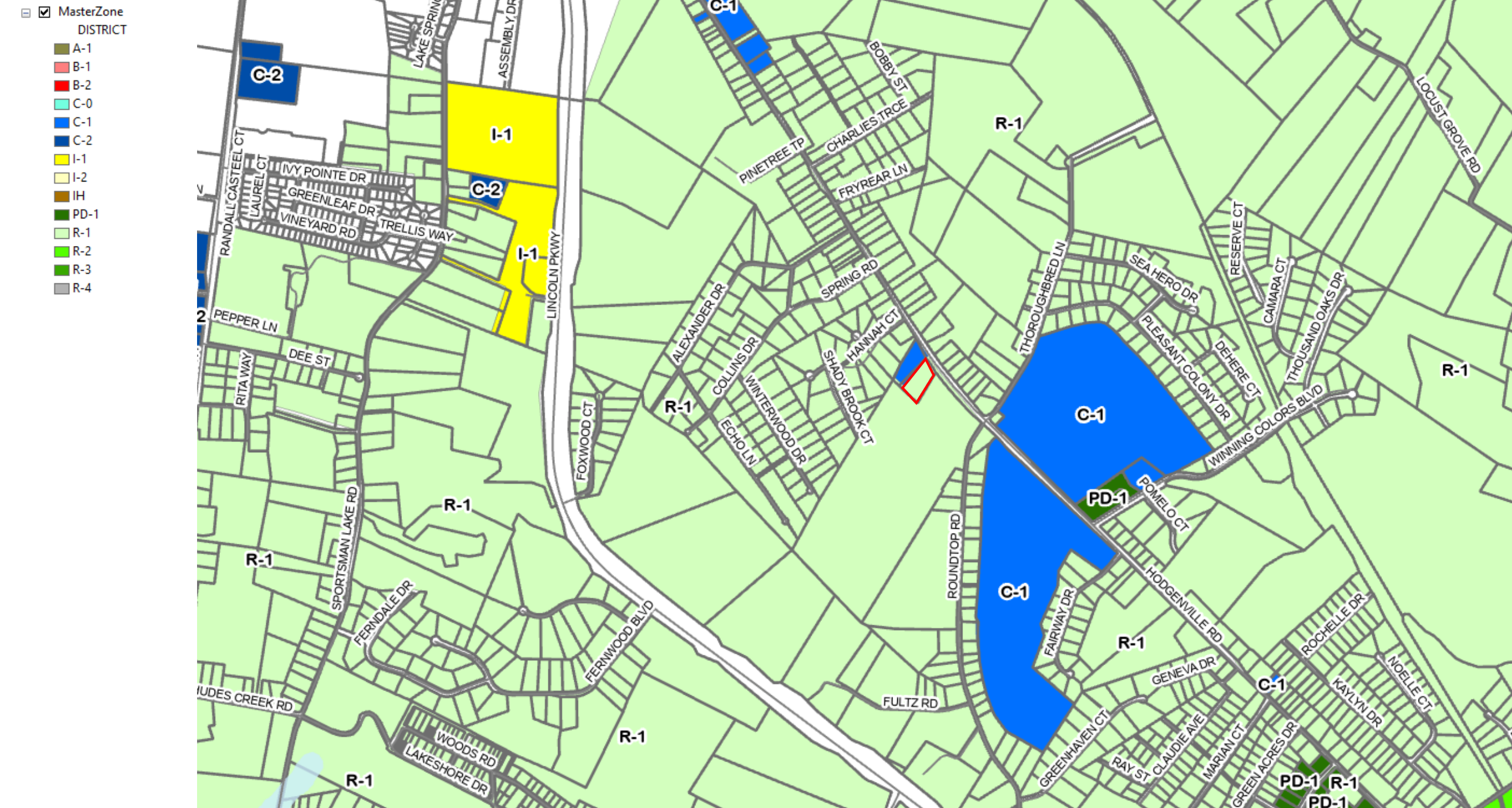
Central Target Area: Parcels along Springfield Road, Ford Highway, Valley Creek Road (KY 567), and Locust Grove Road

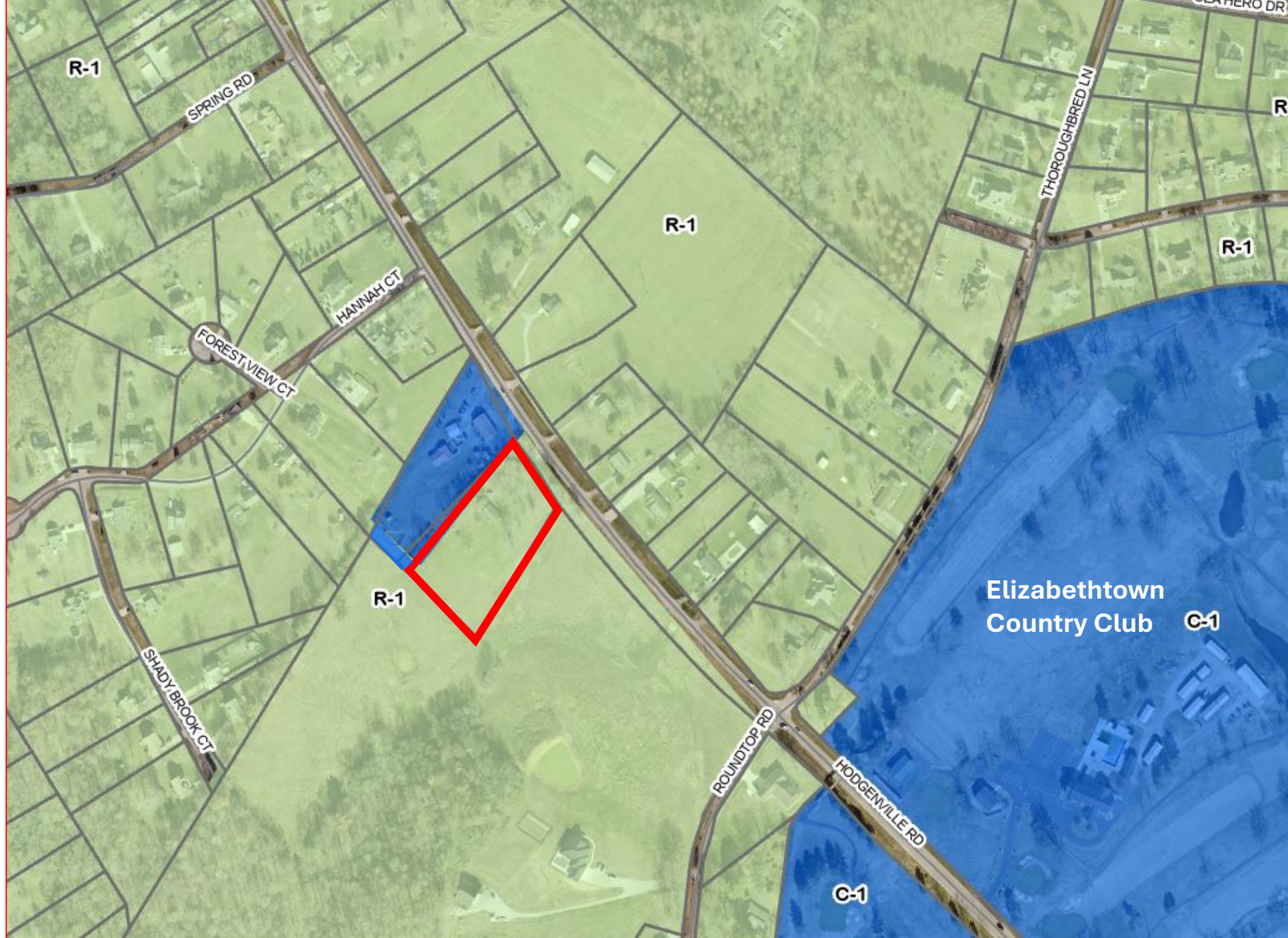
- Residential subdivisions with access to individual residential lots from internal streets are appropriate along Springfield Road, Ford Highway, Valley Creek Road (KY 567) and Locust Grove Road.

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.

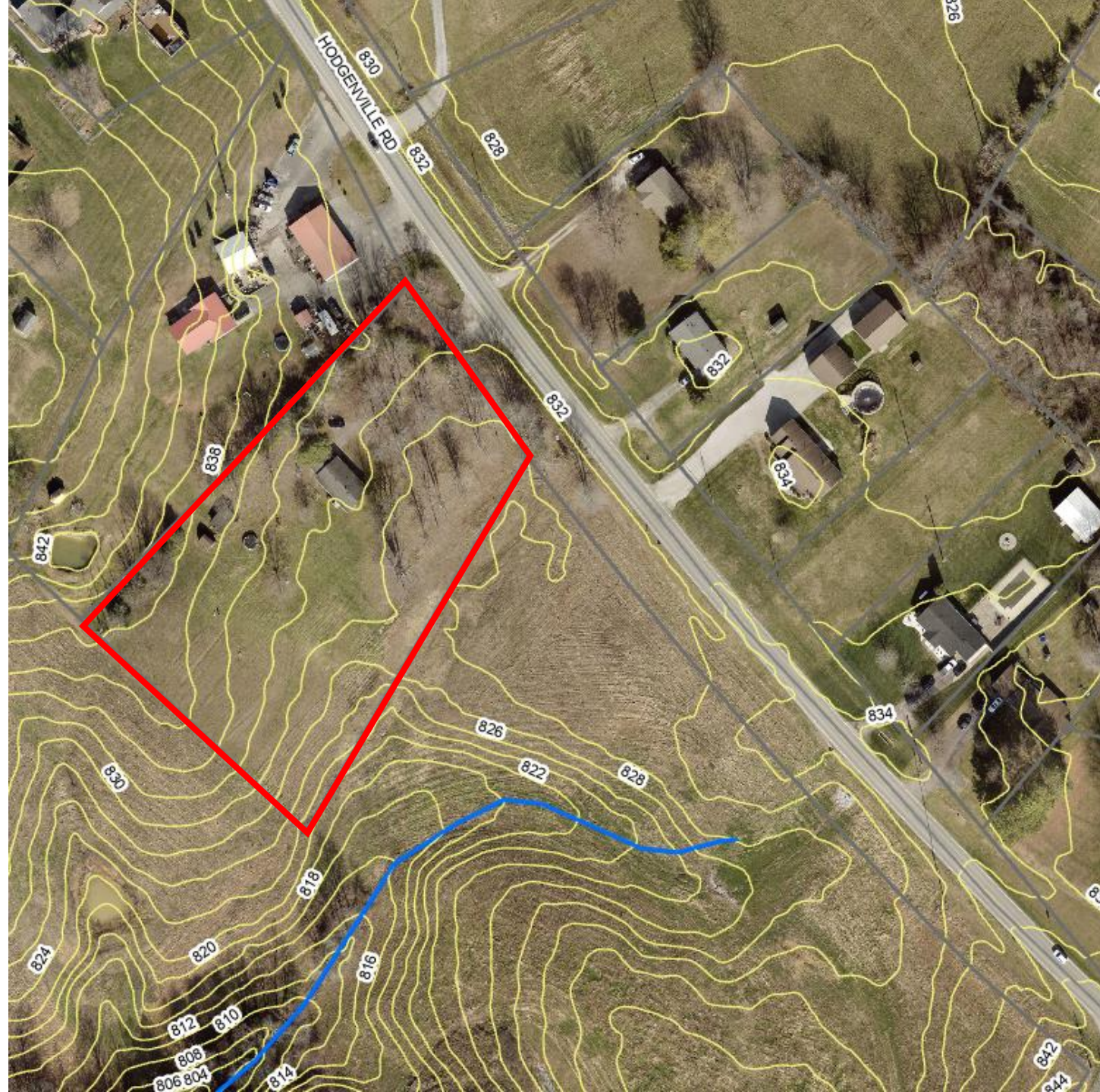
ZONING MAP





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







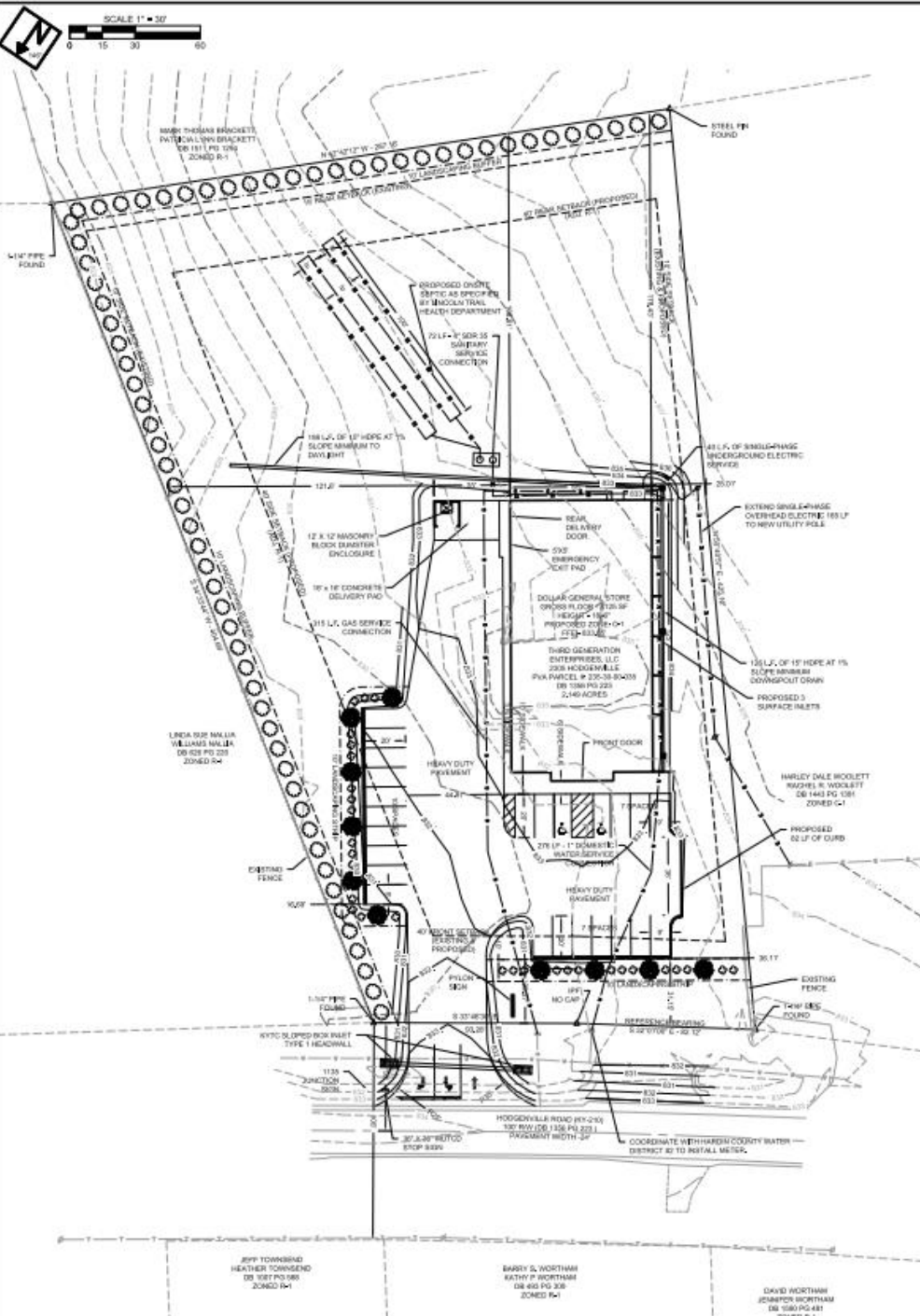
Description			Finished Basement %	0
Type of Residence	1-STORY RANCH		Bedrooms	2
Year Built	1961		Full Baths	1
Num Stories	1		Half Baths	0
Above Ground Sqft	1104		Exterior	BRICK
Total Living Area	1104		Heat	GAS
Basement	CRAWL		Air Condition	CENTRAL/AC
Basement Sqft	0		Fireplace	0
Basement Sqft Finish	0			



Brackett
65 acres

LISTED USES		P = Permitted Use				C = Conditional Use				A = Accessory Use				-- = Not Permitted			
		A-1	R-1	R-2	R-3	R-4	R-5	C-0	C-1	C-2	B-1	B-2	I-1	I-2	I-H	PD-1	
1.	Accessory Structures	A	A/C	A/C	A/C	A	--	P	P	P	P	P	P	P	P	A	
2.	Agricultural Tourism	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
3.	Agricultural Use	P	P	P	P	P	--	P	P	P	P	P	P	P	P	P	
4.	Agriculture Equipment Sales & Service	C	--	--	--	--	--	--	P	P	--	--	--	--	--	--	
5.	Airports	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
6.	Amusement Enterprises (Indoor)	--	C	C	C	--	--	C	C	C	C	--	A	A	--	--	
7.	Antique, Gift & Craft Shops	C	C	C	C	--	--	P	P	P	--	P	A	A	--	P	
8.	Apparel Store	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	
9.	Asphalt Manufacturing	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
10.	Automobile Manufacturing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	
11.	Automotive Repair	--	C	C	C	--	--	C	C	C	C	--	C	C	--	--	
12.	Automotive Sales	--	--	--	--	--	--	--	C	C	C	--	--	--	--	--	
13.	Automotive Storage (2-5 vehicles)	C	C	C	C	C	C	--	--	--	--	--	--	--	--	C	
14.	Bank, Savings & Loan	--	--	--	--	--	--	--	P	P	P	--	A	A	--	P	
15.	Beauty & Barber Shop	C	C	C	C	--	--	P	P	P	--	P	A	A	--	P	
16.	Bed & Breakfast	C	C	C	C	--	--	P	P	P	--	P	--	--	--	P	
17.	Blast Furnaces, Metal Smelting, Ore or Metal Reducing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	
18.	Boarding House and/or Group Home	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
19.	Building Material Sales	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--	
20.	Cemetery	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	
21.	Charitable Gaming Activity	--	C	C	C	--	--	--	C	C	C	--	--	--	--	--	
22.	Child Care Center	C	P/C	P/C	P/C	P/C	P/C	P/C	P	P	C	C	A/C	A/C	P/C	P/C	
23.	Church (with Cemetery)	P	P	P	P	--	--	P	P	P	P	P	C	C	--	P	
24.	Contractor's Equipment Yard	--	--	--	--	--	--	--	--	P	--	--	P	P	--	--	
25.	Convenient Store and/or Filling Station	--	--	--	--	--	--	--	P	P	P	--	C	C	--	--	
26.	Crushed Stone, Sand, Gravel Operation	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
27.	Cultural Services	C	C	C	C	--	--	P	P	P	P	P	--	--	--	P	
28.	Dry Cleaner	--	--	--	--	--	--	--	P	P	--	P	--	--	--	P	
29.	Dwelling; Accessory	C	C	C	C	--	--	--	--	--	--	--	--	--	--	C	
30.	Dwelling; Mobile Home	C	C	C	C	--	P	--	--	--	--	--	--	--	C	C	
31.	Dwelling Multiple; Two Dwellings on 11.0 acres or greater	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
32.	Dwelling; Single Family	P	P	P	P	P	P	C	C	C	C	C	C	C	P	P	
33.	Educational Institution	P	P	P	P	--	--	--	P	P	--	--	P	P	--	P	
34.	Farmers Market	C	--	--	--	--	--	--	P	P	--	--	--	--	--	P	
35.	Funeral Home	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	
36.	Furniture Store	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	
37.	Grain Bin Facility	C	--	--	--	--	--	--	P	P	--	--	--	--	--	--	
38.	Greenhouse & Plant Nursery	C	C	C	C	--	--	P	P	P	P	P	--	--	--	--	
39.	Home Occupation	A/C	A/C	A/C	A/C	A/C	A/C	--	--	--	--	--	--	--	A/C	A/C	
40.	Hotel & Motel	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	
41.	Indoor Storage-Construction Equipment	--	--	P	P	--	--	P	P	P	P	--	P	P	--	--	
42.	Junk Yard	--	--	--	--	--	--	--	C	C	C	--	C	C	--	--	
43.	Kennels	C	C	C	C	--	--	--	C	C	C	--	C	C	--	--	
44.	Livestock Auction and/or Stock Yard	C	--	--	--	--	--	--	--	C	--	--	--	C	--	--	
45.	Machinery Sales & Service	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--	
46.	Manufactured Home Dealers	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	
47.	Manufacturing Use	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	

LISTED USES		P = Permitted Use				C = Conditional Use				A = Accessory Use				-- = Not Permitted			
		A-1	R-1	R-2	R-3	R-4	R-5	C-0	C-1	C-2	B-1	B-2	I-1	I-2	I-H	PD-1	
48.	Medical Cannabis - Cultivator, Dispensary, Processor, Producer, Safety Compliance Facility	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	
49.	Meat Packing Plant	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
50.	Medical Office	--	C	C	C	--	--	P	P	P	--	P	C	C	--	P	
51.	Mobile Home Park	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	
52.	Mobile Office	--	C	C	C	--	--	--	C	C	C	--	C	C	--	--	
53.	Multi-Family Housing	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	
54.	Non-Commercial Saw Mill	P	--	P	P	--	--	--	--	--	--	--	--	--	--	--	
55.	Nursing Home	--	C	C	--	--	--	--	P	P	--	--	--	--	--	P	
56.	Outlet Mall and/or Department Store	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	
57.	Owner-Operated, Specially Skilled Shop for Agricultural Related Use	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
58.	Parking Lot	C	C	C	C	--	--	P	P	P	P	P	--	--	--	P	
59.	Petroleum Production, Refining and/or Storage	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	
60.	Plumbing & Electrical Supply	--	--	--	--	--	--	--	P	P	P	--	P	P	--	--	
61.	Printing, Publishing & Engraving	--	--	--	--	--	--	--	P	P	--	--	P	P	--	--	
62.	Private Club	C	C	C	C	--	--	--	P	P	--	--	C	C	--	P	
63.	Private School	P	P	P	P	--	--	--	P	P	--	--	--	--	--	P	
64.	Professional Office	--	C	C	C	--	--	P	P	P	--	P	P	P	--	P	
65.	Rail Road Siding Operation	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	
66.	Ready Mix and/or Concrete Plant	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
67.	Recreational Enterprises (Outdoor)	C	C	C	C	--	--	C	P	P	--	--	--	--	--	--	
68.	Recycling Center	--	--	--	--	--	--	--	C	C	C	--	C	C	--	--	
69.	Repair of Household Appliances	--	C	C	C	--	--	P	P	P	--	--	--	--	--	--	
70.	Restaurants	C	C	C	C	--	--	P	P	P	P	P	A	A	--	P	
71.	Research Laboratory	--	--	--	--	--	--	--	P	P	--	--	P	P	--	--	
72.	Retail Food Store	--	--	--	--	--	--	--	P	P	P	--	--	--	--	P	
73.	Retail Neighborhood Use	--	C	C	C	C	C	P	--	--	--	--	--	--	--	P	
74.	Retail Sales of Merchandise	--	C	C	C	C	C	P	P	P	C	--	A	A	--	P	
75.	Saw mills	C	--	--	--	--	--	--	C	C	C	--	C	C	--	--	
76.	Scrap Metal	--	--	--	--	--	--	--	--	C	--	--	C	C	--	--	
77.	Self / Mini Storage Units	--	C	C	C	C	C	--	P	P	P	--	--	--	--	P	
78.	Self Serve Laundry	--	C	C	C	C	C	P	P	P	--	--	--	--	--	P	
79.	Sexually Oriented Business	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	
80.	Shoe Repair	--	C	C	C	C	--	P	P	P	--	P	--	--	--	P	
81.	Signage (On and Off-Site)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	
82.	Slaughter House	C	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
83.	Tailors Shop	--	C	C	C	--	--	P	P	P	--	P	--	--	--	P	
84.	Temporary Real Estate Sale Office	--	C	C	C	C	C	--	--	--	--	--	--	--	--	P	
85.	Temporary Use- See Definition	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
86.	Theater	--	--	--	--	--	--	--	P	P	P	C	--	--	--	--	
87.	Tractor Trailers (Parking & Storage)	P	C	C	C	--	--	C	P	P	P	C	P	P	C	C	
88.	Truck or Freight Terminal	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
89.	Veterinary Clinics	C	C	C	C	--	--	C	P	--	--	--	--	--	--	--	
90.	Warehousing	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--	
91.	Welding Shop	C	C	C	C	--	--	C	P	P	--	--	P	P	--	--	
92.	Wholesaling	--	--	--	--	--	--	--	--	P	--	--	P	P	--	--	



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY
DIRECTION AND ALL OF THE SURVEY WAS PERFORMED USING A CAUTION BOX
AND A TOTAL STATION. THE SURVEY WAS PERFORMED ON THE 15TH DAY OF
JULY 2024. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE KENTUCKY SURVEYING ACT. THE HORIZONTAL DATUM OF THE
SURVEY IS THE NORTH AMERICAN DATUM OF 1983. THE VERTICAL DATUM OF THE
SURVEY IS THE NORTH AMERICAN DATUM OF 1983. THE SURVEY WAS PERFORMED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE KENTUCKY SURVEYING ACT.
DATE: 7/15/2024
SURVEYOR: [Signature]

CERTIFICATE OF ACCURACY AND HEDGECRY
I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN, STREET, DRAINAGE, AND UTILITY
CONNECTIONS, AS APPROVED BY THE APPROPRIATE GOVERNMENT AGENCIES FOR LOCAL
GENERAL, LOCATED AT 2305 HODGENVILLE ROAD, ELIZABETHTOWN, KENTUCKY, ARE ACCURATE TO MEET
THE REQUIREMENTS FOR THE TRIPLE 6\"/>

ELIZABETHTOWN, KY 42701
DATE: 7/15/2024

OTHER CERTIFICATES
DATE: 7/15/2024

ELIZABETHTOWN, KY 42701
DATE: 7/15/2024

DATE: 7/15/2024

DATE: 7/15/2024

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DATE: 7/15/2024

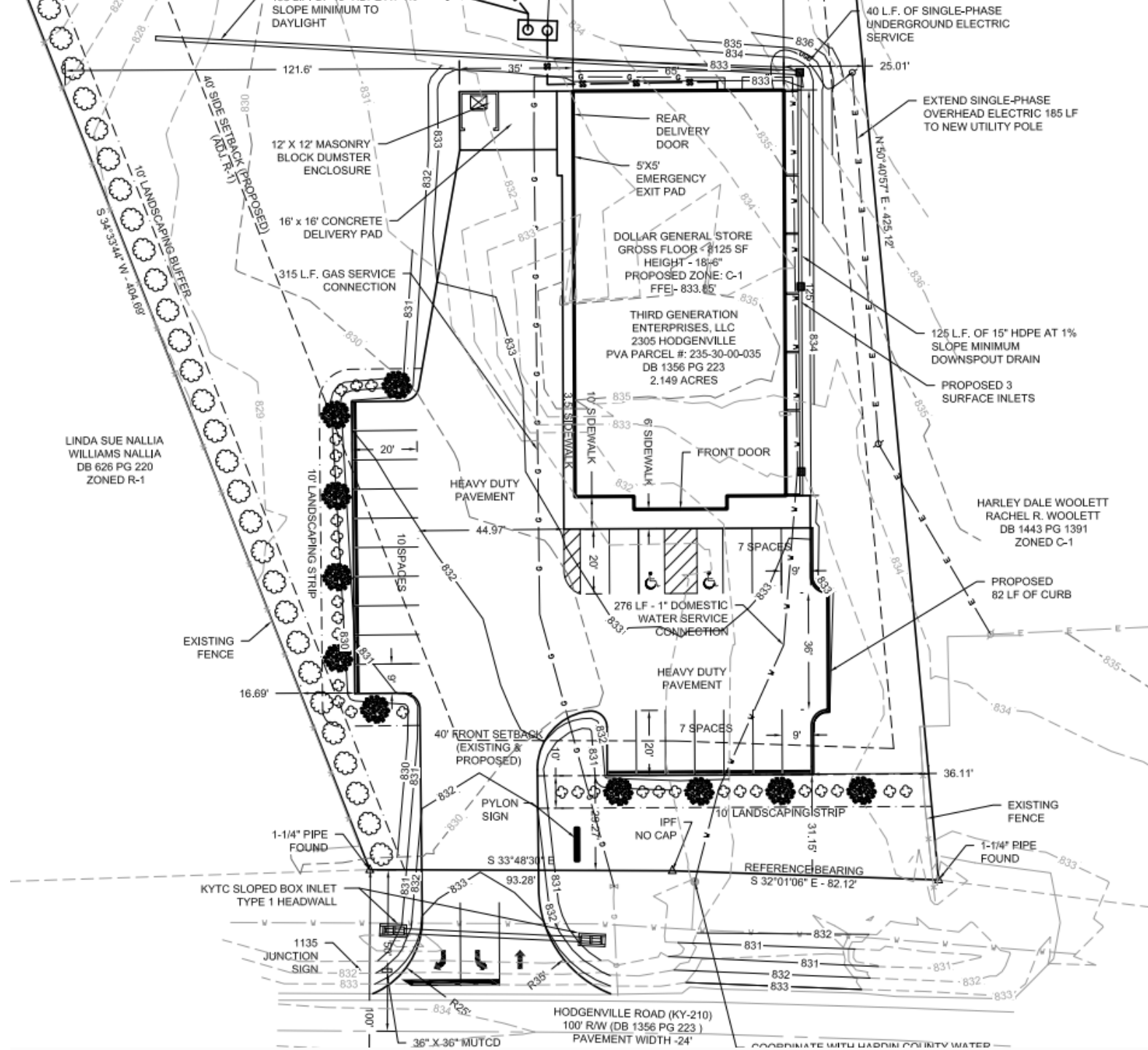
DATE: 7/15/2024

DEVELOPMENT PLAN FOR
DOLLAR GENERAL RETAIL STORE

2305 HODGENVILLE ROAD
ELIZABETHTOWN, HARDIN COUNTY, KY 42701
PVA PARCEL #: 235-30-00-031
DEED BOOK 1356 PAGE 223

PLANT SCHEDULE

TREES	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING
	10	ACER PALMATUM	JAPANESE MAPLE (UNDERSTORY)	MIN. 1 1/2" - 2" CAL, 6'-8" HT
	68	THUJA STANDISHII X PLICATA	GREEN GIANT ARBORVITAE	MIN. 5' HT
	30	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD (SHRUBS)	15"-30" HT

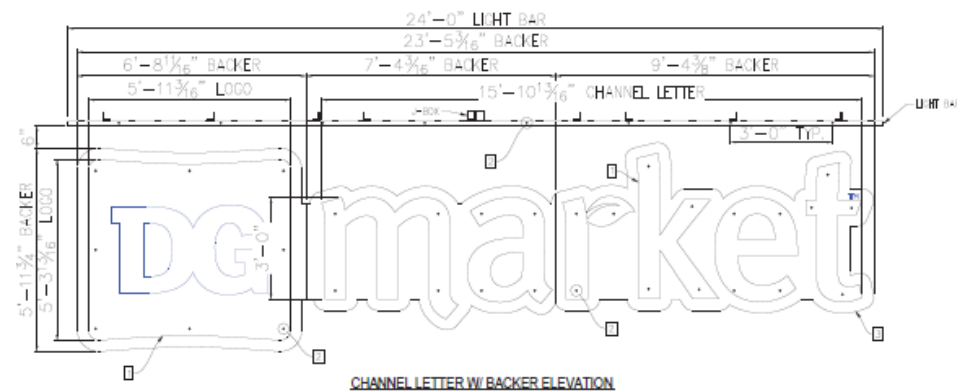








Proposed Signage Details



CHANNEL LETTER W/ BACKER ELEVATION

DESIGNER NOTE:
COMING SOON SIGNS ARE NOT TO BE USED
FOR RELOCATED STORES.

DESIGN CRITERIA

BUILDING CODE: IRC 2024/ASCE 7-
 ANALYSIS: LIFT-AISC 10TH
 CHAPTER 16: SECTION 1609.3.1
 ULTIMATE WIND SPEED $V_{ult} = 115$ MPH
 NOMINAL WIND SPEED $V_{nom} = 89$ MPH
 RISK CATEGORY: I $V_{exp} = V_{nom}$
 EXPOSURE: C

DESIGN CRITERIA

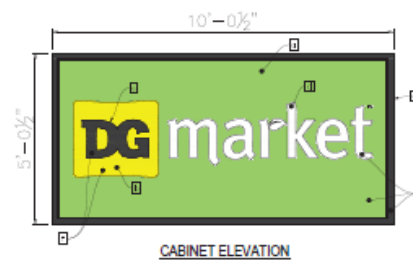
BUILDING CODE: IRC 2024/ASCE 7-22
 ANALYSIS: LRF-AISC 15TH
 CHAPTER 16: SECTION 1609.3.1
 ULTIMATE WIND SPEED $V_U = 150$ MPH
 NOMINAL WIND SPEED $V_{nom} = 116$ MPH
 RISK CATEGORY: I $V_{nom} = V_U \cdot C_E$
 EXPOSURE: C

FACE COLORS

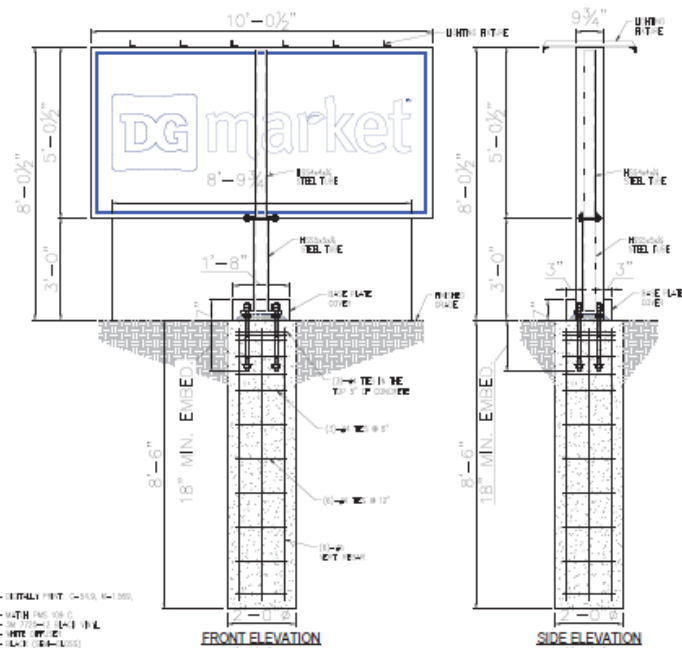
- | | |
|---|---|
| a | 3/4" ACRYLIC FACE PANEL - 3M 3630-106 BROWN/WHITE GREEN VINYL |
| b | 0.150" CLEAR VINYL POLYCARBONATE - 4" X 14" X 1/8" PMS 109 |
| c | 1" POLYCARBONATE - MATH HERVIN WILLIAMS "BLACK MACE" SW6901 (ENBROSSED) |
| d | 3/4" ACRYLIC FACE PANEL - 3M 3630-20 WHITE VINYL |
| e | 3/4" ACRYLIC FACE PANEL - 3M 3630-30 OFFICE FILM |
| f | 1" THIN CARB - MATH HERVIN WILLIAMS "BLACK MACE" SW6901 |

BILL OF MATERIALS	
1	3" DEEP CHANNEL LETTER
2	3/8" x FASTENER
3	0.063" ALUMINUM BACKER

FASTENER QTY.
OG MARKET (140.1 SF) = 31
LIGHT BAR = 8



CABINET ELEVATION



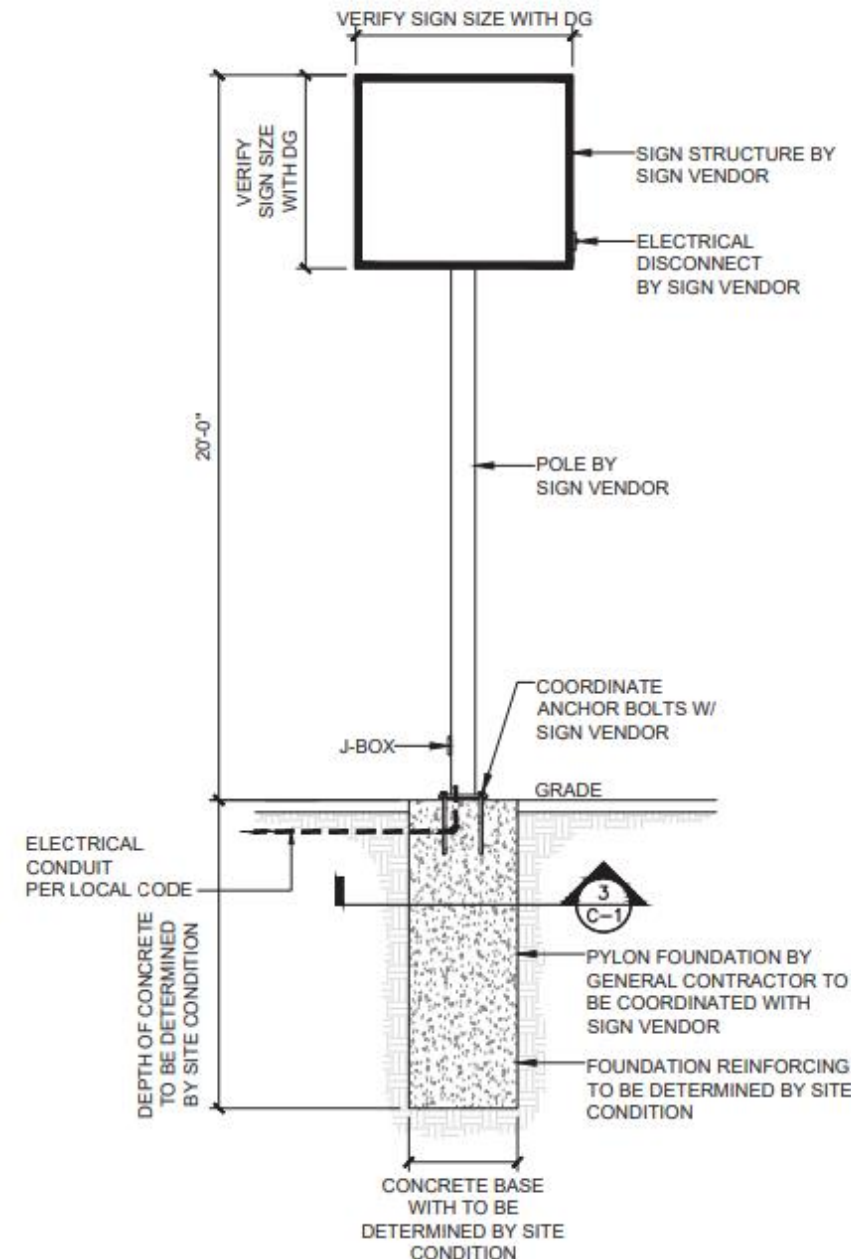
FRONT ELEVATION

SIDE ELEVATION



THIS SIGN IS TO BE PROVIDED AND INSTALLED
BY THE DEVELOPER OR CONTRACTOR AT THE
BEGINNING OF CONSTRUCTION PROJECT.

DESIGNER NOTE:
ALL SIGN DETAILS ARE FOR INTERNAL USE
ONLY. DO NOT USE ALL SIGN SIZES FOR FINAL
CONSTRUCTION DOCUMENTS. VERIFY SIGN
SIZE WITH DOLLAR GENERAL PRIOR TO
RELEASE OF PLANS. CONTACT:
SIGNAGE@DOLLARGENERAL.COM.



A PYLON SIGN DETAIL

SCALE: 1/4"=1'-0"



Description		Finished Basement %	0
Type of Residence	1-STORY RANCH	Bedrooms	2
Year Built	1961	Full Baths	1
Num Stories	1	Half Baths	0
Above Ground Sqft	1104	Exterior	BRICK
Total Living Area	1104	Heat	GAS
Basement	CRAWL	Air Condition	CENTRAL/AC
Basement Sqft	0	Fireplace	0
Basement Sqft Finish	0		



ZONING CHANGE
PUBLIC HEARING R1 to C1
TIME: **5:00** DATE: **10-13**
PLACE: **HARDIN COUNTY**
GOVERNMENT BUILDING 2ND FLOOR
 HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION
150 N. PROVIDENT WAY, ELIZABETHTOWN KY 42701 PHONE 270-769-5479







Looking in both direction on
Hodgenville Road (KY 210)



Adjoining property to the east



Other adjacent properties



Email Correspondences with KY Transportation Cabinet & Health Department

Proposed Dollar General - 2305 Hodgenville Road, Elizabethtown, KY General\All Employees (unrestricted)

HC

Hampton, Chris (KYTC-D04)

😊

↩

Reply

↩

Reply all

➡

Forward

🔗

📎

📱

⋮

To: Adam C. King; Peace, Steve A (KYTC-D04) <steve.peace@ky.gov>

Cc: Haley Goodman

Mon 9/21/2026 9:18 AM

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.

Adam,

We haven't issued a permit or anything yet but did take a look at this location and are good with their proposed entrance location. Let me know if you need anything else.

Thanks,

Chris

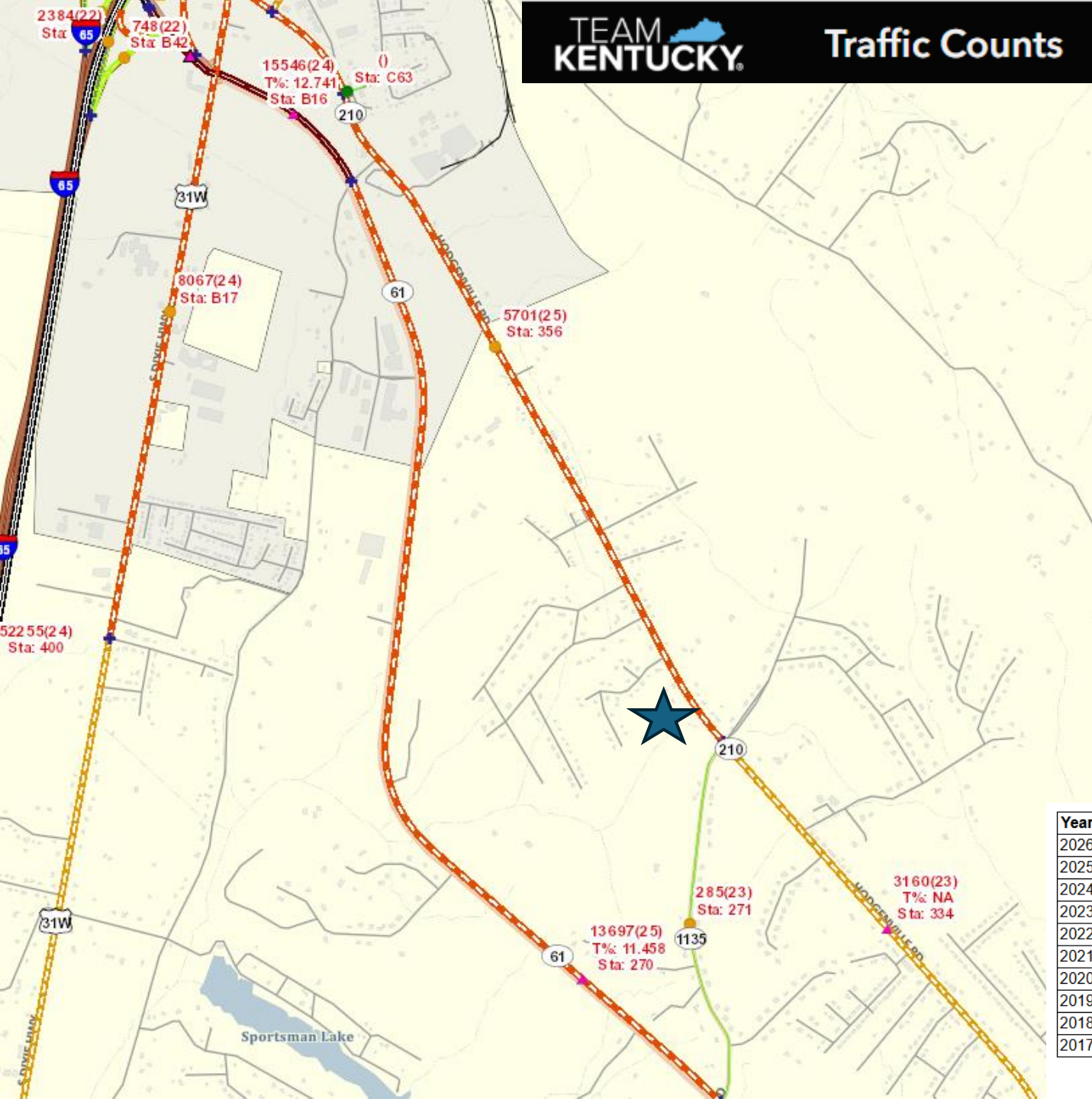
From: Joseph Riggs <joseph.riggs@ltdhd.org>
Sent: Friday, September 18, 2026 8:57 AM
To: Adam C. King <acking@hardincountyky.gov>
Cc: Sheri Warnshuis <sher Warnshuis@ltdhd.org>
Subject: Re: Proposed Dollar General - 2305 Hodgenville Road, Elizabethtown, KY

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.

Adam,

Nothing has been approved, or performed, from our office on this property. They would need to apply for a site evaluation, as well as submit plans for review by our office as well as the plumbing office.

Joseph Riggs, BA, R.S.
Environmental Supervisor Hardin/Meade Counties
Hardin County Health Center
580 C Westport Road
Elizabethtown, KY 42701
270-769-0312, Ext. 7109 (Office)
270-205-1905 (Fax)
Joseph.Riggs@LTDHD.org
www.LTDHD.org
Serving Hardin, Larue, Marion, Meade, Nelson and Washington Counties



YM

Young, Kevin M (KYTC-D04) <KevinM.Young@ky.gov>



To: Adam C. King

Wed 9/23/2026 8:10 AM

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.

Hey Adam,

You're looking at 5,701. The last time we counted it was in 2025.



TEAM KENTUCKY

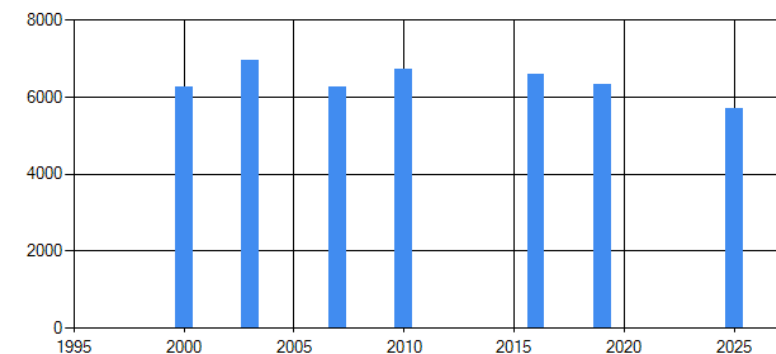
TRANSPORTATION
CABINET

Functional Classification

Minor Collector; Rural, Urban



Year	AADT	Year	AADT	Year	AADT
2026		2016	6592	2006	
2025	5701	2015		2005	
2024		2014		2004	
2023		2013		2003	6970
2022		2012		2002	
2021		2011		2001	
2020		2010	6720	2000	6260
2019	6337	2009		1999	
2018		2008		1998	
2017		2007	6280	1997	



Criteria

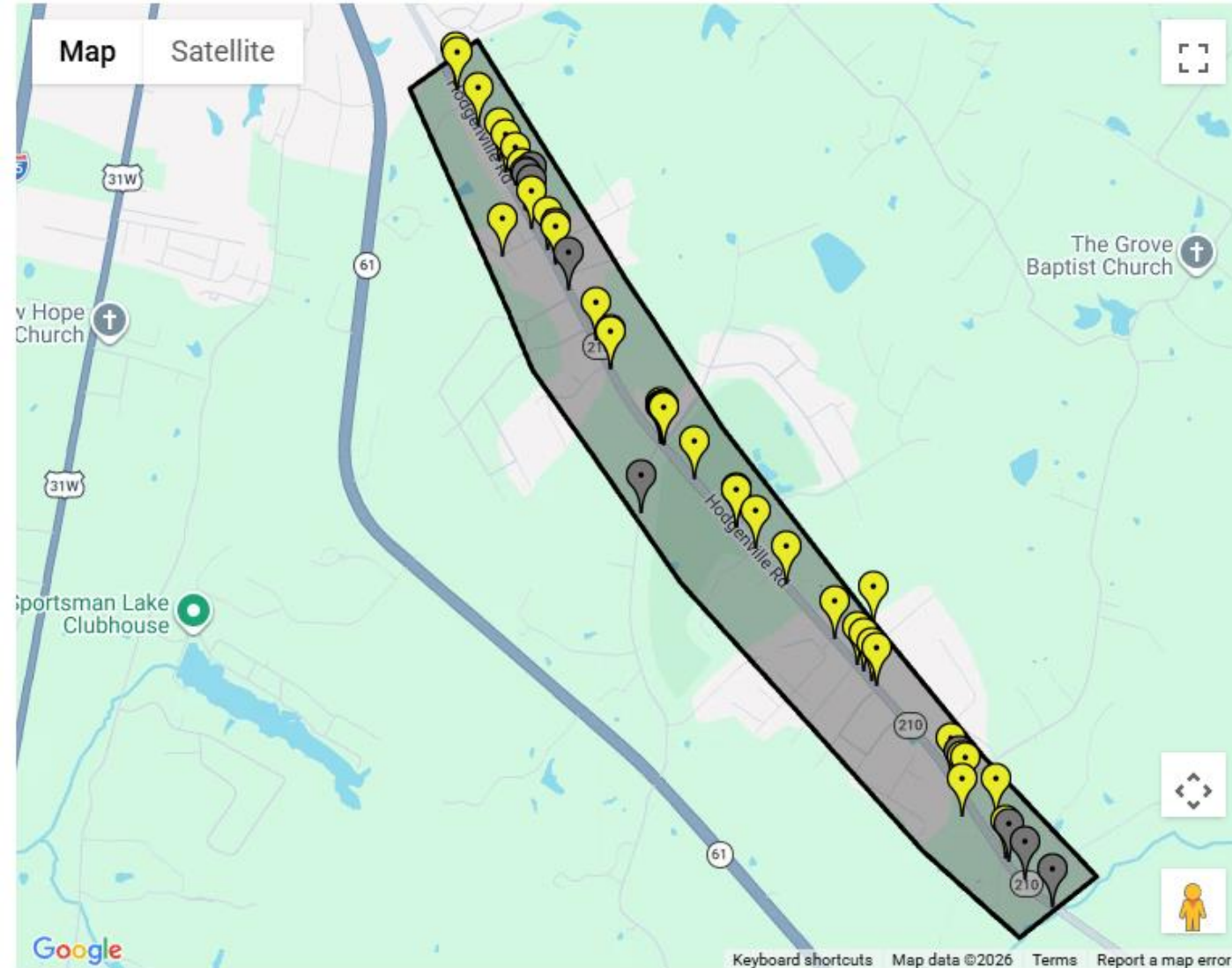
County: HARDIN AND Incident Date BETWEEN 1/1/2020 AND 9/30/2026

51 reported accidents

Summary

Results

 Map



Collision Categories:

Killed

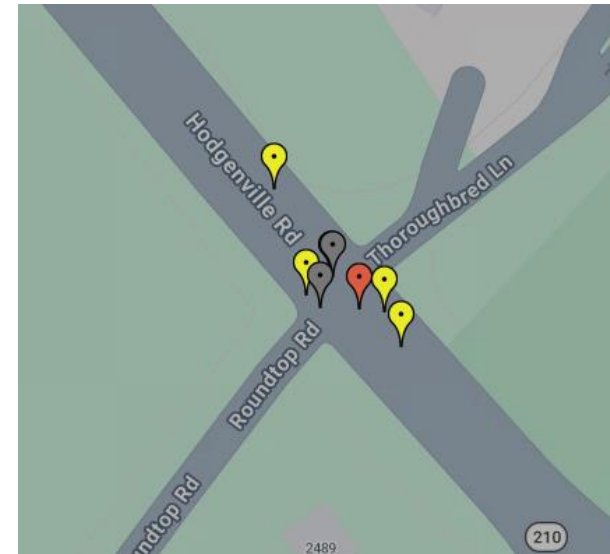


Oct 2021

Injured

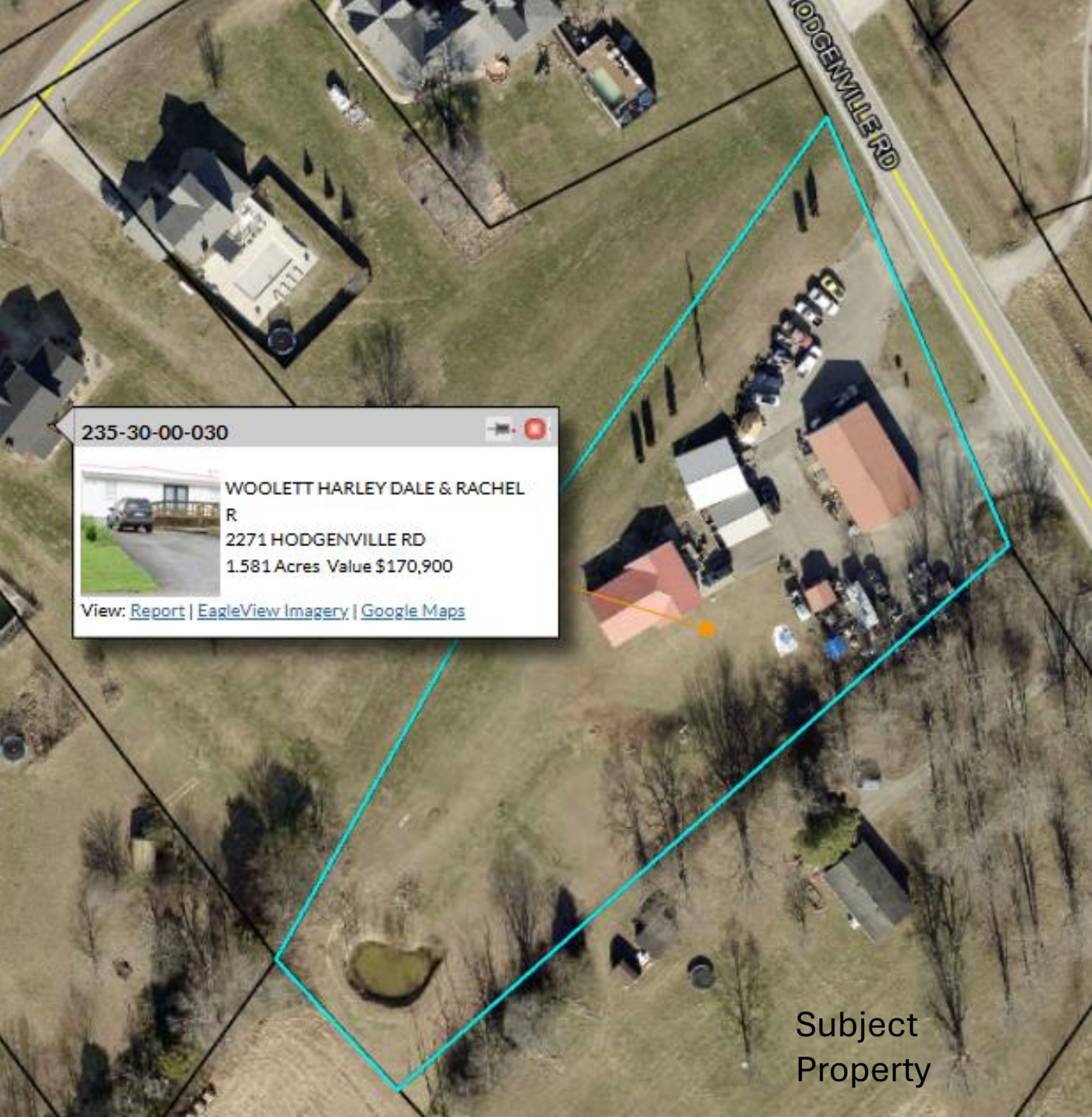


Property Damage



CHARACTER OF THE AREA





235-30-00-030



WOOLETT HARLEY DALE & RACHEL
R
2271 HODGENVILLE RD
1.581 Acres Value \$170,900

View: [Report](#) | [EagleView Imagery](#) | [Google Maps](#)

Subject
Property

Land Use History for Adjoining Property at 2271 Hodgenville Road (Zoned C-1)

1987- Conditional Use Permit for “Restaurant, Gas Station & Trucking Business” for Milburn

1995 – Adoption of Zoning in July of 1995, zoned C-1

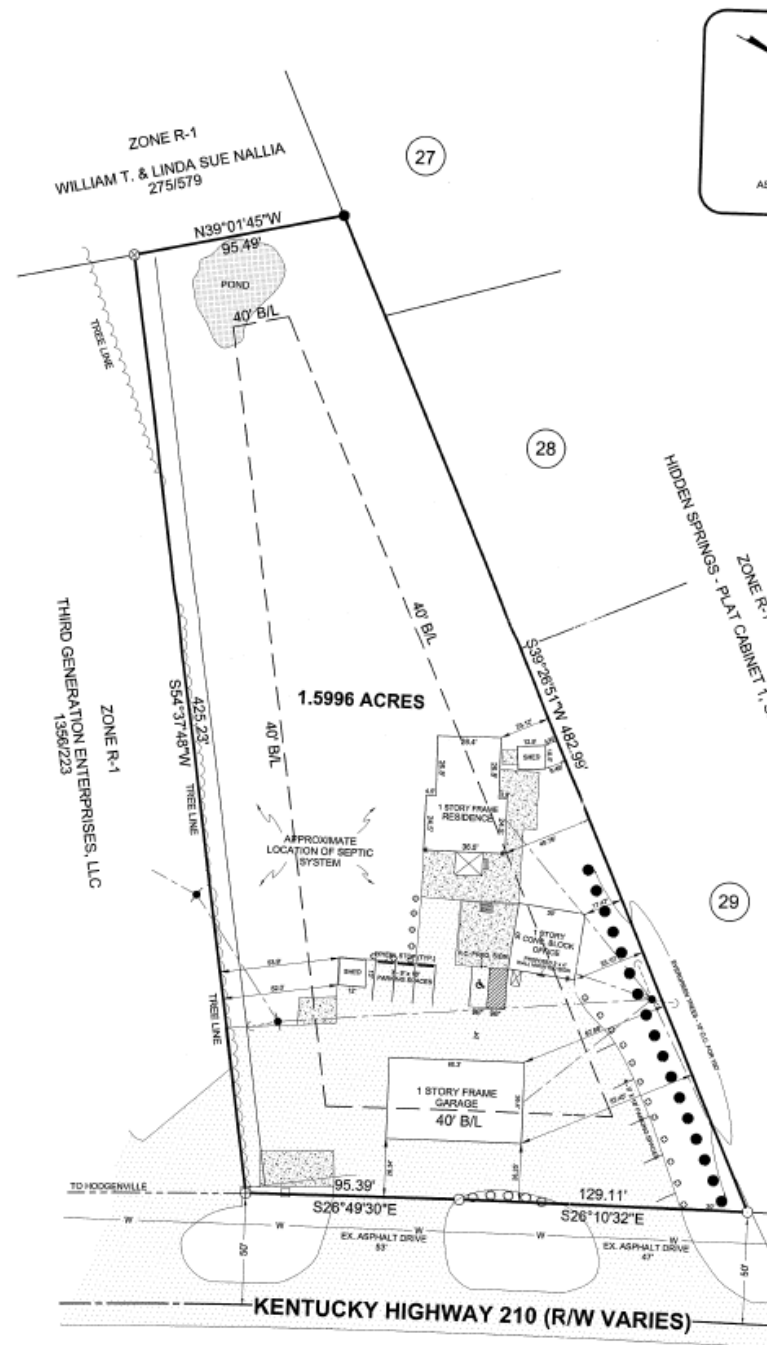
1997 – Conditional Use Permit for Auto Sales for Milburn

1998- Amended Conditional Use Permit for Auto Sales (up to 25 vehicles) for Milburn

1999 – Variance request from front & side building setbacks for proposed garage (Denied)

1999 – Development Plan approved for proposed garage

2013 – Amended Development Plan for Everlasting Arms Family Counseling



Site Visit by Code Enforcement Officer, Wally Skaggs
the week of Sept. 28th re: scrap metal & rubbish

Violation Letter sent by Planning office on Sept. 29th
that Auto Sales requires a Conditional Use Permit





1983



1967

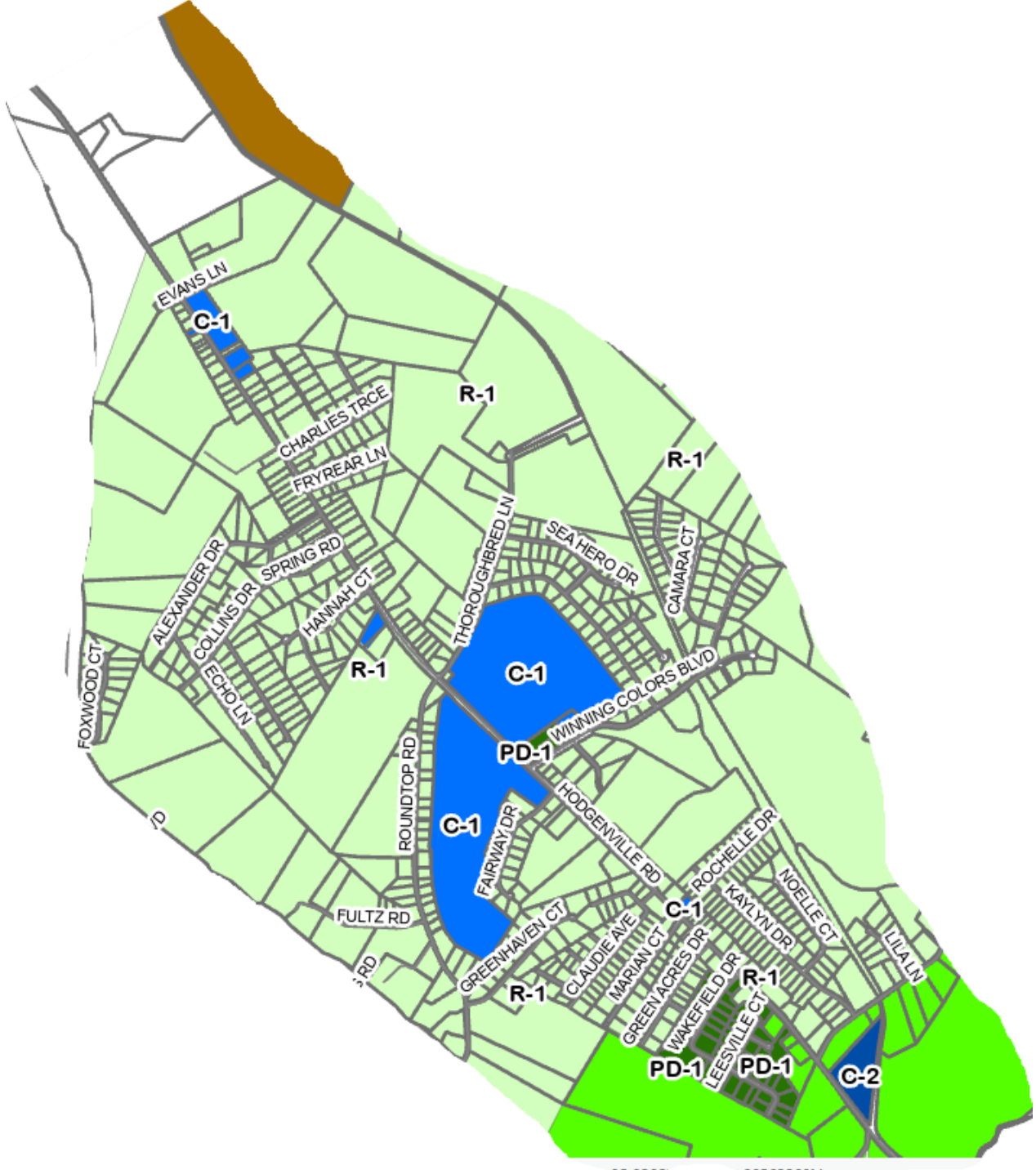


1960

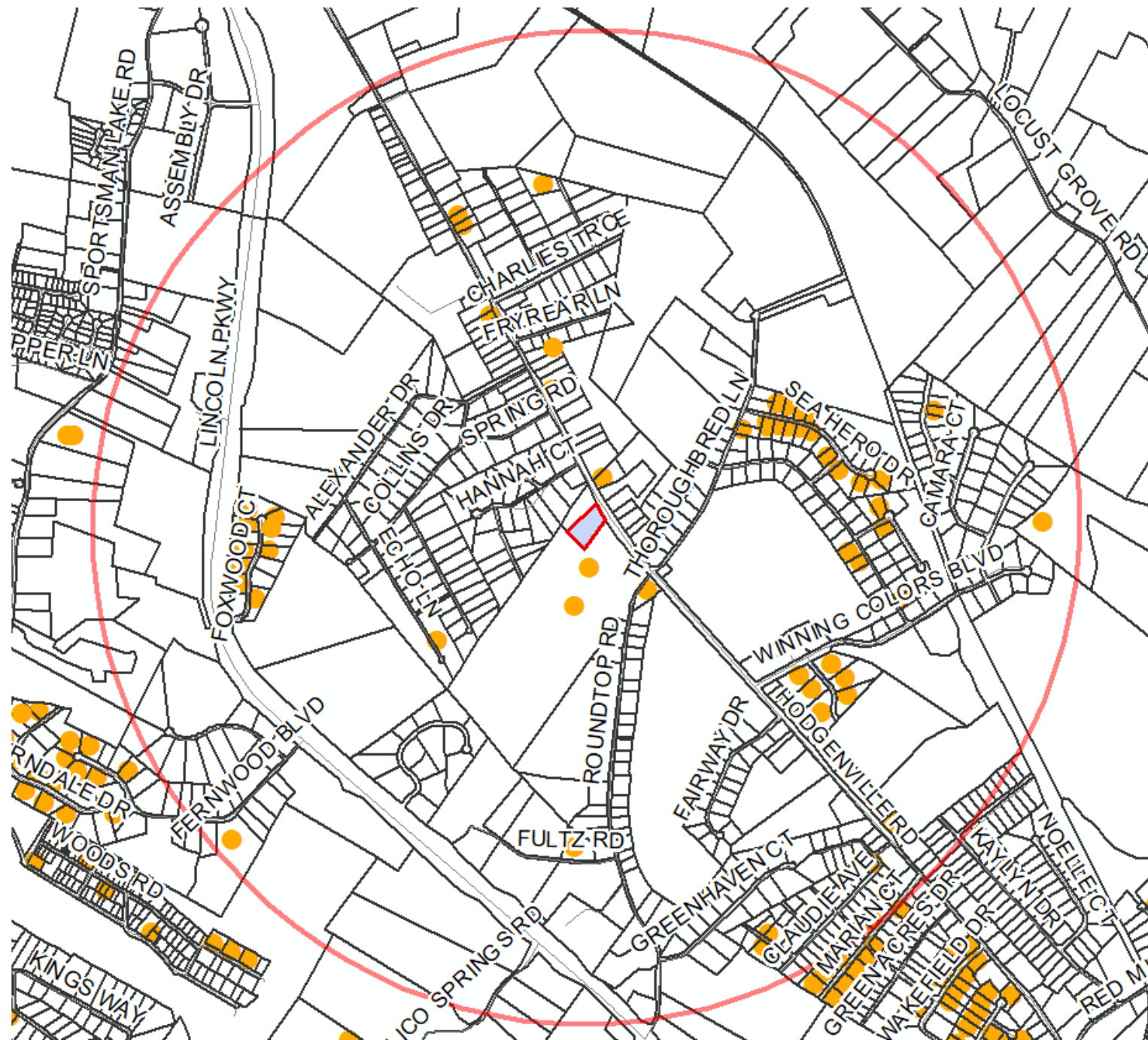
Hodgenville Road (KY 210) Zoning Analysis

9 existing parcels zoned Commercial

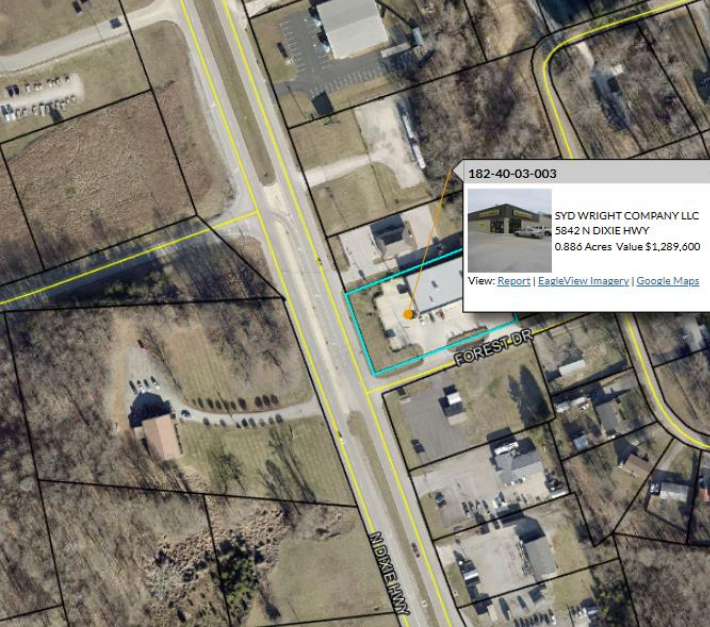
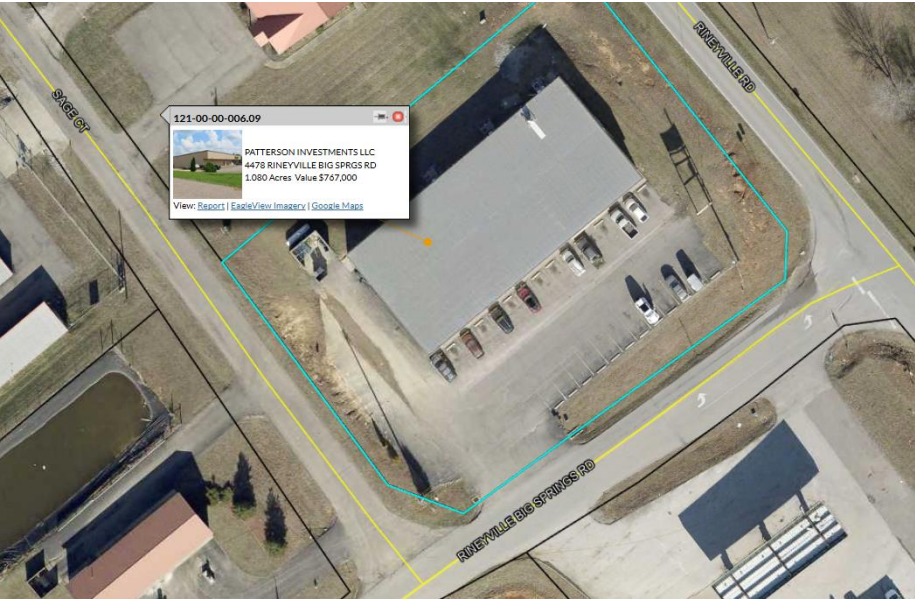
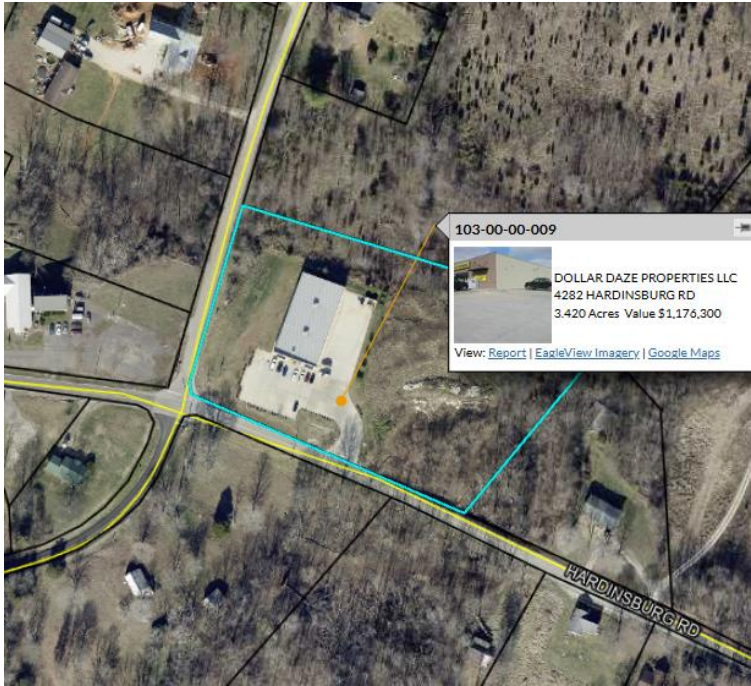
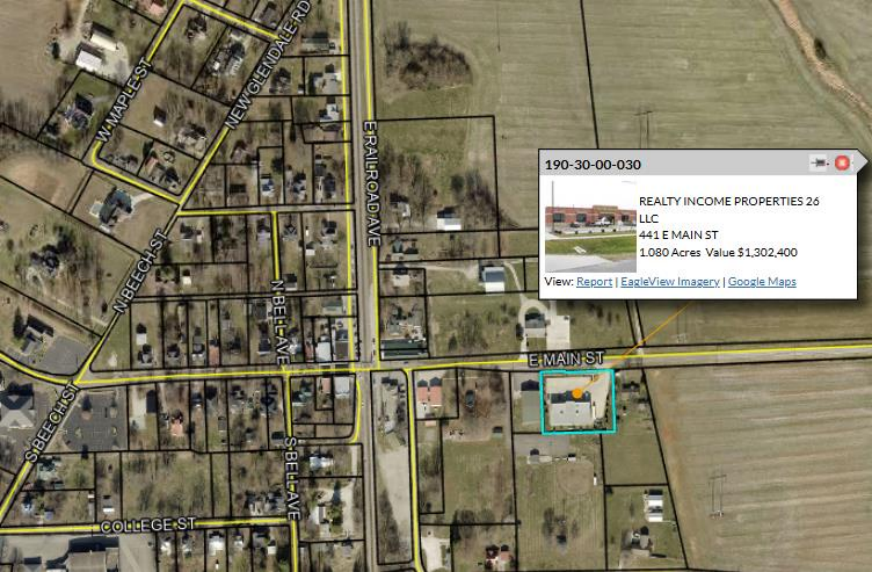
2 Planned Unit Developments (PD-1)
(Golf View Condos & Wakefield Subd.)



57 new single family dwellings built within 1 mile radius in the last 10 years



Analysis of other Dollar General locations in Unincorporated Hardin County, KY



NATURE OF DEVELOPMENT

The proposed development is a Dollar General retail store at 2305 Hodgenville Road, Elizabethtown, Kentucky, Parcel 235-30-00-031. The applicant requests a Zone Map Amendment from R-1 (Urban Residential) to C-1 (Convenience Commercial) to allow retail use

The store will provide convenient access to everyday goods, including food, household supplies, cleaning products, personal care items, seasonal merchandise, and basic apparel. The use is intended to serve nearby residents and support neighborhood shopping needs.

The project includes a retail building, parking, access drives, landscaping, signage, lighting, and stormwater facilities, all designed in compliance with Hardin County requirements. Safe access to Hodgenville Road and internal circulation will be provided.

The property is directly adjacent to an existing C-1 zoned parcel to the north, with surrounding properties primarily zoned R-1 residential. The requested C-1 zoning creates a logical transition between existing commercial and residential uses.

Site design will include appropriate buffering, screening, landscaping, lighting control, and drainage improvements to reduce impacts on nearby residences. The project will also provide employment, support local economic activity, and make productive use of the site while serving community needs.

GOALS & OBJECTIVES

GOAL 5 – Encourage appropriate location and development of land uses.

- Objective 1:** Ensure appropriate relationships between land uses to meet current and future needs.
- Objective 5:** Provide effective transitions between differing land uses and densities.
- Objective 6:** Promote infill and contiguous development to efficiently serve community facilities.
- Objective 7:** Identify appropriate areas for residential, commercial, and industrial uses based on infrastructure.
- Objective 8:** Require buffering such as screening and landscaping between differing land uses.

GOAL 6 – Promote Hardin County as a place for commerce and industry.

- Objective 1:** Provide adequate space for commercial and industrial development.
- Objective 2:** Improve transportation systems for movement of people and goods.
- Objective 5:** Attract commercial, service, and industrial development.
- Objective 6:** Expand employment and investment opportunities.
- Objective 8:** Support small business development and growth.

STEP 1 - Compliance with Community-Wide Development Policies

The proposed R-1 to C-1 Zone Map Amendment is consistent with the Hardin County Comprehensive Plan.

The property fronts Hodgenville Road and is immediately adjacent to an existing C-1 zoned parcel to the north, with surrounding residential zoning. The request creates a logical transition between commercial and residential uses.

The proposed Dollar General is a neighborhood-serving retail use designed to meet daily needs of nearby residents. It aligns with the intent of Convenience Commercial development and supports surrounding residential areas.

The site will be developed with appropriate access, parking, drainage, lighting, signage, and buffering in accordance with County requirements to ensure compatibility with adjacent residential properties.

The proposal extends an existing commercial pattern along an established roadway rather than introducing isolated or leapfrog development. The adjacent C-1 zoning establishes a logical commercial edge that this request extends in a controlled and compatible manner.

For these reasons, the request is consistent with the Community-Wide Development Policies.

STEP 2 - Agreement with Recommended Future Land Use Patterns

Land Use Plan Group: URBAN AREA

The request is consistent with the Urban Area Land Use Plan Group.

Urban Areas are characterized by higher development intensity and infrastructure availability. The Comprehensive Plan recognizes that commercial and residential uses often coexist along major and minor roadways in these areas.

The Plan identifies Convenience Commercial as appropriate in Urban Areas to serve nearby residential populations at strategic locations. The proposed C-1 zoning aligns with this intent by providing neighborhood-scale retail services rather than regional commercial activity.

The subject property is immediately adjacent to existing C-1 zoning, making it a logical extension of an established commercial area. The proposal maintains compatibility with surrounding R-1 residential uses through appropriate buffering and site design.

Accordingly, the request is consistent with the Urban Area Land Use Plan Group.

STEP 3 - Compliance with Planning Area Guidelines

Planning Area: VALLEY CREEK URBAN AREA

The property is located within the Valley Creek Urban Area Planning Area.

The Comprehensive Plan identifies continued residential development as the primary pattern for this area but emphasizes that development should occur in a logical manner and avoid leapfrog patterns.

This request meets that intent because the site directly adjoins existing C-1 zoning to the north. The proposal extends an established commercial edge rather than introducing isolated commercial zoning within a residential area.

The proposed Convenience Commercial use is also consistent with Urban Area guidance allowing neighborhood-serving commercial uses in strategic locations.

The Dollar General will serve nearby residents with everyday goods and services, including food, household supplies, and personal care items.

The development will incorporate appropriate buffering, landscaping, lighting controls, drainage, and traffic management to minimize impacts on surrounding residential properties. Access will be reviewed and designed per County requirements.

Overall, the proposal represents a logical extension of existing commercial development and maintains compatibility with surrounding residential uses.

STEP 4 - Request is not in compliance with Comprehensive Plan

NOT APPLICABLE — the request is consistent with the Comprehensive Plan.

The proposed R-1 to C-1 Zone Map Amendment is consistent with the Community-Wide Development Policies, the Urban Area Land Use Plan Group, and the Valley Creek Urban Area Planning Guidelines.

The request extends an existing commercial zoning pattern along Hodgenville Road and provides a transition between adjacent C-1 and surrounding R-1 properties.

Therefore, Step 4 findings for noncompliant requests do not apply.

NO to Commercializing Hwy. 210



Betty V encill <settyboo36@gmail.com>

To  Haley Goodman

 You replied to this message on 10/7/2026 1:18 PM.



Wed 10/7/2026 12:09 PM

[You don't often get email from settyboo36@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

I am opposed to making Hwy. 210 commercialized . It will bring unwanted and unnecessary traffic to the area. The road is dangerous enough.

Betty Vencill

Sent from my iPhone

Opposition of Zoning Change



JILL MALISON <jlm54@icloud.com>

To Haley Goodman

Cc Jill Malison

Follow up. Start by Friday, October 9, 2026. Due by Friday, October 9, 2026.
If there are problems with how this message is displayed, click here to view it in a web browser.



Reply

Reply All

Forward



Thu 10/8/2026 4:21 PM

You don't often get email from jlm54@icloud.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.

Hello, I am writing this to you to express my concerns and opposition to the proposed zoning change for 2305 Hodgenville Rd., Elizabethtown, KY from residential to commercial as I and most of the surrounding residents here feel it would directly impact our peaceful and serene country surroundings which is why we *bought* our homes in this area to begin with.

Many/most of us have been solid long term home owners here and cannot bare the thought of it being taken away from us for some company's greed and disregard to the majority's desire to *keep it* peaceful and serene.

Why do we need this zoning change here in the first place? I did do some research and discovered it's because a conglomerate is wanting to construct another unnecessary and unsightly Dollar General Store right here in our quiet residential area. We are also adjacent to the E-Town Country Club where our family and friends pay a lot of money to belong to this club. I ask you to consider how you would feel about living next to a Dollar General that is a magnet for people who do not own property in this area and could care less about those of us who have worked hard our whole lives to be able to buy or build a nice home and keep our properties neat, clean and safe. Not to mention the concern of our safety and our kids and grandkids safety from the transients who regularly visit these stores and have a high rate of stealing and other criminal activity in general and leaving a mess everywhere they go. Yes, that IS the reality of these General Dollar establishments. We enjoy a beautiful serene family farm that would be next door to this proposed establishment that we LOVE visiting and enjoy the beauty of these highly valued registered Highland Cows and the children who come to learn about them while feeding and grooming them. We foresee the County coming in here and widening the road and causing more traffic that we do not need. There have been more than one deadly automobile accident on HWY 210 right at the area of the country club mostly because of the hill on the road that you cannot see over when the cars come flying over that spot as it is! What would make ANY prudent person think it would be lovely to have a GD right in this quiet area? *Especially* because there already IS one just 2.5 miles down hwy 210 at 31W. Seriously!! How many of these repugnant establishments do we need in this area? There's just too many of these places around now as it is. There *is NO* food insecurity in our area so that cannot not be the reason. The reason is conglomerate greed and disregard for residents and their properties. General Dollar or any low end store for that matter.

Additionally, the homeowners will lose value of their properties with this establishment being dropped right in the middle of our heartland. This is not something we will sit quietly for and just let GD bulldoze over us.

I plan on attending the zoning change proposition meeting on the 13th as are MANY of surrounding neighbors and we will be ready with our questions and justified oppositions to this proposal.

I look forward to meeting you in person to oppose this project or any commercial business here that would increase congestion, safety and devaluing our properties on the 13th.

Cordially,
Jill & Kevin Malison
Thoroughbred Ln
E-Town, KY 42701

OPPOSITION TO REZONING FROM R1 TO C1

2305 Hodgenville Rd., Elizabethtown, KY

Submitted by: Mark and Tricia Brackett

HARDIN COUNTY COMPREHENSIVE DEVELOPMENT GUIDE – GOAL 4: CONSERVATION AND ENVIRONMENT

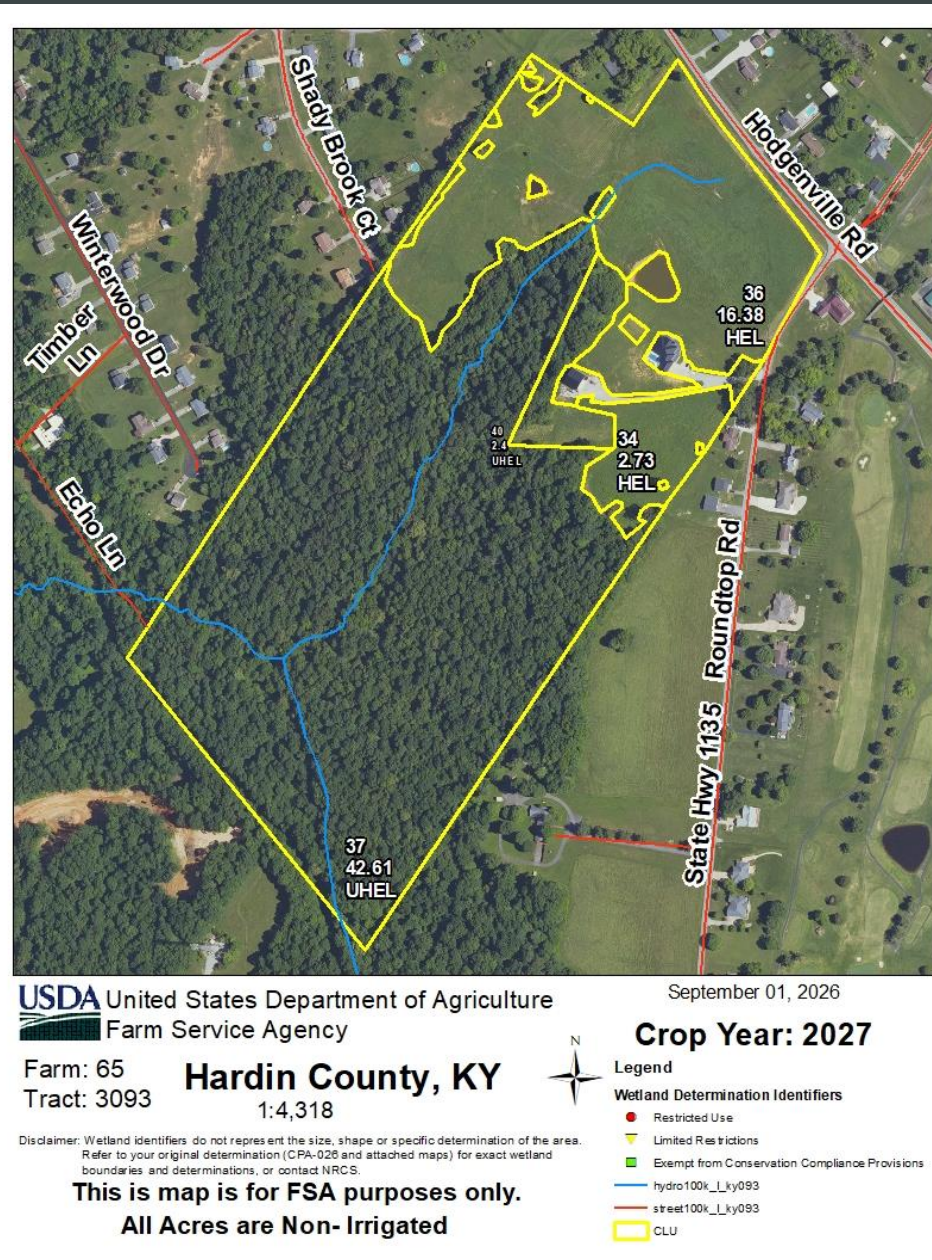
Conservation and Environment Objectives:

4.2 – Encourage the preservation of productive agricultural land and protection of prime farmland and existing agricultural operations as new development occurs.

4.3 - Encourage development to complement the physical surroundings while avoiding activities that would alter natural systems.

- Commercial rezoning increases impervious surfaces → increases runoff velocity. A retail store and its parking lot taking up $\frac{3}{4}$ of an acre, an estimated 32,670 square feet of solid asphalt and roofing will replace absorbable soil.
- Our adjoining farm is downhill from the proposed site and is currently classified as highly erodible land (HEL).
- Our downhill agricultural use property would be at an increased risk of erosion, ditch failure, and pasture degradation.

91 Roundtop Rd.,
Elizabethtown, KY



HEL = Highly Erodible Land, UHEL = Undetermined Highly Erodible Land

HARDIN COUNTY STORMWATER ORDINANCE 304-2016 AND 320-2019 – POST CONSTRUCTION RUNOFF CONTROL

Key Requirement: Commercial developments must install long-term stormwater controls to prevent downstream harm.

- Commercial zoning of the proposed site triggers stricter post-construction stormwater requirements.
- Our residential zoning with agricultural use means the county must evaluate downhill impacts more strictly.
- The site's topography (uphill → downhill flow) makes compliance difficult or impossible.
- Commercial rezoning will increase peak flow rates and pollutant loads.
- Our cattle rely on clean grazing sources; contamination risks increase with commercial activity.
- Ordinances 304 and 320 requires mitigation that is not feasible on the proposed parcel.



Small Town Veterinary Services, LLC
7065 Rineyville Road
Rineyville, KY 40162
(270)401-1121
smalltownvetsvc@gmail.com

October 1, 2026

To Whom It May Concern,

We strongly urge against the re-zone of 2305 Hodgenville Rd from Residential to Commercial. To follow through with this re-zone would be highly detrimental to the agriculture community in the area.

My first concern, as the practicing veterinarian for the agriculture livestock near the proposed build site, is trash pollution. Cattle are pastured adjacent to this lot and have the highest risk of being affected. Cattle are non-selective grazers, meaning if they accidentally consume plastics or cardboard, they do not have the ability to sort and release trash from their mouths. Plastics or cardboard in the stomach can create a blockage leading to excruciating death by starvation or rupture of the stomachs. Another concern is asphyxiation from plastics. Depending on the size of the debris, it can inadvertently cover or be drawn into the airways and cause death.

My second concern regarding building a large structure, and the subsequent traffic that will flow in and out of the business, is run off to the pasture in which these animals live. The pastures are natural food sources for livestock and without them owners are forced to supplement food. If pastures are destroyed, housing conditions for these animals also become a welfare problem. There are several chemicals used in vehicles, such as antifreeze, which is fatal to animals if accidentally ingested.

In the event the re-zoning is approved, I urge you to put in place an "assumed responsibility" clause for the business. Should livestock die due to the risks I have outlined with a commercial business coming in, the business should be responsible for all accrued veterinary costs as well as the value of the animal. As livestock can draw attention, if an injury should occur to a customer of said business, the business should be responsible for all accrued medical costs, not the livestock producer. Even with appropriate signage on the property of the producer, customers may not heed them and still approach to touch or feed.

Should you have any questions about our stance on this re-zone or the medical hindrance of doing so, please feel free to contact me.

Respectfully,

Dr. Allison Fulkerson, DVM
270-401-1121
smalltownvetsvc@gmail.com

HARDIN COUNTY COMPREHENSIVE DEVELOPMENT GUIDE

Goal 1: Housing

Housing Objective 1.7 – Encourage the preservation of existing neighborhoods and rural villages through enhanced development standards and compatible uses.

Goal 6: Character

Character Objective 6.2 – Preserve and protect the rural villages, historic towns, and agricultural landscape in Hardin County, and encourage appropriate redevelopment opportunities that protect the rural and historic character.

Goal 8: Land Use

Land Use Objective 8.8 – Encourage that all land uses are developed in a manner compatible with surrounding land uses.

- The applicant may argue that commercial zoning is appropriate due to other commercial zoning in the vicinity.
 - The golf course is an open-space recreational use that preserves the pervious green topography and historical rural view-sheds of the county.
 - The adjoining commercially zoned property, owned by the Woolett's, has been used as a residence since at least 2017.
 - Neither of these low-intensity uses establishes a precedent for a high-intensity, high-traffic retail center.
- Introducing a commercial storefront here constitutes inappropriate spot zoning that completely disrupts the established rural-residential baseline of this area.

KRS CHAPTER 100 – COMPATIBILITY, SUITABILITY, AND PROTECTION OF EXISTING LAND USES

- **Key Requirements:**
 - **Zoning changes must consider impacts on neighboring properties,**
 - **Must evaluate compatibility with existing land uses, and**
 - **Must protect public health, safety, and welfare**
- Commercial zoning is incompatible with our downhill agriculturally used residence.
- Increased runoff, noise, lighting, and traffic create safety hazards and agricultural and economic harm.
- Under KRS 100, the Commission must deny rezonings that create foreseeable harm.



Small Town Veterinary Services, LLC
7065 Rineyville Road
Rineyville, KY 40162
(270)401-1121
smalltownvetsvc@gmail.com

October 1, 2026

To Whom It May Concern,

We strongly urge against the re-zone of 2305 Hodgenville Rd from Residential to Commercial. To follow through with this re-zone would be highly detrimental to the agriculture community in the area.

My first concern, as the practicing veterinarian for the agriculture livestock near the proposed build site, is trash pollution. Cattle are pastured adjacent to this lot and have the highest risk of being affected. Cattle are non-selective grazers, meaning if they accidentally consume plastics or cardboard, they do not have the ability to sort and release trash from their mouths. Plastics or cardboard in the stomach can create a blockage leading to excruciating death by starvation or rupture of the stomachs. Another concern is asphyxiation from plastics. Depending on the size of the debris, it can inadvertently cover or be drawn into the airways and cause death.

My second concern regarding building a large structure, and the subsequent traffic that will flow in and out of the business, is run off to the pasture in which these animals live. The pastures are natural food sources for livestock and without them owners are forced to supplement food. If pastures are destroyed, housing conditions for these animals also become a welfare problem. There are several chemicals used in vehicles, such as antifreeze, which is fatal to animals if accidentally ingested.

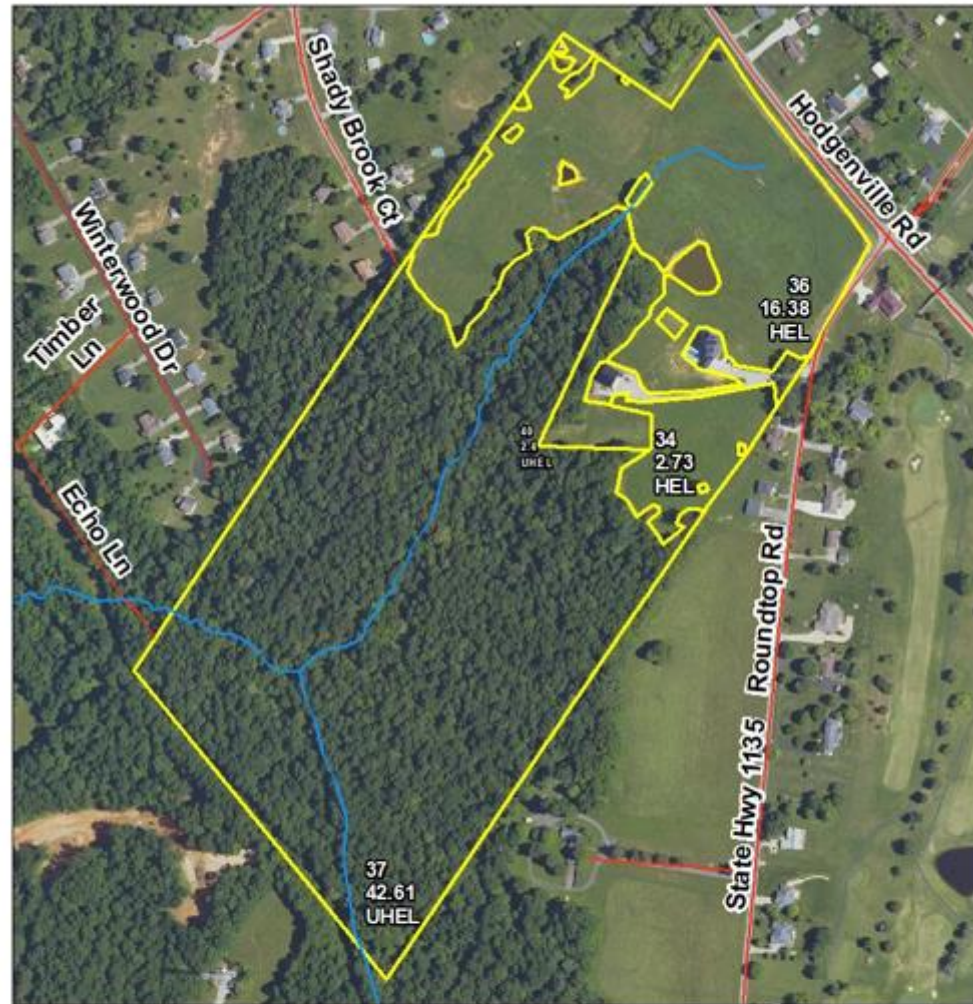
In the event the re-zoning is approved, I urge you to put in place an "assumed responsibility" clause for the business. Should livestock die due to the risks I have outlined with a commercial business coming in, the business should be responsible for all accrued veterinary costs as well as the value of the animal. As livestock can draw attention, if an injury should occur to a customer of said business, the business should be responsible for all accrued medical costs, not the livestock producer. Even with appropriate signage on the property of the producer, customers may not heed them and still approach to touch or feed.

Should you have any questions about our stance on this re-zone or the medical hindrance of doing so, please feel free to contact me.

Respectfully,

Dr. Allison Fulkerson, DVM
270-401-1121
smalltownvetsvc@gmail.com

HEL is Highly Erodible Land and UHEL is Undetermined Highly Erodible Land. UHEL just means there hasn't been a determination made.



USDA United States Department of Agriculture
Farm Service Agency

September 01, 2026

Farm: 65
Tract: 3093

Hardin County, KY
1:4,318



Crop Year: 2027

Legend

Wetland Determination Identifiers

● Restricted Use

■ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

— hydro100k_Lky093

— street100k_Lky093

■ CLU

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

This map is for FSA purposes only.

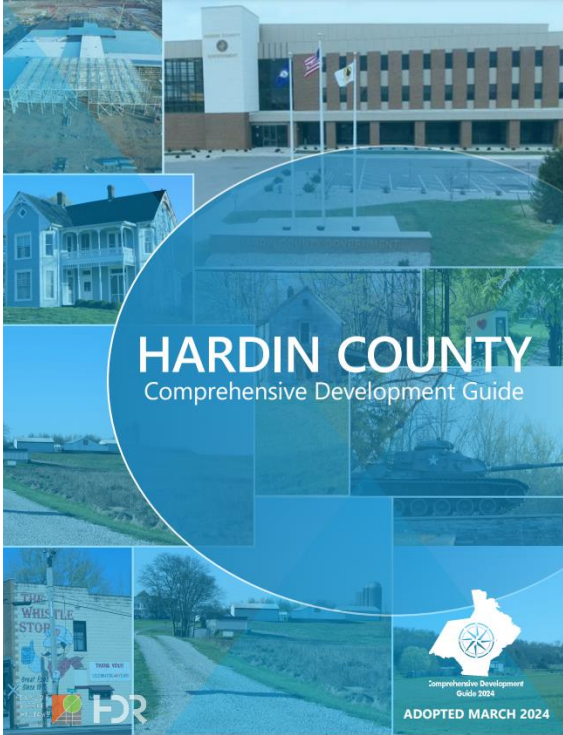
All Acres are Non-Irrigated

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, Third Generation Enterprises, LLC and applicants, Rafferty Development, LLC are proposing to rezone a 2.149 acre site located at 2305 Hodgenville Road, Elizabethtown, KY from Urban Residential (R-1) to Convenience Commercial (C-1) to allow for a proposed Dollar General store on site.

Pre-application Conference: August 21, 2026	Owner: Third Generation Enterprises, LLC 612 E Dixie Avenue Elizabethtown, KY
Public Hearing Date: October 13, 2026	
Location of Proposed Zone Change: 2305 Hodgenville Road, Elizabethtown, KY	Zone Map Amendment Request:
Acreage: $\pm$ 2.149	FROM: R-1 (Urban Residential) TO: C-1 (Convenience Commercial)
PVA Parcel Number: 235-30-00-031	
Flood Plain: The property is not located within the floodplain according to FEMA Map 21093C0314D (Dated August 16 2007).	Land Use Group: Urban Area Planning Area: Valley Creek Urban Area Existing Land Uses: Single Family Residential Dwelling Zoning History: R-1 (Urban Residential) is the original zoning for the Subject Properties since July of 1995.
History of the Property: Third Generation Enterprises, LLC purchased the property from Helen & Donald Goldsmith who had owned the property since the mid 1960's. PVA dates the brick ranch home on site to 1961.	Adjacent Zoning: North – R-1, Wortham & Townsend (3 tracts) South – R-1, Brackett (65 acres) East – R-1, Brackett (65 acres) West – C-1, Woollett (1.5 acres) Transportation Considerations: Hodgenville Road (KY 210) is classified as a Urban Minor Collector, it is a state maintained highway with 24' of pavement width in a 100' right-of-way
Utility Services: Electricity is provided via Kentucky Utilities. Public water is provided via Hardin County Water District #2 with an 8" line along Hodgenville Road (KY 210).	Character of the Area The property is surrounded by single family residences and the Brackett Family Farm which is a 65 acre farm specializing in Highland cattle. The site is approximately 1,500' northeast of the Elizabethtown Country Club which was founded in 1946.
Wastewater Treatment: There is an existing septic system on site for the home. Any proposed commercial development would require a septic system approved by the Health Department.	However, the property to the northwest has been zoned C-1 since the adoption of zoning in July of 1995 and has previously been used for automotive sales and as a counseling office.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
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<u>General Policies:</u>	
<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>	The proposed 8,125 sq. ft. Dollar General store is not in character with the surrounding single family homes and the adjoining 65 acre farm. However, the adjoining property to the west is zoned Commercial and was previously used for commercial purposes including auto sales and a counseling office.
<u>Utility and Infrastructure Policies:</u>	
<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 an 8" 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.
<u>Public Services Policies:</u>	
<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 5.2 miles away the closest fire hydrant is approximately 780' to the east at the intersection of Hodgenville Road (KY 210) and Thoroughbred Lane.
<u>Road and Access Policies:</u>	
<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 100' right-of-way and 24' of pavement width.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Urban Area	STEP 2: Agreement with the Future Land Use Map & Guidelines
“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 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.” The Plan also explains regarding the Character criteria that, “All development should adhere to higher design criteria”...such as “monument style signs, durable higher-quality building materials, and landscaping”.	
Comprehensive Plan Policy – PA #5 Valley Creek Urban Area	STEP 3: Compliance with the Planning Area Map & Guidelines
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.” The recommended land use pattern, “is predominately urban residential with non-residential in targeted areas.” The targeted area identified for non-residential development in the Valley Creek Urban Planning Area is Lincoln Parkway (KY 61). However, 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.”	

STAFF REVIEW AND RECOMMENDATION

The Staff finds that the proposed zoning is in agreement with portions of Step 1 and Step 2 of the adopted Comprehensive Plan but not in compliance with Step 3 plus the following findings:

- The property is accessed via Hodgenville Road (KY 210), a state-maintained highway with a 100' right-of-way and 24' of pavement width,
- The property has access to electricity from KU 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 proposal is not compatible in character with the adjoining parcels and surrounding area,
- The existing R-1 Zone assigned to the subject property in 1995 is appropriate and the existing C-1 zone assigned to the adjoining property to the west may now be inappropriate,
- The proposed map amendment to C-1 is found to not be in agreement with all 3 steps of the Comprehensive Development Guide, 2024.

The Staff recommends that the Zoning Map Amendment be **DENIED**.

RESOLUTION 2026-013
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 2.149 acre site located at 2305 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 Third Generation Enterprises LLC, known as PVA #235-30-00-031 and being a 2.149 acre site located at 2305 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 has 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 5.12: Promote the expansion of employment and investment opportunities in Hardin County.

ADOPTED THIS THIRTEENTH DAY OF OCTOBER 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 exhibits entered in as the Record
- To adopt Resolution 2026-013 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 5.12: Promote the expansion of employment and investment opportunities in Hardin County.

OR

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, specifically portions of Step 1 and Step 3 and that the proposal is not in character with the adjoining parcels and surrounding area and the following Goals & Objectives.

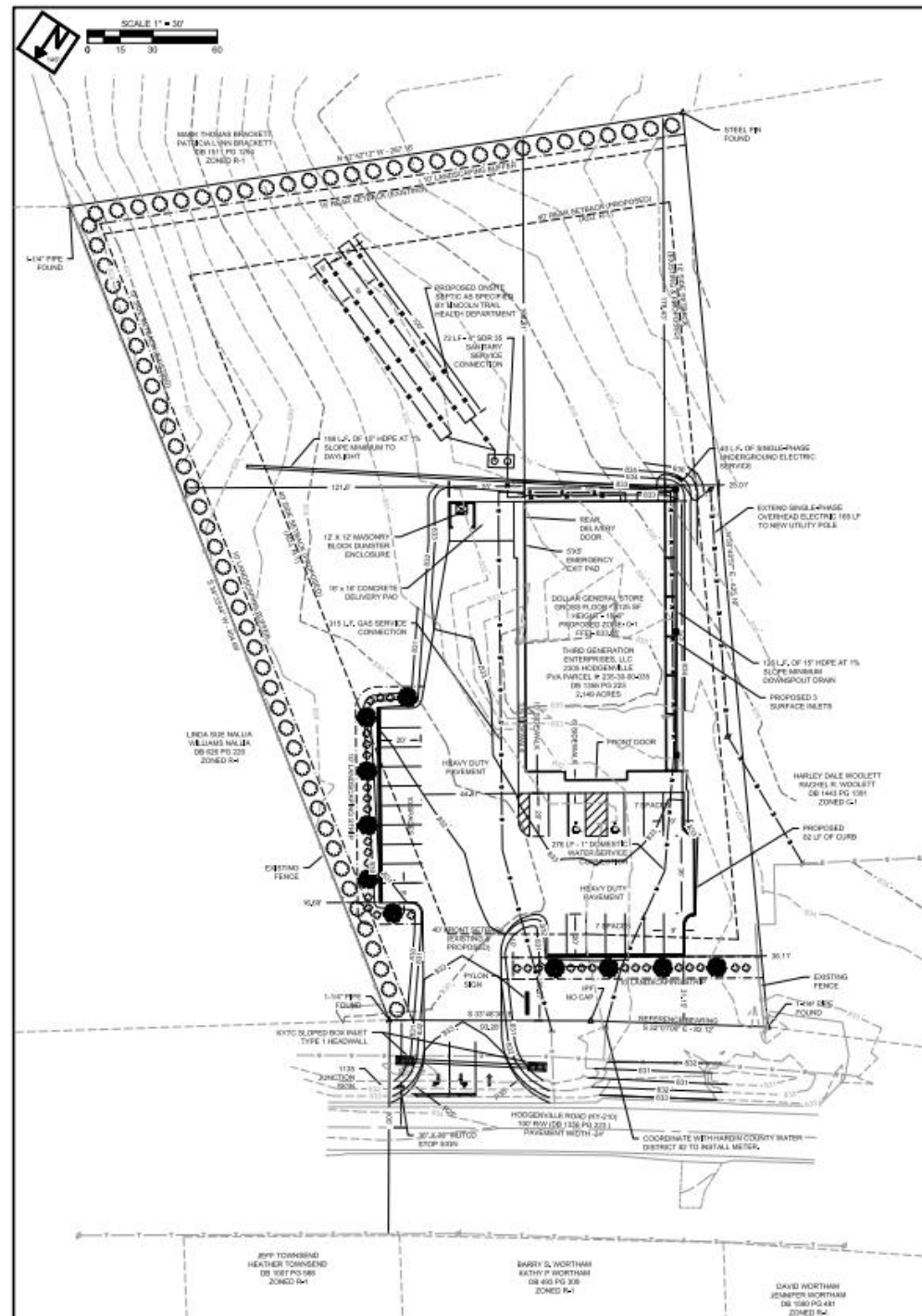
Goal 6: CHARACTER: Preserve Hardin County's history and culture through the recognition and preservation of its historic sites, rural character, and natural surroundings.

Objective 6.2: Preserve and protect the rural villages, historic towns, and agricultural landscape in Hardin County, and encourage appropriate redevelopment opportunities that protect the rural and historic character.

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

Objective 8.8: Encourage that all land uses are developed in a manner compatible with surrounding land uses.

A photograph of a Dollar General store exterior. The building features a combination of dark brown brick and light gray corrugated metal siding. A prominent yellow sign with the words "DOLLAR GENERAL" in black capital letters is mounted on the metal section. Below the sign is a dark awning and a large glass entrance with black frames. The store is situated in a parking lot with white and blue painted lines under a cloudy sky.



BIOHERITAGE CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY BIODIVERSITY WAS PERFORMED UNDER MY DIRECT CONTROL AND THIS SURVEY WAS PERFORMED USING A CRIS-081-9007 MULTIREGIONAL BASE AND COVER REAL TIME HORIZONTAL ZITHO GPS SYSTEM, THE PRECISION OF THIS EQUIPMENT FOR THE 4TH SURVEYS IS 0.01 + 0.01, THE HORIZONTAL DATUM OF THIS SURVEY IS THE MEAN EARTH GRAVITY DATUM OF 1984, THE VERTICAL DATUM OF THIS SURVEY IS THE MEAN SEA LEVEL, PROJECTED TO GRID NORTH OF THE NEARBY STATE PLANE COORDINATE SYSTEM (BPOS, GROUND ZERO), THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). GRID METER, 120.

SULLIVAN STEVEN B. PLR #0382 DATE
2026 DAVENPORT ROAD
HARRISBURG, NY 0300

CERTIFICATE OF ACCURACY AND ADEQUACY

WHEREFORE, I CERTIFY THAT THE DEVELOPMENT PLAN, STREET, DRAINAGE, SEWERAGE, AND UTILITY CONSTRUCTION PLAN, AS APPROVED BY THE APPROPRIATE GOVERNMENT AGENCIES, FOR DOLLAR GENERAL, LOCATED AT 2805 HODGENSELL ROAD, ELIZABETHTOWN, KENTUCKY, ARE ADEQUATE TO MEET THE REQUIREMENTS FOR THE TRIPLE S PLANING COMMISSION.

100% KRAFT PAPER

208 CHARLETTA RD
HARRISBURG, PA 17105

1. I/WE DO HEREBY CERTIFY THAT I/AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON. I/DO ACCEPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY AND AGREE TO COMPLETE ALL SITE IMPROVEMENTS SHOWN HEREON AT THE EARLIEST DATE POSSIBLE AND TO MAINTAIN THE PROPERTY TO USE AND OCCUPY THE BUILDINGS AND PROPERTY. I/WE FURTHER ASSURE AND UNDERSTAND THAT THE BUILDING AND PREMISES, INCLUDING ALL

OWNER'S SIGNATURE _____ DATE _____

NOTARY PUBLIC STATE OF
MISSISSIPPI
COUNTY OF HANCOCK

I, THE UNDERSIGNED NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT WAS DELIVERED AND ACKNOWLEDGED BEFORE ME IN THE
COUNTY OF HANCOCK, MISSISSIPPI, FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) IS/ARE
LEGAL AND HAS/HAVE BEEN DISCUSSED VOLUNTARILY ON THE DATE, TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

NOTES MY HAND THIS _____ DAY OF _____ (MONTH) _____ (YR)

STADY 2004	STADY 2004
------------	------------

PREPARED CERTIFICATION
I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS A TRUE AND CORRECT REPRESENTATION OF THE INDICATED PLAN.

PREPARED BY: _____ DATE: _____

RELEVANT DEPARTMENT OF HIGHWAYS CERTIFICATE
I CERTIFY THAT THE NEW SHORTCUT IS LEGAL AND ADEQUATE ENTRANCE ONTO
THE INDICATED ROAD OR HAS RECEIVED AN APPROPRIATE PERMIT FOR
ACCESS ONTO THE INDICATED ROAD(S) SHOWN.

OFFICIAL	TITLE	DATE
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I CERTIFY THAT THE TRAIL SHOWN HAS A LEGAL AND ADEQUATE ENTRANCE ONTO THE INDICATED ROAD OR HAS BEEN GRANTED A DISCRETIONARY PERMIT FOR ACCESS ONTO THE INDICATED ROAD, AS SHOWN.

OFFICIAL TITLE DATE

I CERTIFY THAT THE WASTEWATER DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION ON THIS DEVELOPMENT FULLY MEET THE REQUIREMENTS OF THE JURISDICTION AND ARE APPROVED.

OFFICIAL TITLE DATE

THE PLANS FOR THE DEVELOPMENT HAVE BEEN PREPARED BY THE OFFICE AND
APPEAR TO MEET THE REQUIREMENTS OF THE JURISDICTION. THE PERFORMANCE THE
LIMITED REVIEW OF THE PLANS, THIS OFFICE DOES NOT GUARANTEE THE PLANS OR
REPRESENTATION OF THE DESIGN CALCULATIONS OR MODELS OR CONFORM WITH ANY WAY
THAT THE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE PRELIMINARY
PROFESSIONAL STANDARDS.

COUNTY ENGINEER SIGNATURE _____ DATE _____

COMMISSIONER OF REVENUE
I DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN APPROVED IN ACCORDANCE WITH
THE REGULATIONS AND ADJUSTMENTS BY THE HANCOCK COUNTY PLANNING AND
DEVELOPMENT COMMISSION.

COMBUSTION CHAIR OR DIRECTOR SIGNATURE _____ DATE _____

MOTION

I make a motion to Conditionally Approve the Development Plan for the Dollar General Store (KY 210):

- Pending correction of the 40 items listed in the Staff Review Comments and any additional items as deemed necessary by the Planning Commission based on testimony presented during the public hearing.

New Item:

Alternative evergreen species not toxic to cattle used for screening or if arborvitae proposed they must be planted 15' off the property line.