



**Hardin County Board of Adjustment
Five Hundred Fourteenth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 5, 2026 5:00 p.m**

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

A. 5:00 PM – VARIANCE – ELIZABETH & ANDREW HARDIN are requesting a Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 14.148 acre site located at 1944 Salt River Road, Rineyville, KY, known as Lot 1A of Salt River Subdivision within the Natural Resource Area and is zoned Rural Residential (R-2).

B. 5:15 PM – AMENDED CONDITIONAL USE PERMIT – MICHELLE & DENNIS JORDAN are requesting an Amended Conditional Use Permit to continue to allow for a greenhouse / plant nursery business on site. The property is a 15 acre site located at 13287 South Dixie Highway, Upton, KY within the South Urban Area and is zoned Rural Residential (R-2).

C. Continued from February 5, 2026 – VARIANCE – MANUEL & LILIET RUIZ are requesting a Variance from the front building setback to allow for a house currently under construction to remain on site. The property is a 1.34 acre site located at 236 Pipeline Road, Elizabethtown, KY, known as Lot 71 of Quail Hollow Subdivision, Section 2, within the Kentucky 313 Corridor Planning Area, and is zoned Residential Estate (R-3).

D. Consideration and action on the Minutes for the meeting held on February 5, 2026 (*Attached pgs.4-8*).

E. Informational Items

F. Adjourn

State Capitol Visit On February 19, 2026 Director King and Attorney Cooper spent the day in Frankfort, KY to meet with our legislators to discuss Planning & Zoning issues in the Commonwealth.

18 years of Service On February 15, 2026 Director King celebrated his 18th year of service with the Planning Commission!

The next Board meeting is scheduled for April 23, 2026 at 5:00 p.m.



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SUBDIVISION PLATS RECORDED IN JANUARY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MERRIFIELD SUBDIVISION AND BOUNDARY SURVEY OF THE JOANN MERRIFIELD PROPERTY	LEE SCHOOL RD	1	9.6250	12/17/2025	1/2/2026
BUELS ACRES SUBDIVISION, LOTS 2B & 3A	1972 SOLWAY MEETING RD	0	0.0000	12/9/2025	1/7/2026
JEFFRIES FARM DIVISION	603 EASTVIEW RD	1	29.1360	12/15/2025	1/7/2026
SALEM SCHOOL SUBDIVISION & BOUNDARY SURVEY OF LESLIE & LAURA WHELAN PROPERTY	980 SALEM SCHOOL ROAD	2	38.9400	12/9/2025	1/9/2026
AMENDED RECORD PLAT OF ARNOLD VIEW SUB LOTS 1, 2 & 3	555 CUNDIFF LN	2	0.0000	12/29/2025	1/9/2026
CHINOE SUBDIVISION, SEC 2, LOT 24A	KALI CT	0	0.0000	12/29/2025	1/15/2026
WADE ESTATES LOT 1	229 BOB WADE RD	0	24.2150	9/22/2025	1/22/2026
ELJEN ESTATES, LOT 1	594 THOROUGHbred LANE	0	3.8320	1/22/2026	1/30/2026
		6	105.7480		

Total Records: 8

2/3/2026

JANUARY 2026 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 8 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 6 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 5 SFD Permits for the month • 5 SFD Permits for the year • 65 Total Building Inspections for the month • 65 Total Building Inspections for the year • 27 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 49 Total Permits for the month • 49 Total Permits for the year • 100 Total Electrical Inspections for the month • 100 Total Electrical Inspections for the year



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SUBDIVISION PLATS RECORDED IN FEBRUARY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF MAMAW & PAPA W LOT 1C AND REVISED BOUNDARY SURVEY	202 & 451 MCMILLEN LOOP, ELIZABETH TOWN, KY 42701	1	0.0000	1/23/2026	2/3/2026
B AND D ACRES	733 JAMES DUVALL LANE	2	23.9800	1/21/2026	2/17/2026
CHIEFS WAY SUBDIVISION, LOT 2 & RECORD PLAT OF CHIEFS WAY SUBDIVISION, SECTION 2	CECILIA SMITH MILL ROAD	1	11.5350	2/12/2026	2/24/2026
ALL ABOUT DIRT ESTATES	59 BOTTO AVE	2	4.2820	10/15/2025	2/25/2026
		6	39.7970		

Total Records: 4

3/3/2026

FEBRUARY 2026 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 12 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 12 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 16 SFD Permits for the year • 92 Total Building Inspections for the month • 157 Total Building Inspections for the year • 64 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 54 Total Permits for the month • 103 Total Permits for the year • 91 Total Electrical Inspections for the month • 192 Total Electrical Inspections for the year



**Hardin County Board of Adjustment
Five Hundred Thirteenth Meeting
Hardin County Government Center
Second Floor Meeting Room
February 5, 2026 5:00 p.m**

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

G. 5:00 PM – CONDITIONAL USE PERMIT – BONNIE & MICHAEL WILSON are requesting a Conditional Use Permit to allow for an accessory structure on a vacant lot. The property is a 0.574 acre site located at 140 Defew Avenue, Rineyville, KY, known as Lot 62 of Blackburn Estates, Section 2 within the Rineyville Rural Village and is zoned Urban Residential (R-1).

H. 5:15 PM – VARIANCE – JOHN BEAMER is requesting a Variance from the building setbacks to allow for a proposed lean-to addition to the existing office/shop building. The property is a 4.282 acre site located at 43 Botto Avenue, Elizabethtown, KY, within the East Urban Planning Area and is zoned General Commercial (C-2).

I. 5:30 PM – VARIANCE – MANUEL & LILIET RUIZ are requesting a Variance from the front building setback to allow for a house currently under construction to remain on site. The property is a 1.34 acre site located at 236 Pipeline Road, Elizabethtown, KY, known as Lot 71 of Quail Hollow Subdivision, Section 2, within the Kentucky 313 Corridor Planning Area, and is zoned Residential Estate (R-3).

J. Consideration and action on the Minutes for the meeting held on January 8, 2026 (*Attached pgs.3-6*).

K. Informational Items

L. Adjourn

1 Year of Service Administrative Assistant, Hunter Geoghegan celebrated 1 of service with the Planning Commission on 24 January 2026.

CAAK Conference Building Inspector, Jimmy Morgan attended the Code Administrator's Association of KY Virtual Conference on February 2nd and 3rd.

The next Board meeting is scheduled for March 5, 2026 at 5:00 p.m.



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SUBDIVISION PLATS RECORDED IN DECEMBER 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CWJ ESTATES	1414 HOGAN ROAD, SONORA, KY	2	13.0630	11/17/2025	12/1/2025
THE HORNBACK PLACE	248 HORNBACK LN	1	3.0000	11/21/2025	12/2/2025
PERKINS/MILLER SUB, SEC 2 LOT 3 & SEC 3	946 FLINT HILL RD	2	1.5000	12/3/2025	12/11/2025
TRAQUILLITY ESTATE SECTION 1 LOT 1	1814 RINEYVILLE SCH RD	0	9.3017	8/26/2025	12/15/2025
BELLA WOODS LOTS 13 & 14	SHEPHERDS WAY	-1	0.0000	11/24/2025	12/18/2025
MCGUFFIN ACRES LOT 1	1303 WONDERLAND CAVERN	1	0.0000	12/10/2025	12/19/2025
		5	26.8647		

Total Records: 6

1/6/2026

DECEMBER 2025 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 94 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 182 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 2 SFD Permits for the month • 91 SFD Permits for the year • 106 Total Building Inspections for the month • 1,340 Total Building Inspections for the year • 480 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 61 Total Permits for the month • 897 Total Permits for the year • 118 Total Electrical Inspections for the month • 1,731 Total Electrical Inspections for the year



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Five Hundred Twelfth Meeting
Hardin County Government Center
Second Floor Meeting Room
January 8, 2026 5:00 p.m**

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

M. 5:00 PM – VARIANCE – LINDA & PAUL PAROLEK are requesting a Variance from the front building setback lines to allow for the construction of a carport. The property is a 0.31 acre site located at 1400 Emory Road, Elizabethtown, KY, known as Lot 2 of University Estates, Section 6 within the West Urban Planning Area and is zoned Urban Residential (R-1).

N. 5:15 PM – VARIANCE – JANET HUNTER (Owner) & AARON T. SKAGGS (Applicant) are requesting a Variance from the minimum road frontage and 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is an 18.99 acre site located at 257 Deerbrook Lane, Elizabethtown, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1).

O. Consideration and action on the Minutes for the meeting held on December 4, 2025
(Attached pgs.2-9).

P. Informational Items

Q. Adjourn

The next Board meeting is scheduled for February 5, 2026 at 5:00 p.m.