

Hardin County Planning & Development Commission

17 November 2026

Hardin County Government Center

3rd Floor Fiscal Court Room

MAP AMENDMENT

Owner: Third Generation Enterprises, LLC

Applicant: Rafferty Development, LLC

17 November 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
B. Vicinity Map
C. Future Land Use Map (Urban Area)
D. Planning Area Maps & Analysis (Valley Creek Urban Area)
E. Zoning Map
F. Environmental Features Map
G. Topography Map
H. Aerial Photo
I. Table 1: Land Use Table (Zoning Ordinance)
J. Proposed Development Plan
K. Building Renderings
L. Signage Renderings
M. Illustration and Emails re: Disturbed Area
N. Photos of the Site
O. Emails from KYTC & Health Department
P. KYTC Traffic Count Information
Q. KYTC Accident Data
R. Character of the Area Analysis
S. Analysis of 2271 Hodgenville Road (Zoned C-1)
T. Analysis of SFD construction in the last 10 years within 1 mile
U. Analysis of other Dollar General locations in Unincorporated Hardin County, KY
V. Zone Change application
W. Staff Report and COMPREHENSIVE PLAN ANALYSIS
X. *Brackett Family Farms Presentation in opposition
Y. *Comprehensive Development Guide
Z. *Development Guidance System Ordinance
AA. *Letter in opposition from Hutton
BB. *Email in opposition from Skaggs
CC. *Email in opposition from Lawrence & Vittitow
DD. *Email in opposition from Steen
EE. *Email in opposition from Pettus (sent to Commissioner Nelson)
FF. *Email in opposition from Hines
GG. *Email in opposition from Vencill
HH. *Email in opposition from Malison

*Not provided in PowerPoint

Items in Blue submitted by others

Public Notification

Newspaper Ad on Saturday
November 7, 2026

LEGAL NOTICE

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, 17 November 2026, in the Hardin County Government Building, 150 N. Provident Way, 3rd 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 ROAD, ELIZABETHTOWN,



2 Signs posted on site since Oct. 29, 2026

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

COPY

October 30, 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 RCAD, ELIZABETHTOWN, KY. The owner, THIRD GENERATION ENTERPRISES, LLC and applicant, RAFFERTY DEVELOPMENT, LLC are requesting a Zoning Change for A +/- 2.149 ACRE SITE LOCATED AT 2305 HODGENVILLE ROAD, ELIZABETHTOWN, KY. – See Enclosed Map

The hearing will be held as follows:

DATE:	17 NOVEMBER 2026
TIME:	5:00 PM EST/ 4:00 PM CST
PLACE:	Hardin County Government Building 150 N. Provident Way, 3rd 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.

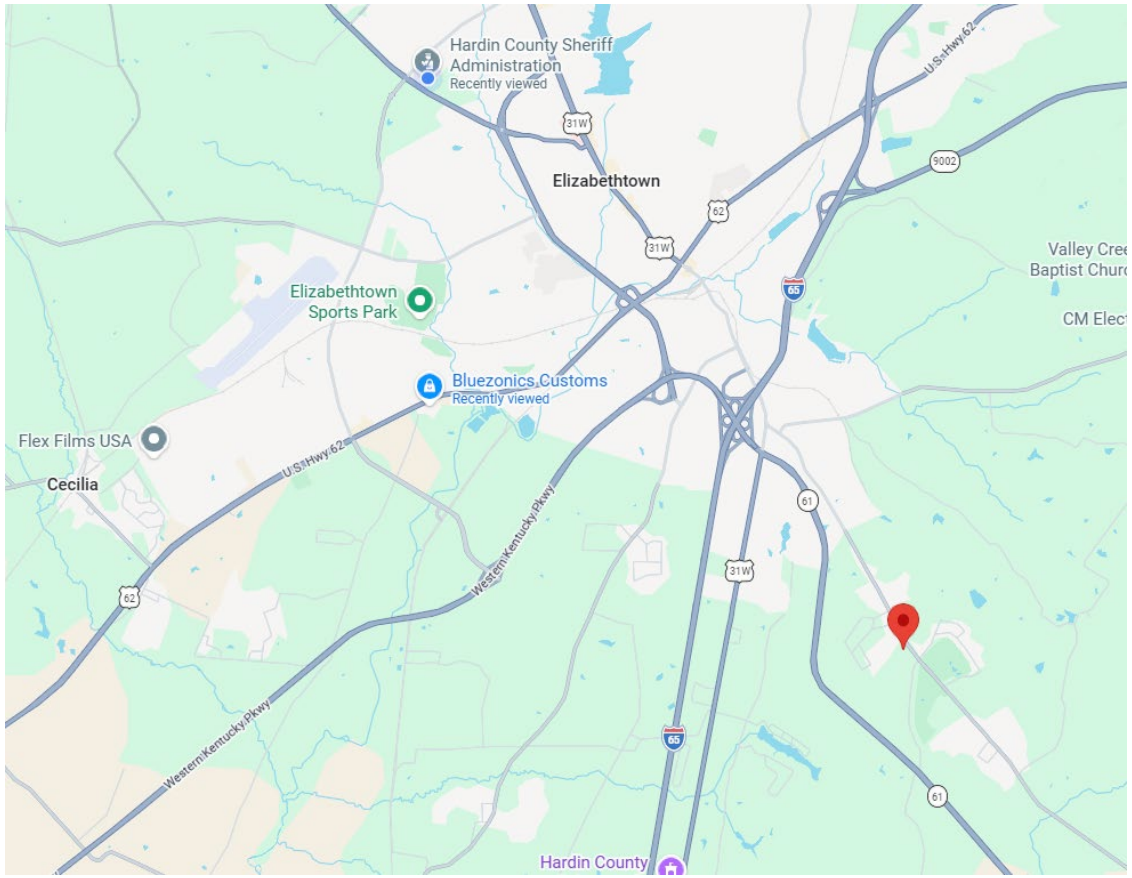
Please call the Planning Commission office at 270-769-5479 if you have any questions.

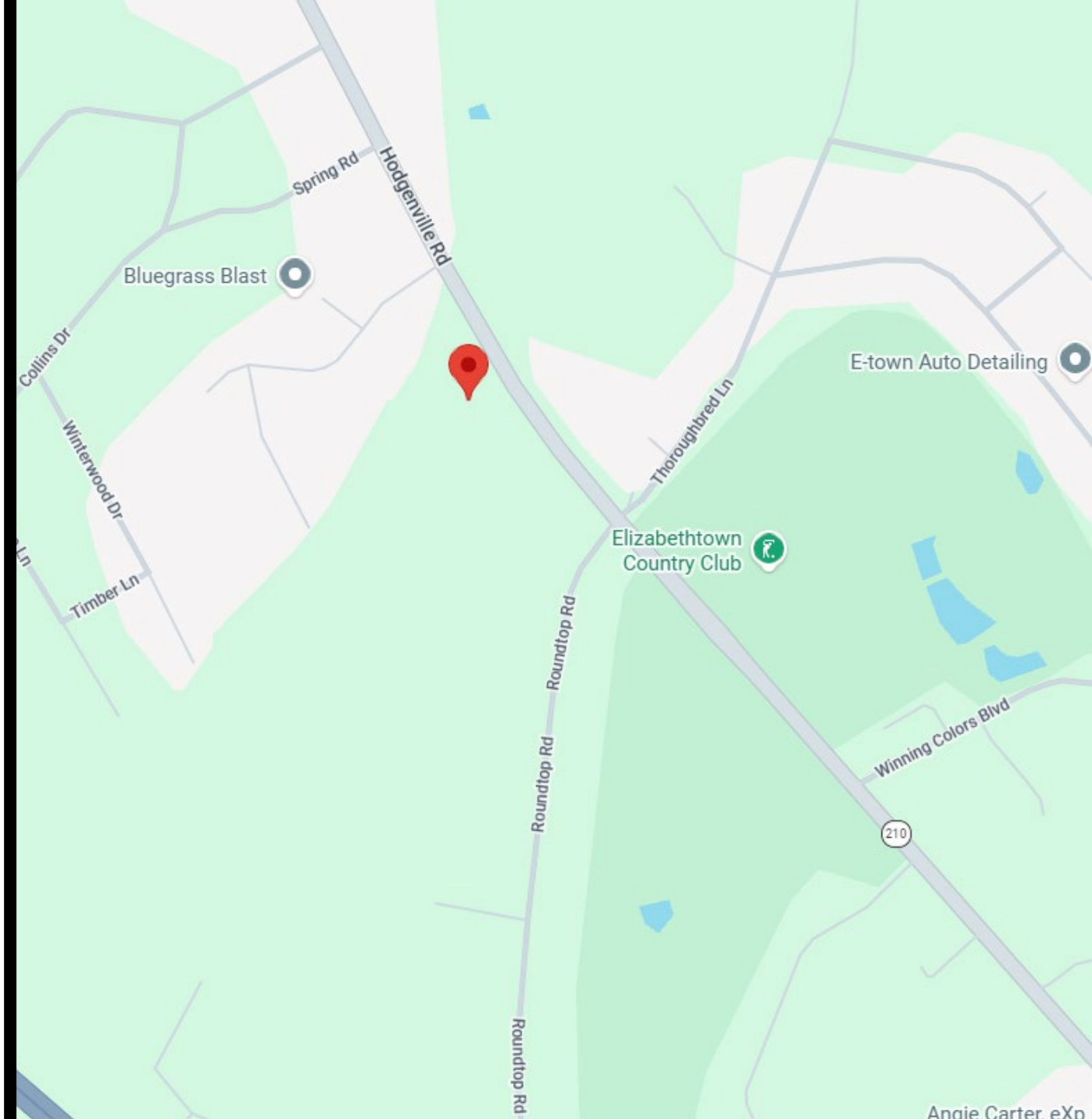
Adam C. King, AICP
Director

c: EG THOMPSON, Magistrate

First class mailings sent to adjoining property owners

VICINITY MAPS





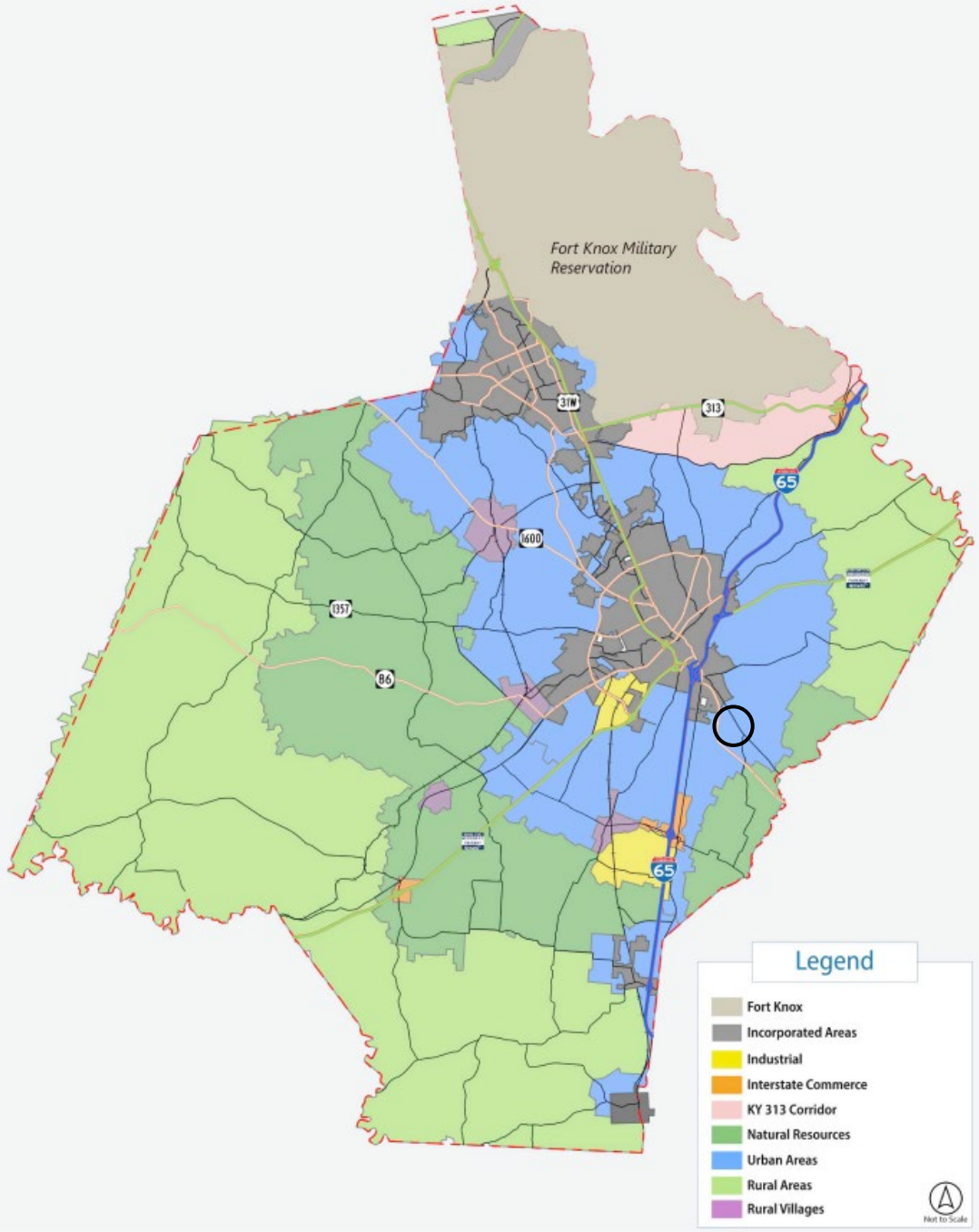


Figure 2-1: Future Land USe Map

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.

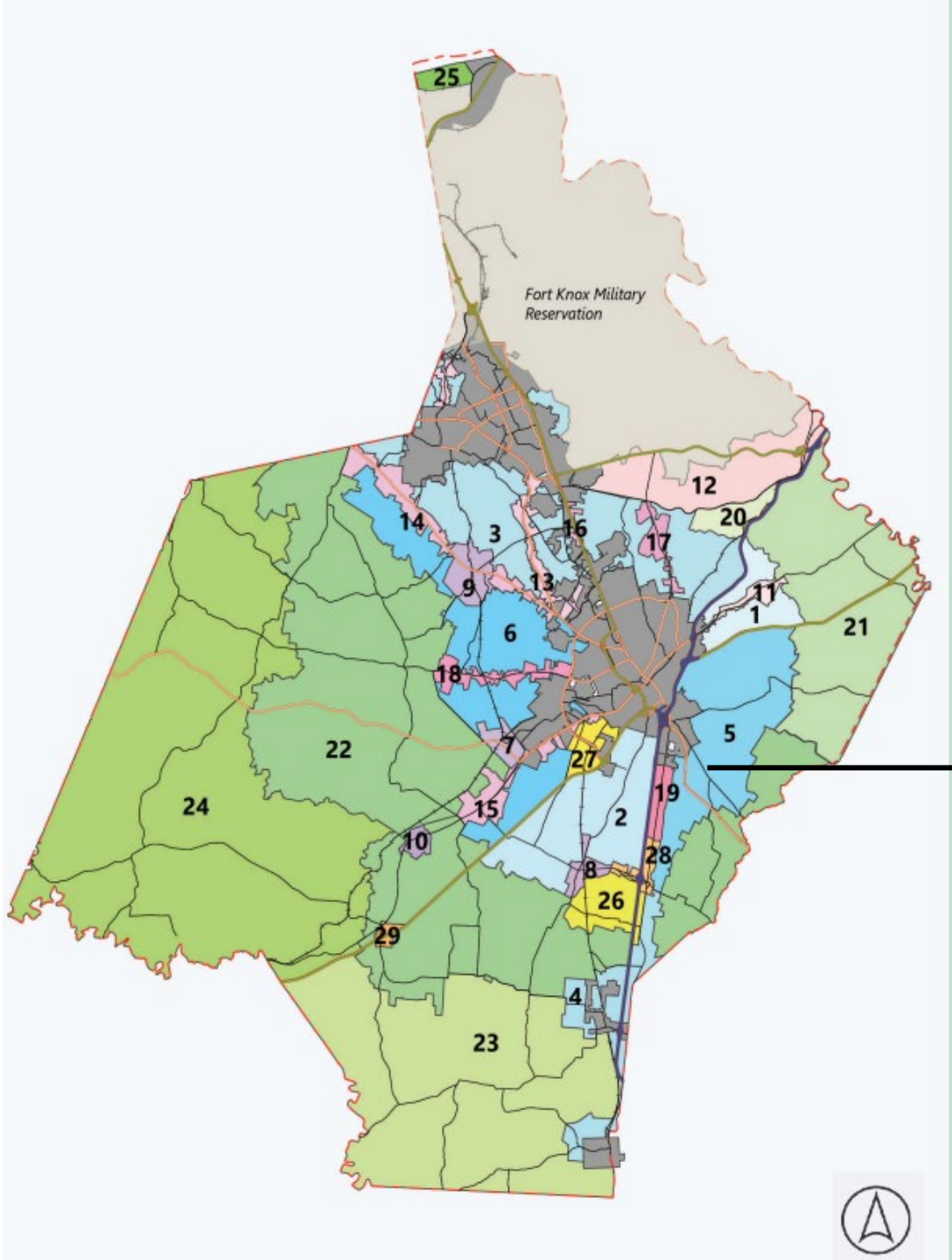
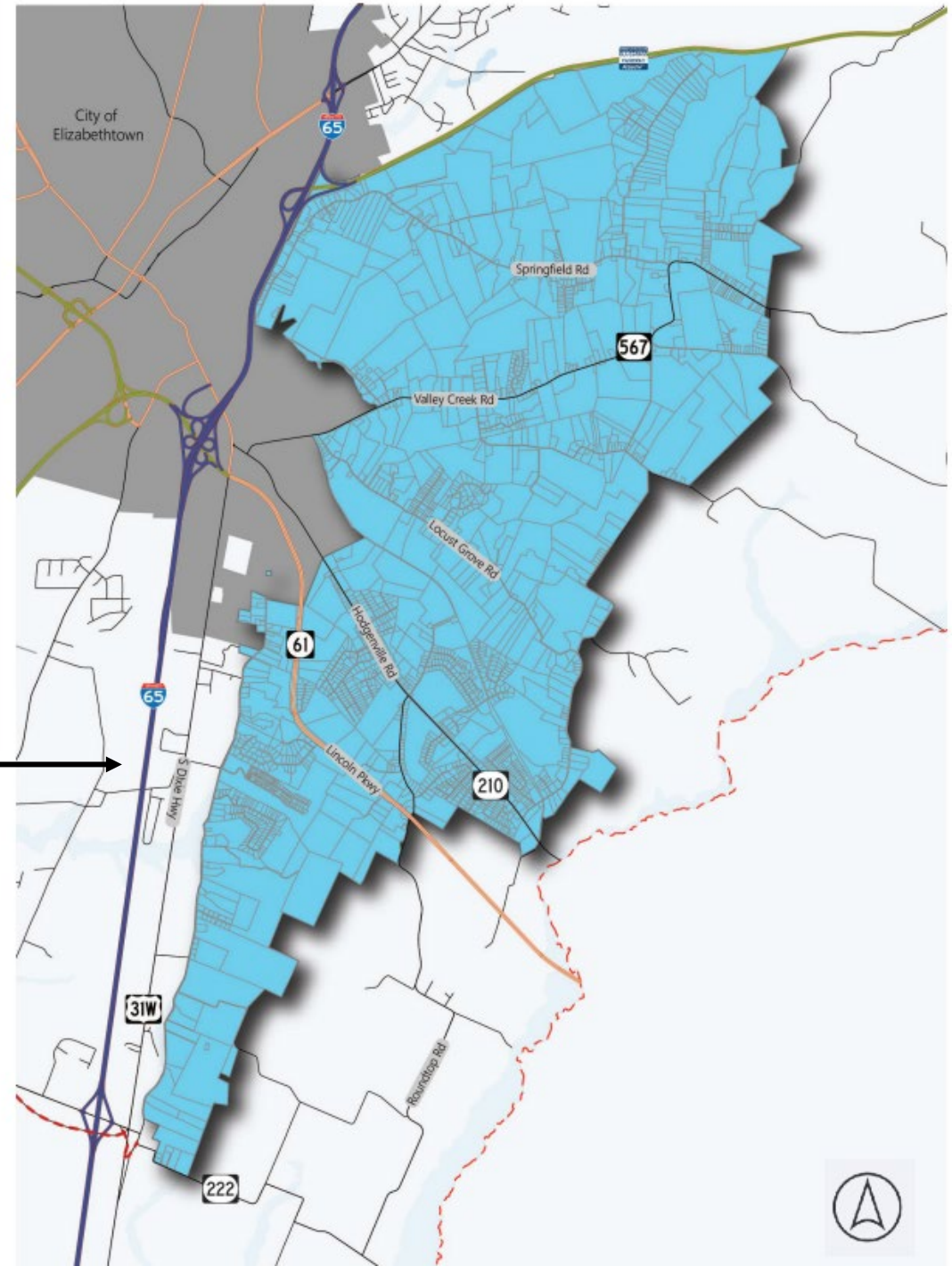


Figure 2-2: Planning Areas

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.

Recommended Land Use and Development Criteria

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

Recommended Land Uses

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

Access Criteria

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

Utility Criteria

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

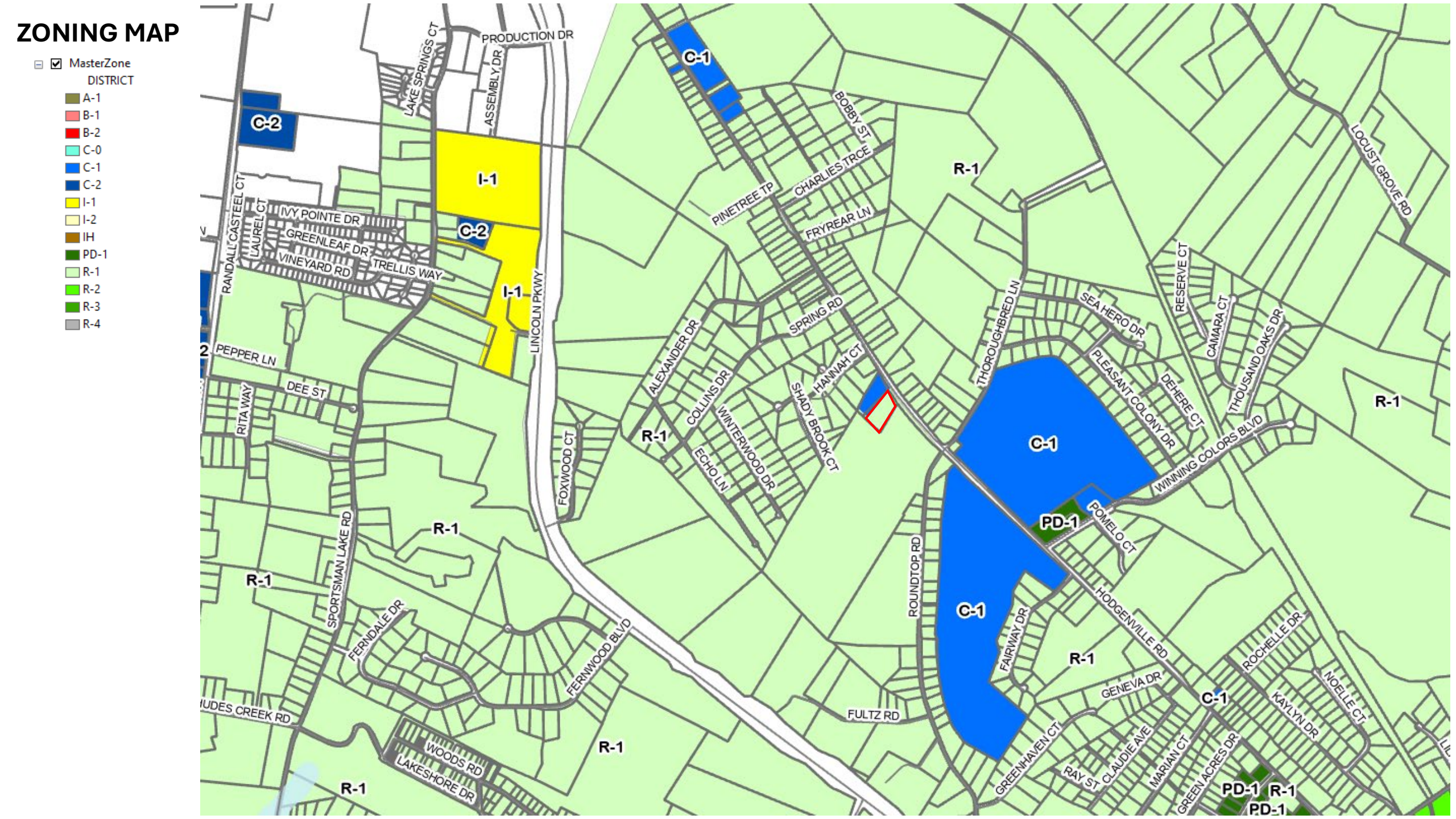
Central Target Area: Parcels along Springfield Road, Ford Highway, Valley Creek Road (KY 567), and Locust Grove Road

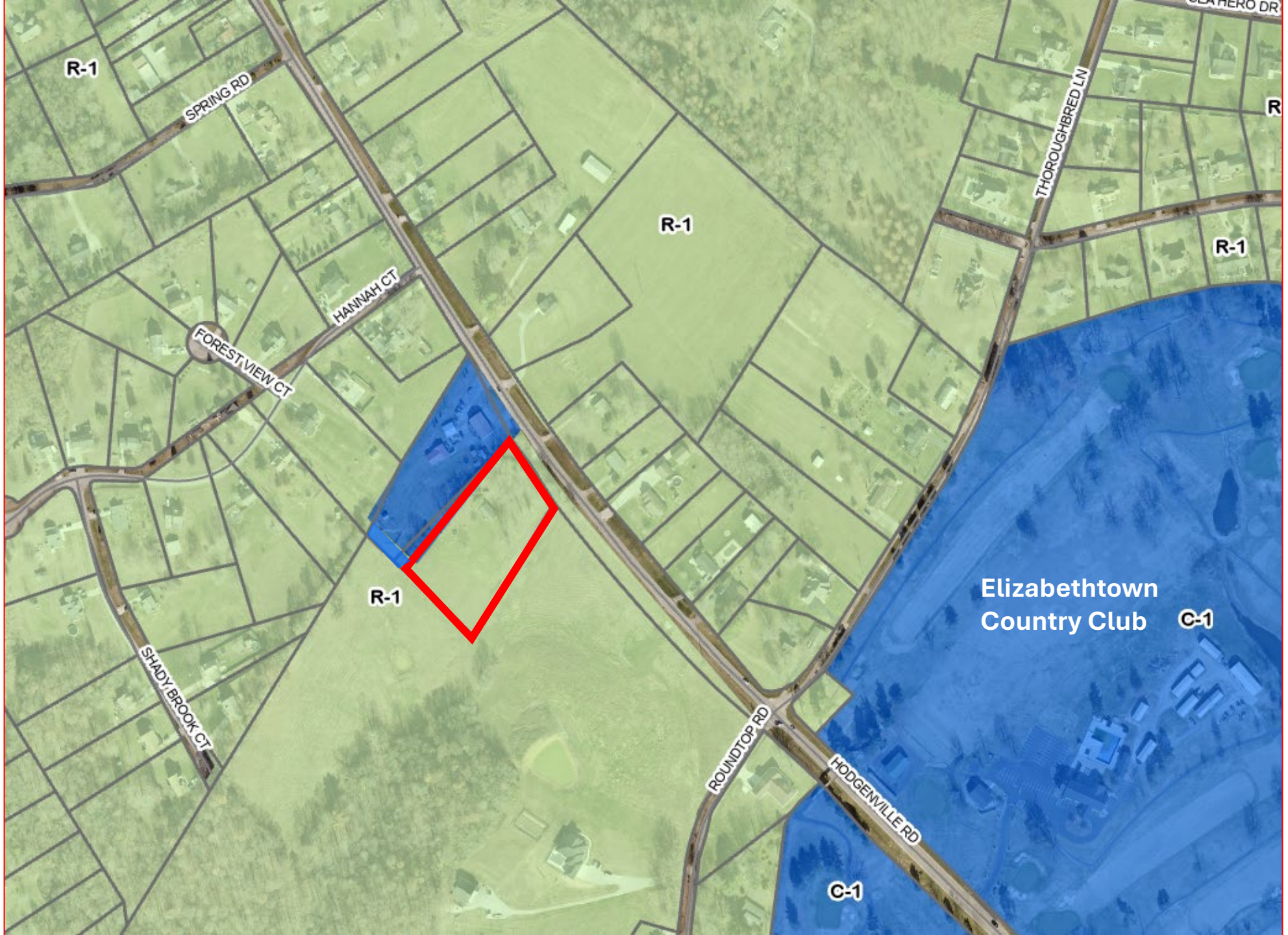
- Residential subdivisions with access to individual residential lots from internal streets are appropriate along Springfield Road, Ford Highway, Valley Creek Road (KY 567) and Locust Grove Road.

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

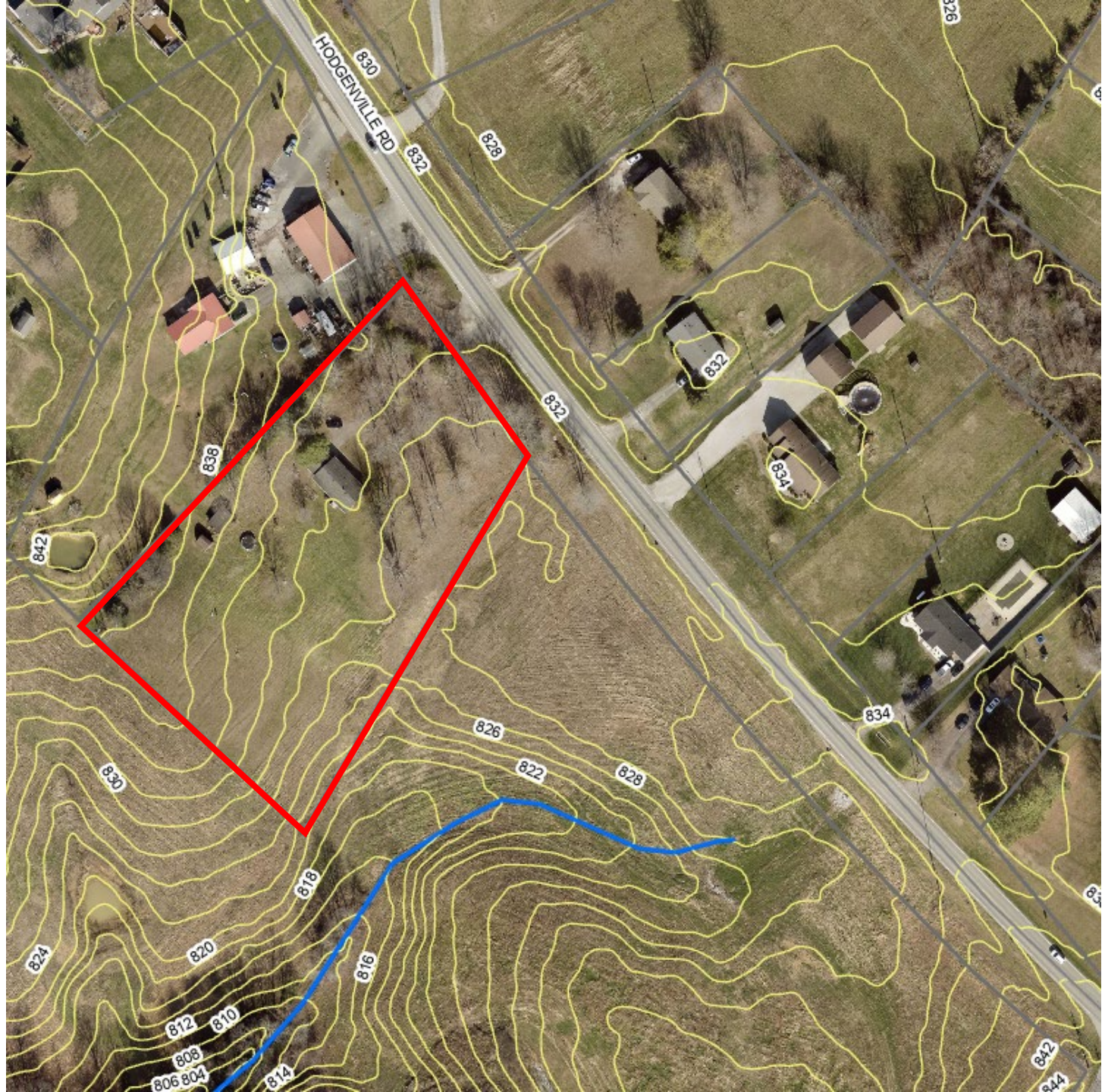
- Commercial, light industrial, single-family, and multi-family residential uses may be appropriate along Lincoln Parkway (KY 61), where adequate infrastructure is in place, and effective access management controls are utilized.

ZONING MAP


MasterZone
DISTRICT
A-1
B-1
B-2
C-0
C-1
C-2
I-1
I-2
IH
PD-1
R-1
R-2
R-3
R-4
PRODUCTION DR
LAKE SPRINGS CT
ASSEMBLY DR
BOBBY ST
CHARLIES TRCE
PINETREE TP
FRYREAR LN
LOCUST GROVE RD
RANDALL CASTEEL CT
LAUREL CT
IVY POINTE DR
GREENLEAF DR
VINEYARD RD
TRELLIS WAY
LINCOLN PKWY
SPRING RD
ALEXANDER DR
COLLINS DR
WINTERWOOD DR
ECHO LN
SHADY BROOK CT
HANNAH CT
FOXWOOD CT
THOROUGHBRED LN
SEA HERO DR
RESERVE CT
CAMARA CT
THOUSAND OAKS DR
PLEASANT COLONY DR
DEHERE CT
WINNING COLORS BLVD
PEPPER LN
DEE ST
RITA WAY
SPORTSMAN LAKE RD
FERNDALE DR
FERNWOOD BLVD
ROUNDTOP RD
POMELO CT
HODGENVILLE RD
FAIRWAY DR
ROCHELLE DR
NOELLE CT
KAYLYN DR
GENEVA DR
FULTZ RD
GREENHAVEN CT
RAY ST
CLAUDIE AVE
MARIAN CT
GREEN ACRES DR
WOODS RD
LAKESHORE DR
C-1
C-2
I-1
R-1
PD-1


R-1
SPRING RD
R-1
THOROUGHBRED LN
R-1
R-1
HANNAH CT
FOREST VIEW CT
R-1
Elizabethtown
Country Club
C-1
SHADY BROOK CT
ROUNDTOP RD
HODGENVILLE RD
C-1


Hardin_Wetlands
Hardin_100Flood
Streams 2023
hardin_sinkhole
FOREST VIEW CT
HANNAH CT
HODGENVILLE RD
THOROUGHBRED LN
SHADY BROOK CT
ROUNDTOP RD


HODGENVILLE RD
830
832
828
832
832
834
838
842
834
826
822
828
830
818
820
824
816
812
810
808
806 804
814
842
844



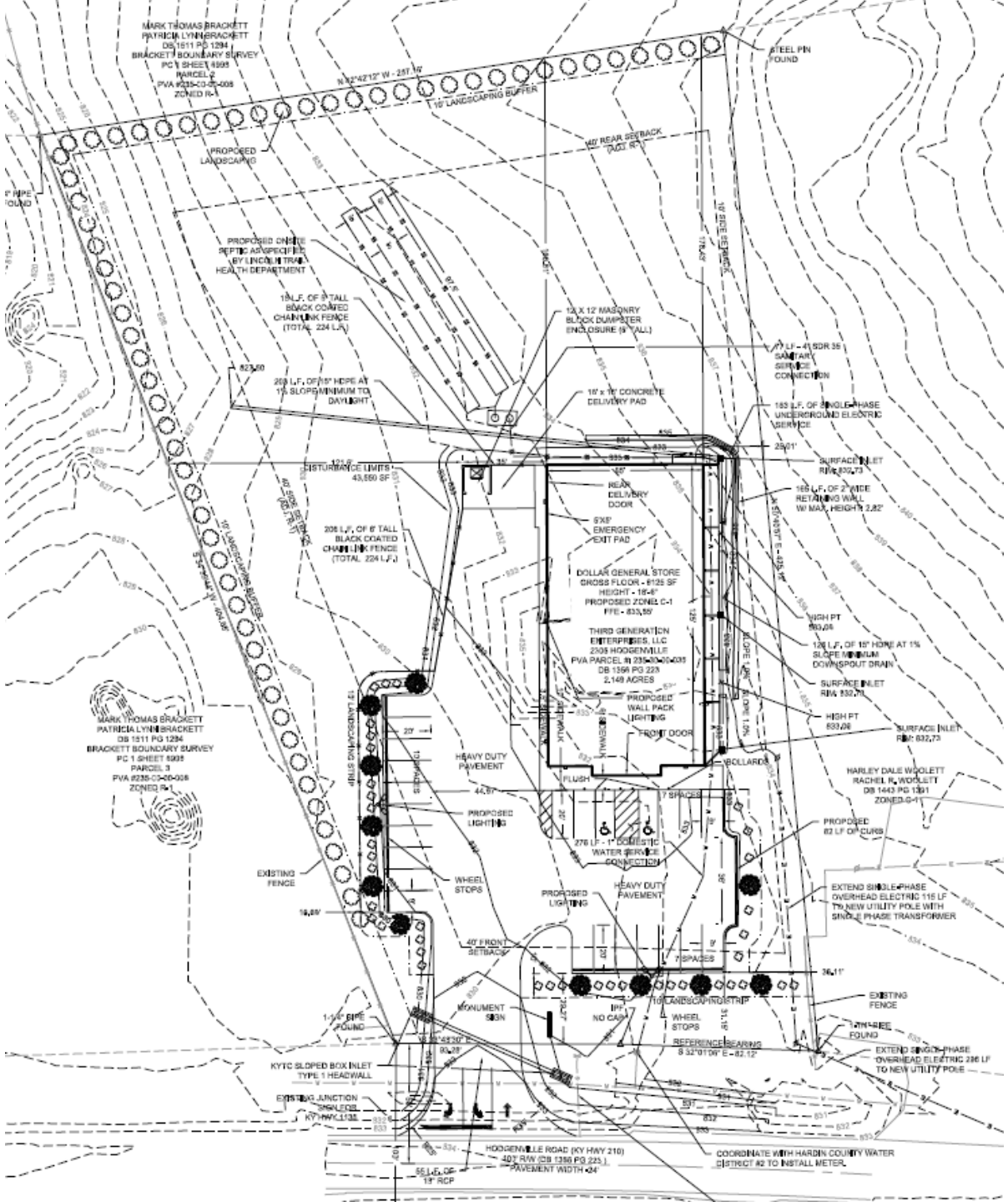
Description	
Type of Residence	1-STORY RANCH
Year Built	1961
Num Stories	1
Above Ground Sqft	1104
Total Living Area	1104
Basement	CRAWL
Basement Sqft	0
Basement Sqft Finish	0

Finished Basement %	0
Bedrooms	2
Full Baths	1
Half Baths	0
Exterior	BRICK
Heat	GAS
Air Condition	CENTRAL/AC
Fireplace	0



P = Permitted Use | C = Conditional Use | A = Accessory Use | -- = Not Permitted

	LISTED USES	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	--	--
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	C	--	--
89.	Veterinary Clinics	C	C	C	C	--	--	C	P	P	--	--	--	--	--	--
90.	Warehousing	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--
91.	Welding Shop	C	C	C	C	--	--	C	P	P	--	--	P	P	--	--
92.	Wholesaling	--	--	--	--	--	--	--	--	P	--	--	P	P	--	--



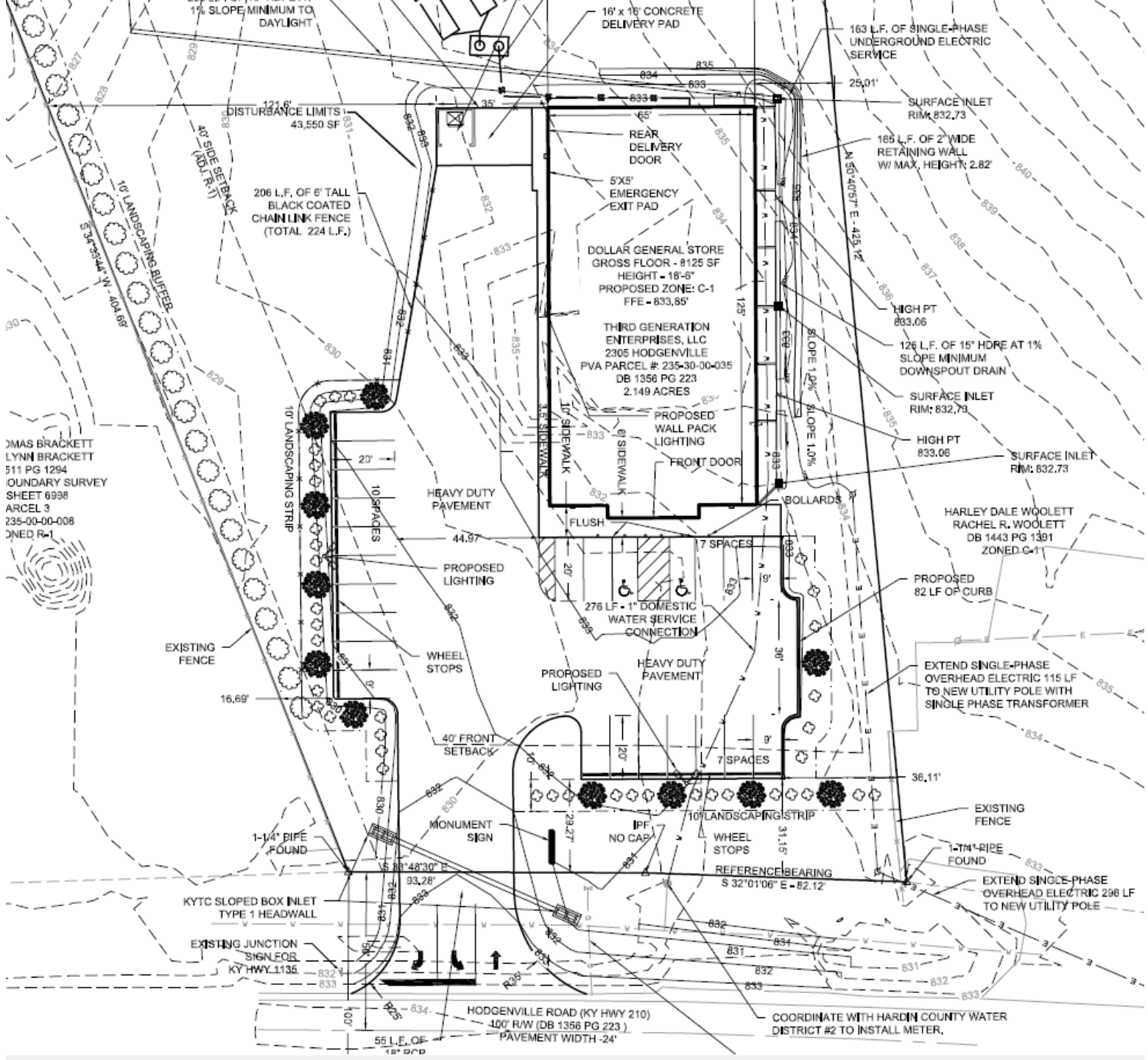
DEVELOPMENT PLAN FOR

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

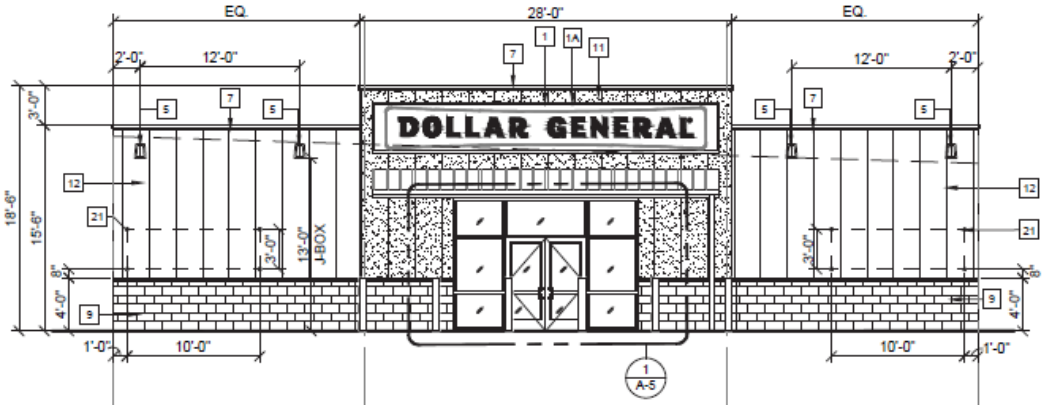
TREES	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING
	11	ACER PALMATUM	JAPANESE MAPLE (UNDERSTORY)	MIN. 1 1/2" - 2" CAL, 6'-8' HT' (SPACING 25' O.C.)
	63	PINUS STROBUS	EASTERN WHITE PINES	MIN. 5' HT' (SPACING 10' O.C.)
	39	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD (SHRUBS)	15"-30" HT' (5 SHRUBS PER 50')


16' x 16' CONCRETE DELIVERY PAD
163 L.F. OF SINGLE-PHASE UNDERGROUND ELECTRIC SERVICE
25.01'
SURFACE INLET RIM: 832.73
165 L.F. OF 2' WIDE RETAINING WALL W/ MAX. HEIGHT: 2.82'
N 50°40'57" E - 425.12'
DISTURBANCE LIMITS 43,550 SF
121.6'
35'
65'
REAR DELIVERY DOOR
5'X5' EMERGENCY EXIT PAD
206 L.F. OF 6' TALL BLACK COATED CHAIN LINK FENCE (TOTAL 224 L.F.)
40' SIDE SETBACK (ADJ R-1T)
10' LANDSCAPING BUFFER
S 34°35'44" W - 404.69'
DOLLAR GENERAL STORE
GROSS FLOOR - 8125 SF
HEIGHT - 18'-6"
PROPOSED ZONE: C-1
FFE - 833.85'
THIRD GENERATION ENTERPRISES, LLC
2305 HODGENVILLE
PVA PARCEL #: 235-30-00-035
DB 1356 PG 223
2.149 ACRES
HIGH PT 833.06
126 L.F. OF 15" HDRE AT 1% SLOPE MINIMUM DOWNSPOUT DRAIN
SLOPE 1.0%
SURFACE INLET RIM: 832.73
HIGH PT 833.06
SURFACE INLET RIM: 832.73
10' SIDEWALK
6' SIDEWALK
PROPOSED WALL PACK LIGHTING
FRONT DOOR
BOLLARDS
FLUSH
HARLEY DALE WOOLETT
RACHEL R. WOOLETT
DB 1443 PG 1391
ZONED C-1
10' LANDSCAPING STRIP
HEAVY DUTY PAVEMENT
10 SPACES
44.97'
7 SPACES
PROPOSED LIGHTING
276 LF - 1" DOMESTIC WATER SERVICE CONNECTION
PROPOSED 82 LF OF CURB
EXISTING FENCE
WHEEL STOPS
HEAVY DUTY PAVEMENT
PROPOSED LIGHTING
EXTEND SINGLE-PHASE OVERHEAD ELECTRIC 115 LF TO NEW UTILITY POLE WITH SINGLE PHASE TRANSFORMER
16.69'
40' FRONT SETBACK
7 SPACES
36.11'
EXISTING FENCE
10' LANDSCAPING STRIP
MONUMENT SIGN
IPF NO CAP
WHEEL STOPS
1-1/4" PIPE FOUND
REFERENCE BEARING S 32°01'06" E - 82.12'
1-1/4" PIPE FOUND
EXTEND SINGLE-PHASE OVERHEAD ELECTRIC 296 LF TO NEW UTILITY POLE
S 88°48'30" E 93.28'
KYTC SLOPED BOX INLET TYPE 1 HEADWALL
EXISTING JUNCTION SIGN FOR KY HWY 1135
HODGENVILLE ROAD (KY HWY 210)
100' R/W (DB 1356 PG 223)
PAVEMENT WIDTH -24'
55 L.F. OF
COORDINATE WITH HARDIN COUNTY WATER DISTRICT #2 TO INSTALL METER.
OMAS BRACKETT
LYNN BRACKETT
511 PG 1294
OUNDARY SURVEY
SHEET 6998
ARCEL 3
235-00-00-008
ONED R-1

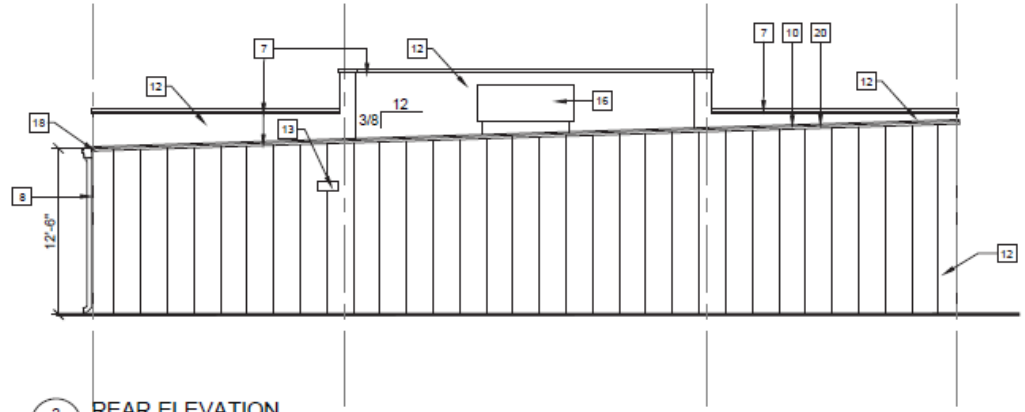

DOLLAR GENERAL


DOLLAR GENERAL

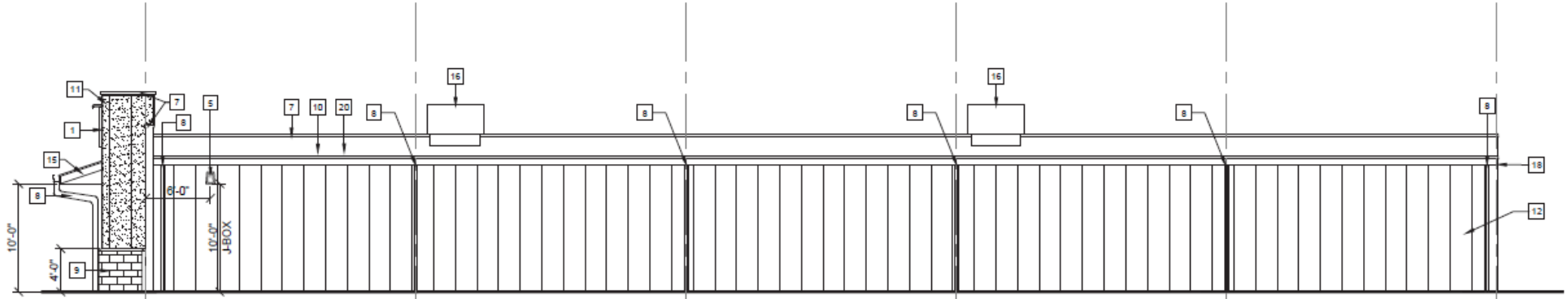

DOLLAR RENTAL



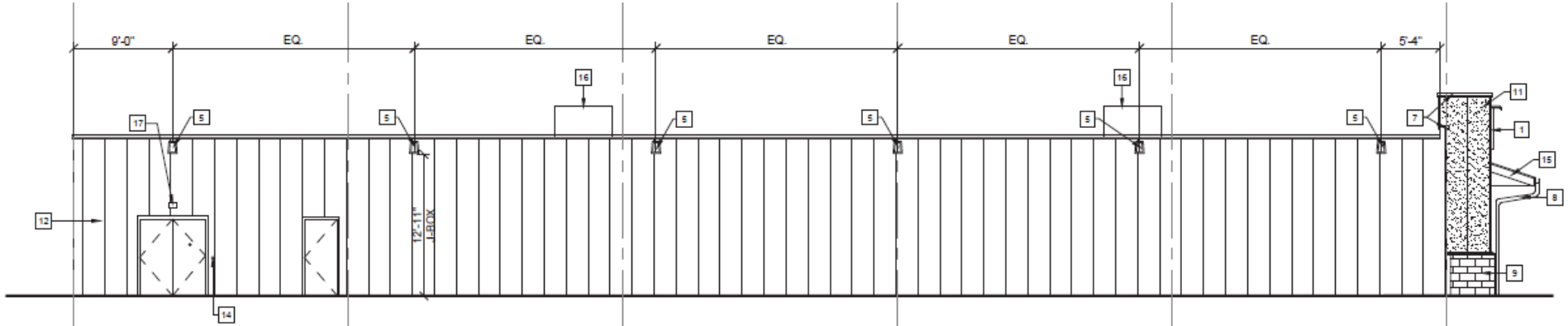
1 A-2 FRONT ELEVATION
SCALE: 1/8"=1'-0"

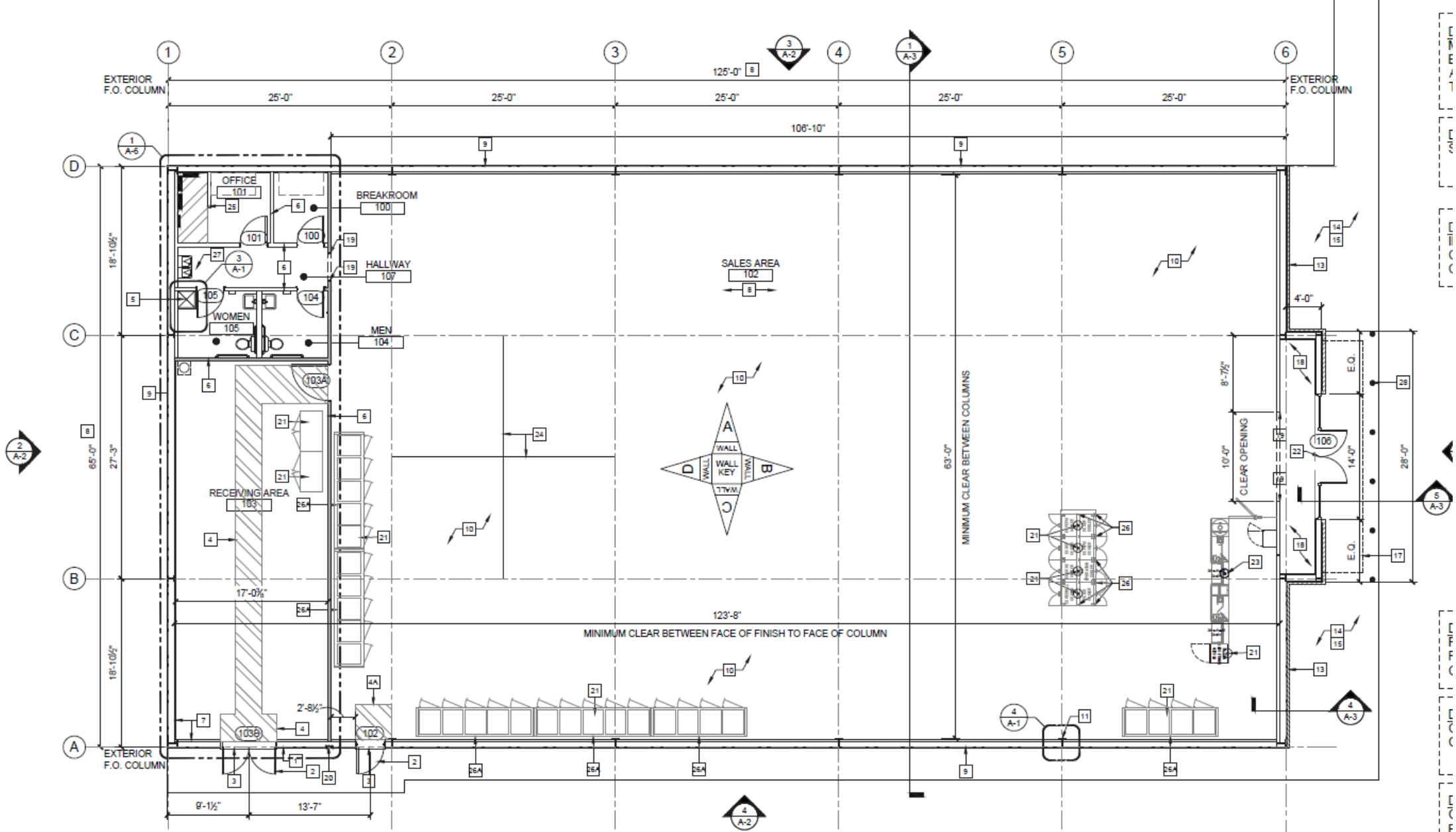


2 A-2 REAR ELEVATION
SCALE: 1/8"=1'-0"



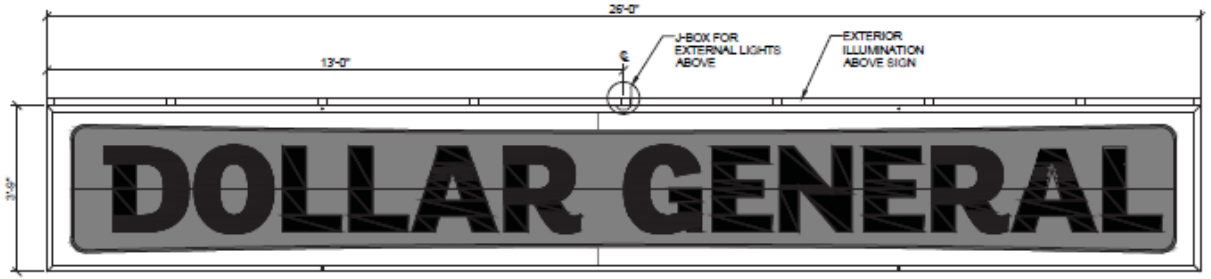
3 A-2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



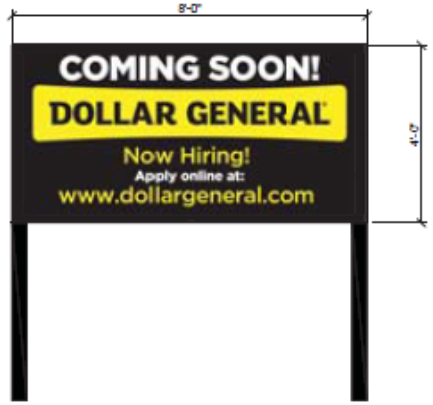


1 A-1 FLOOR PLAN
SCALE: 1/8"=1'-0"

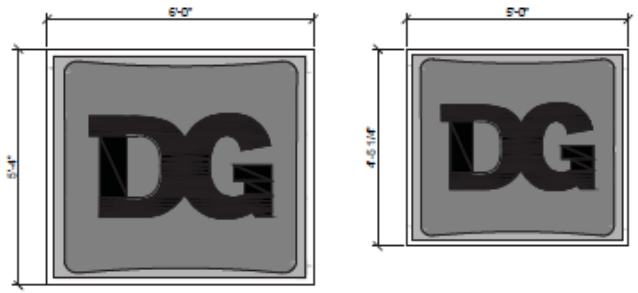
PLAN NORTH



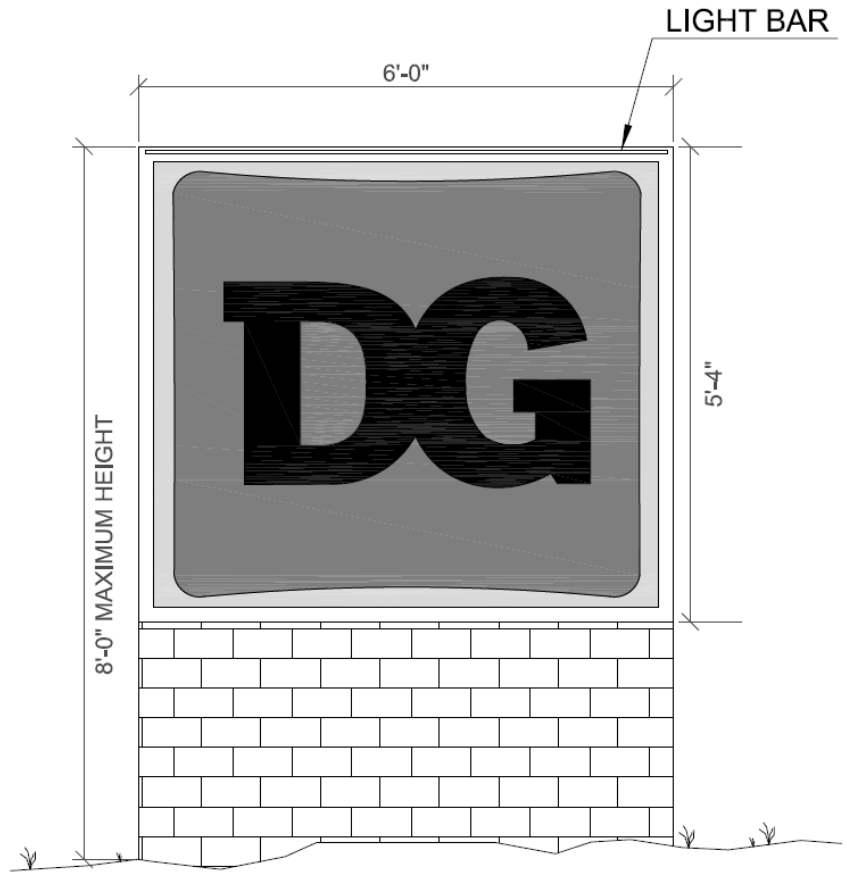
PROTOTYPICAL MAIN BUILDING SIGN FOR 'A', 'B', 'E' & 'F' SCHEMES



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



THESE ARE THE PRIMARY PYLON SIGNS FOR ALL LOCATIONS. CONFIRM SIZE WITH DOLLAR GENERAL AND SIGN VENDOR.



1 / A-9 SIGNAGE ELEVATIONS
SCALE: 1/2"=1'-0"

Dollar General - 2305 Hodgenville Road, Elizabethtown, ky

General\All Employees (unrestricted)

MA

Mark Absher

To: Adam C. King

Reply | Reply all | Forward

Mon 10/26/2026 1:12 PM

Hey Adam,

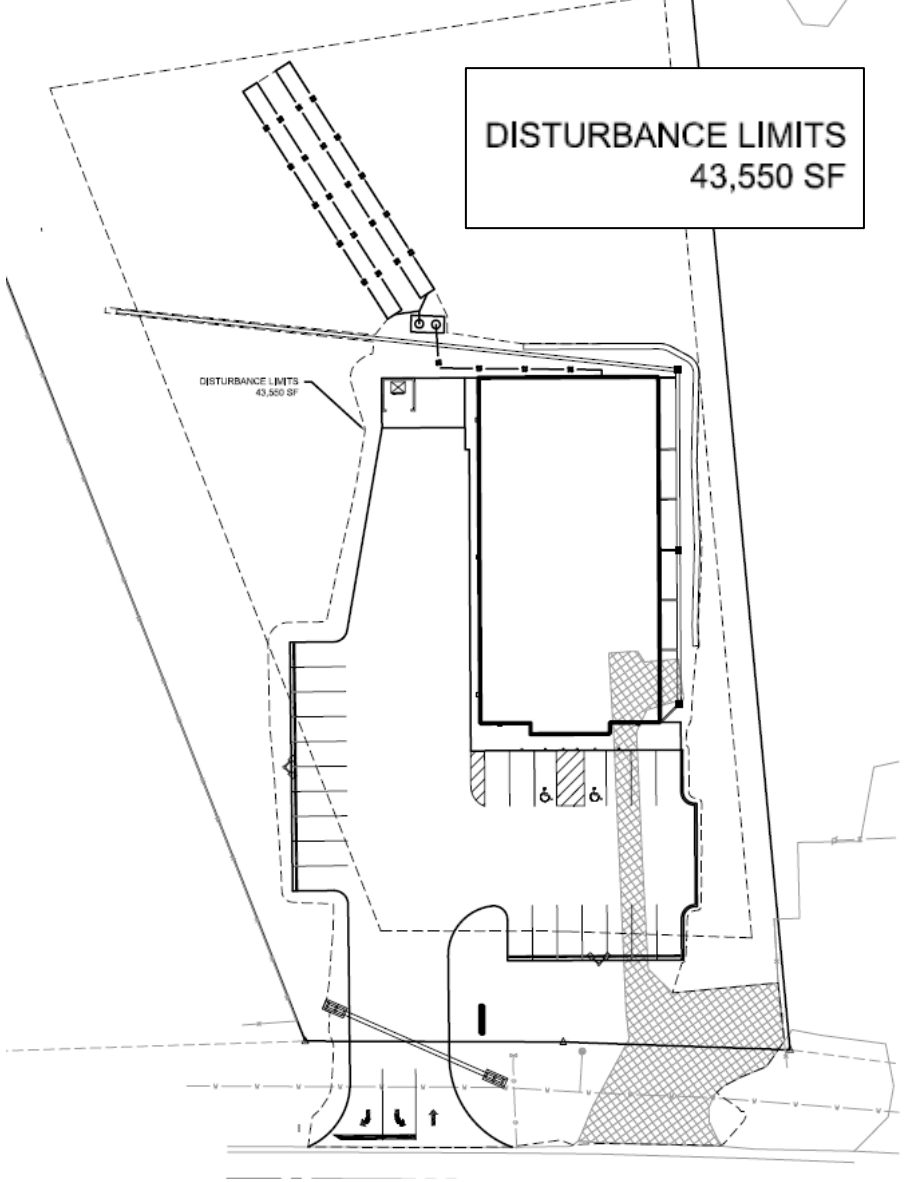
Per our conversion and provided information from the engineering company of record, they are showing an impervious area and total disturbed area of less than one acre on their plan set.

Given our stormwater manual, they would NOT be required to provide basin for either quantity or quality. They were a fraction under the requirement for quality.

Mark

Mark Absher, P.E.
Senior County Engineer
Hardin County Government
150 N. Provident Way
Elizabethtown, Kentucky 42701
270-360-9207 ext: 2

1 acre = 43,560 sq ft



MA

MarkAbsher

Reply | Reply all | Forward

To: bmayhew@vantageky.com

Cc: Adam C. King

Tue 11/3/2026 8:23 AM

Hey Brennen,

We got your plans showing the impervious area and disturbed area. When I ran some rough numbers for disturbed area, I got a little over an acre.
Are you including all disturbed areas? Those later lines for the septic would be disturbing those areas and should be included. Can you provide a drawing showing what you included as disturbed area?
IF it is over an acre of disturbed, that would require a quality basin for treatments. Those are much smaller than quantity size ones.

Thanks
Mark

Mark Absher, P.E.
Senior County Engineer
Hardin County Government
150 N. Provident Way
Elizabethtown, Kentucky 42701
270-360-9207 ext: 2

Adam and Mark,

I have updated the Development Plan for the Elizabethtown Site based on your comments and also added two minor changes. First, we modified the grading around the delivery lane and parking bays back to its original submittal form. Second, we placed a low profile retaining wall on the back right corner of the building. I have also attached the exhibit showing the limits of disturbance for Mark as he requested.

Thanks,

Brennen Mayhew, EIT
Project Engineer

VANTAGE
Engineering PLC

Vantage Engineering PLC
2038 Danville Road
Harrodsburg, KY 40330
ph (859) 734-0560
fx (859) 734-0561
mobile (859) 553-0503



Description	
Type of Residence	1-STORY RANCH
Year Built	1961
Num Stories	1
Above Ground Sqft	1104
Total Living Area	1104
Basement	CRAWL
Basement Sqft	0
Basement Sqft Finish	0

Finished Basement %	0
Bedrooms	2
Full Baths	1
Half Baths	0
Exterior	BRICK
Heat	GAS
Air Condition	CENTRAL/AC
Fireplace	0




ZONING CHANGE
PUBLIC HEARING R1 to C1
TIME: 5:00 DATE: 11-17
PLACE: HARDIN COUNTY
GOVERNMENT BUILDING 3RD FLOOR
HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION
150 N. PROVIDENT WAY, ELIZABETHTOWN, KY 42701 PHONE: 270-769-5479


ZONING CHANGE
PUBLIC HEARING R1 to C1
TIME: 5:00 DATE: 11-17
PLACE: HARDIN COUNTY GOVERNMENT BUILDING 3rd 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>

Mon 9/21/2026 9:18 AM

Cc: Haley Goodman

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

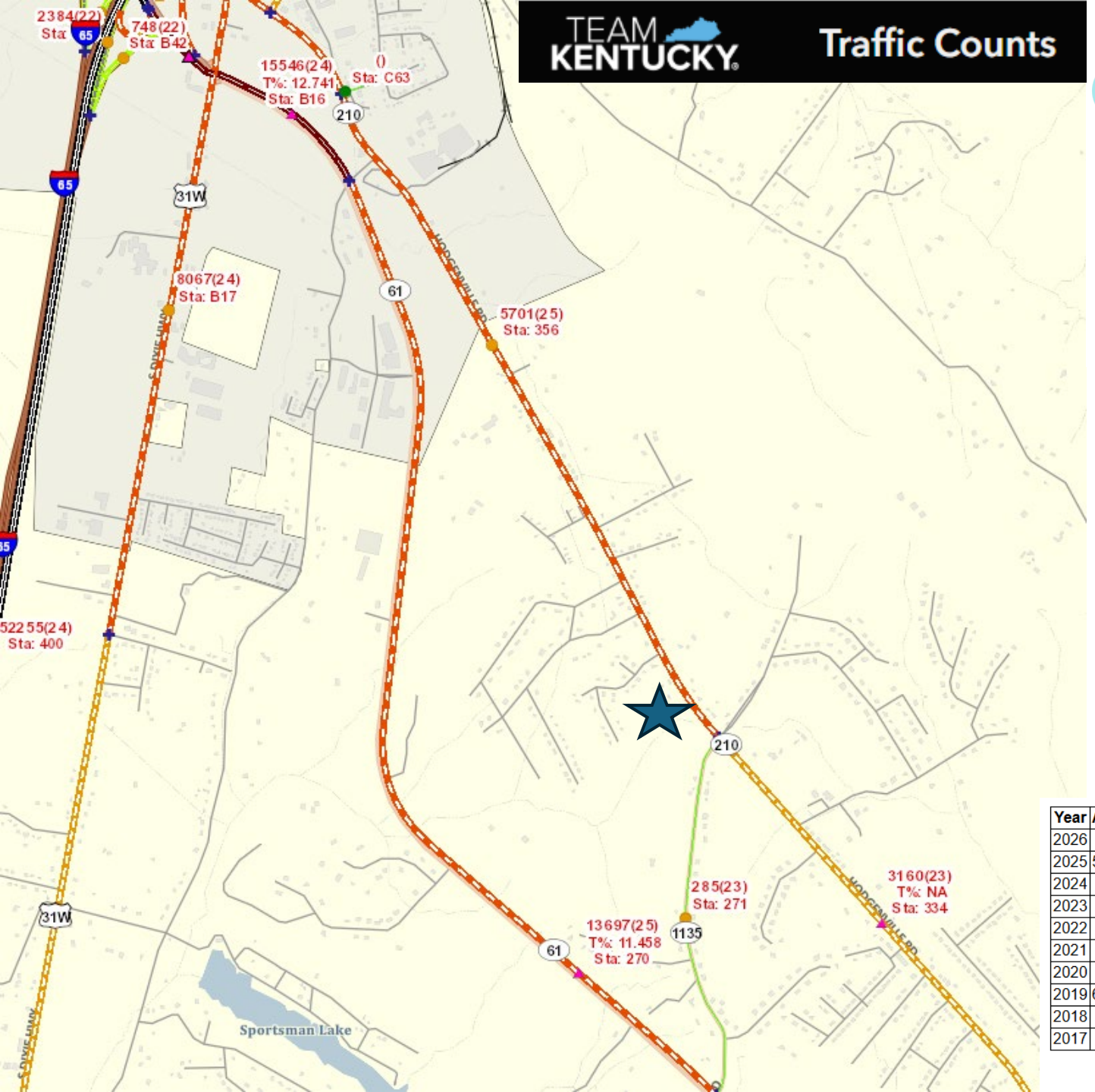
From: Joseph Riggs <joseph.riggs@ltdhd.org>
Sent: Friday, September 18, 2026 8:57 AM
To: Adam C. King <acking@hardincountyky.gov>
Cc: Sheri Warnshuis <sheri.warnshuis@ltdhd.org>
Subject: Re: Proposed Dollar General - 2305 Hodgenville Road, Elizabethtown, KY

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.



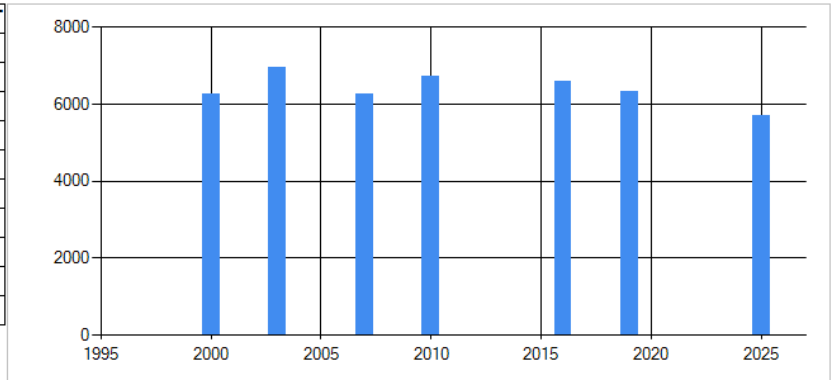
TEAM KENTUCKY TRANSPORTATION CABINET

Functional Classification

Minor Collector; Rural, Urban

KYTC Traffic Count Reporting System

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	

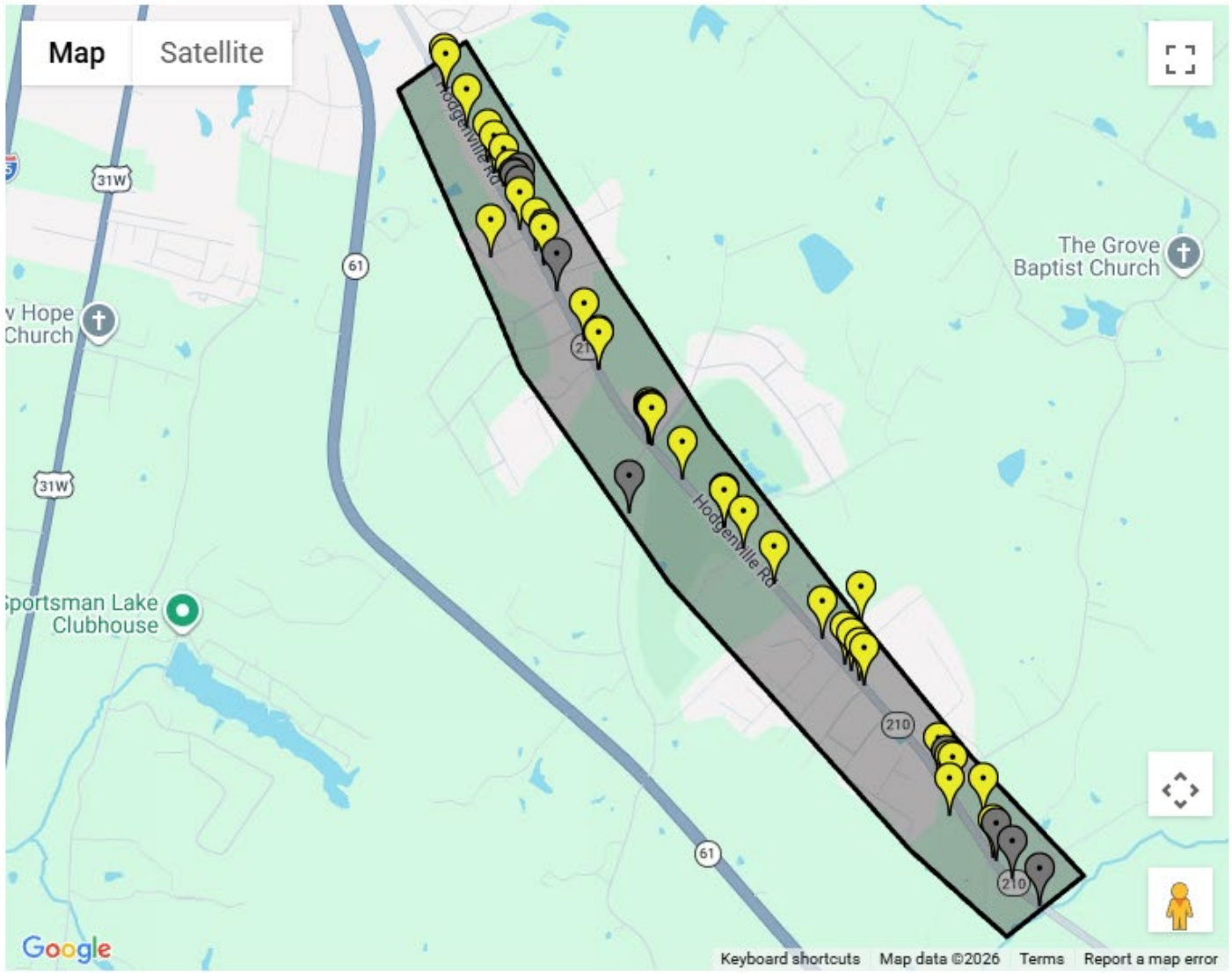


Criteria

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

51 reported accidents

Summary | Results | Map

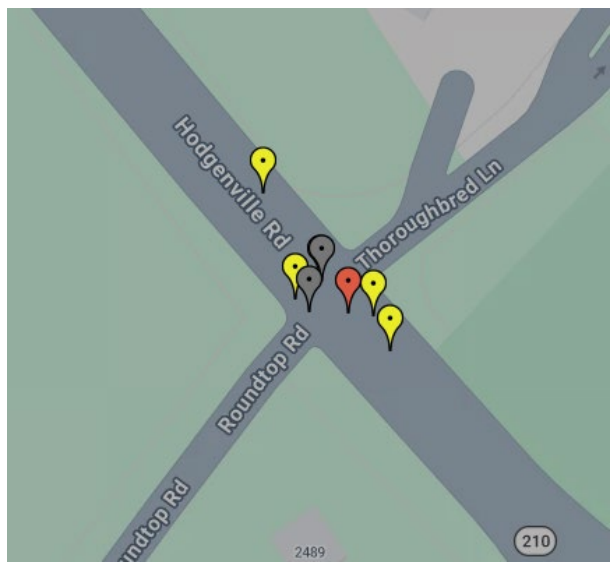


Collision Categories:

Killed Oct 2021

Injured

Property Damage



CHARACTER OF THE AREA









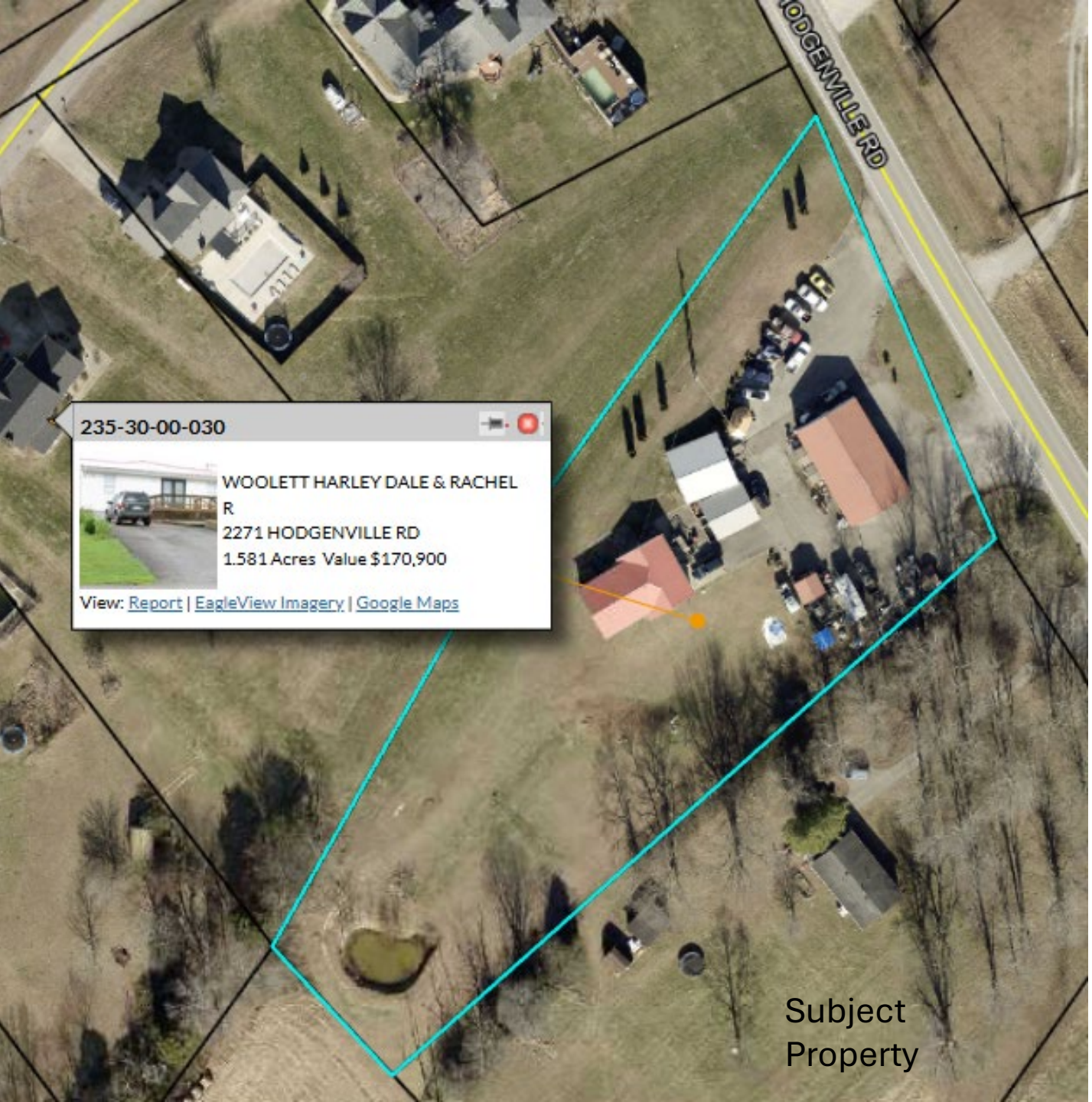












Land Use History for Adjoining Property at 2271 Hodgenville Road (Zoned C-1)

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

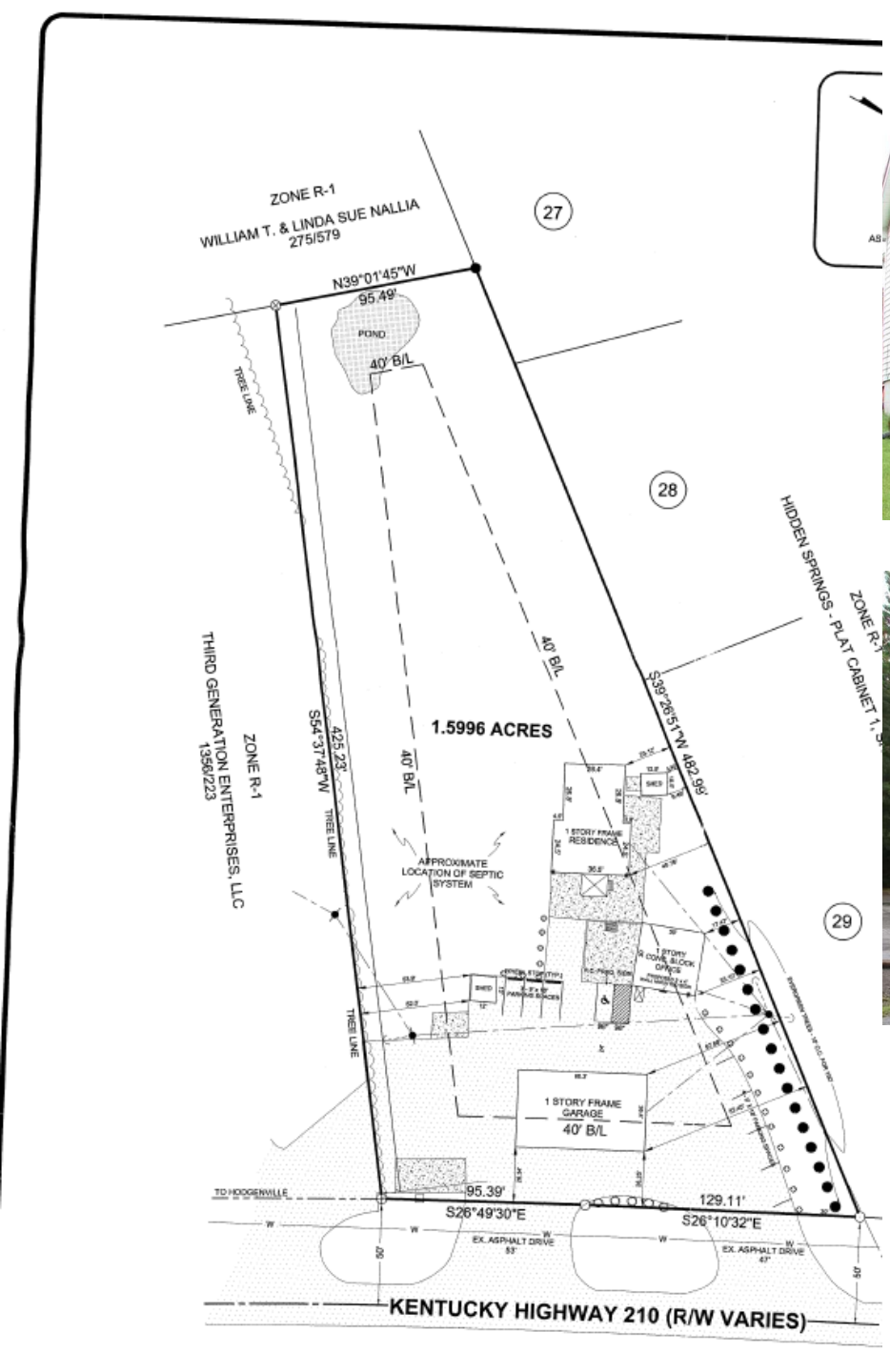
1998- Amended Conditional Use Permit for Auto Sales (up to 25 vehicles) for Milburn

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

Current owners purchased the property in 2017


ZONE R-1
WILLIAM T. & LINDA SUE NALLIA
275/579
27
N39°01'45"W
95.49'
POND
40' B/L
TREE LINE
28
HIDDEN SPRINGS - PLAT CABINET 1,
ZONE R-1
40' B/L
S39°28'51"W 482.99'
1.5996 ACRES
THIRD GENERATION ENTERPRISES, LLC
1356/223
ZONE R-1
425.23'
S54°37'48"W
TREE LINE
APPROXIMATE LOCATION OF SEPTIC SYSTEM
1 STORY FRAME RESIDENCE
1 STORY CONC. BLOCK OFFICE
SHED
29
TREE LINE
1 STORY FRAME GARAGE
40' B/L
TO HODGENVILLE
95.39'
S26°49'30"E
129.11'
S26°10'32"E
EX. ASPHALT DRIVE
EX. ASPHALT DRIVE
KENTUCKY HIGHWAY 210 (R/W VARIES)




2271



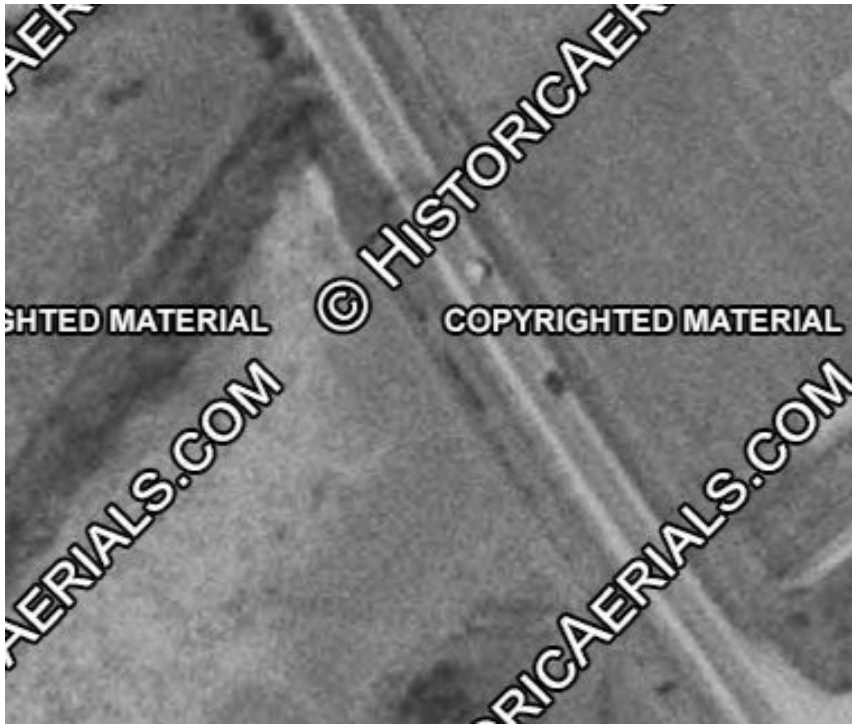




1983



1967



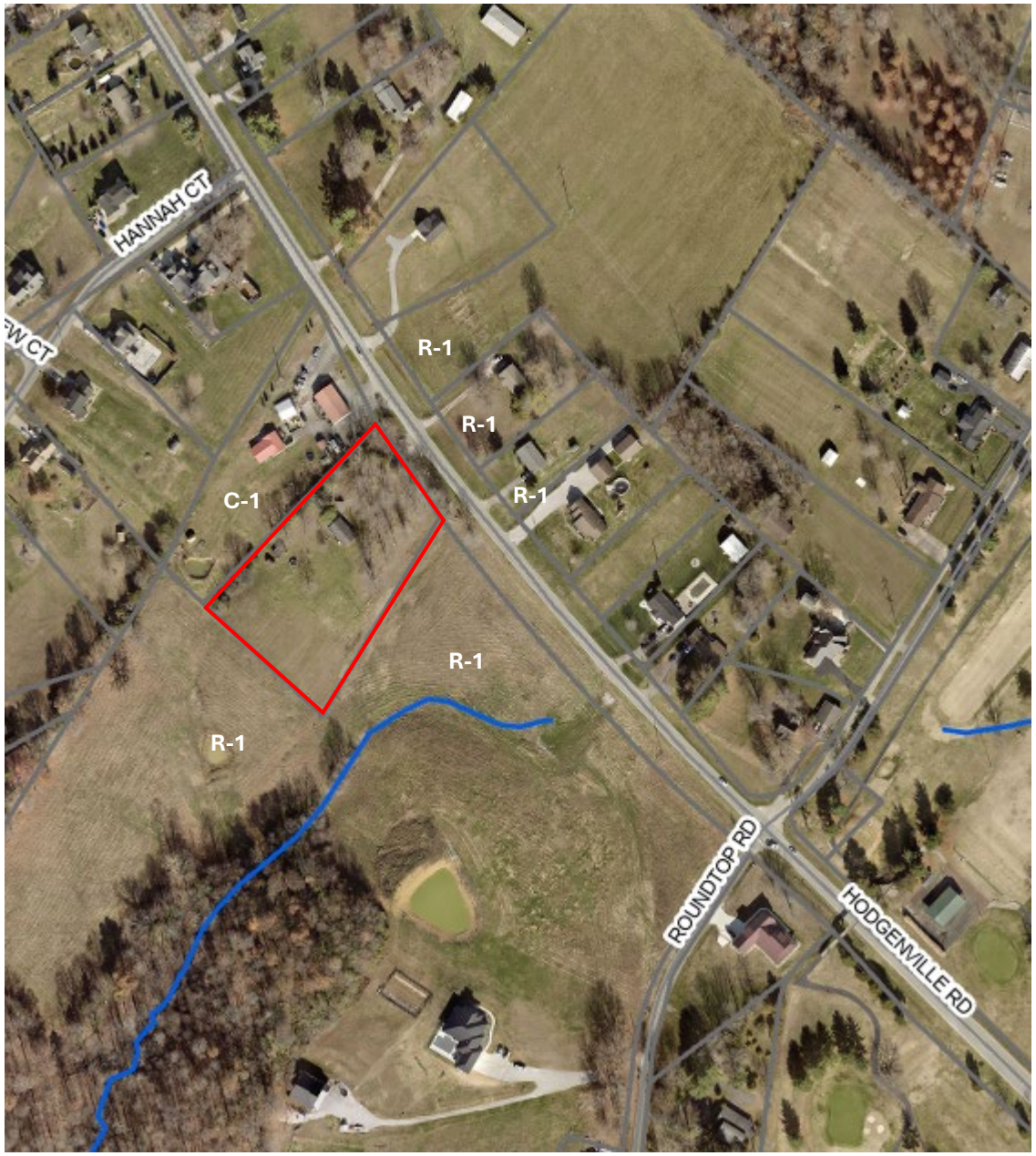
1960

Historical Aerial Photographs of 2271 Hodgenville Road, Elizabethtown, KY

Reports of a previous gas station on site

5-Valley Creek Urban Area

- Commercial is appropriate along Hodgenville Road (KY 210) if adequate infrastructure is available and it is compatible with the character of adjoining parcels.

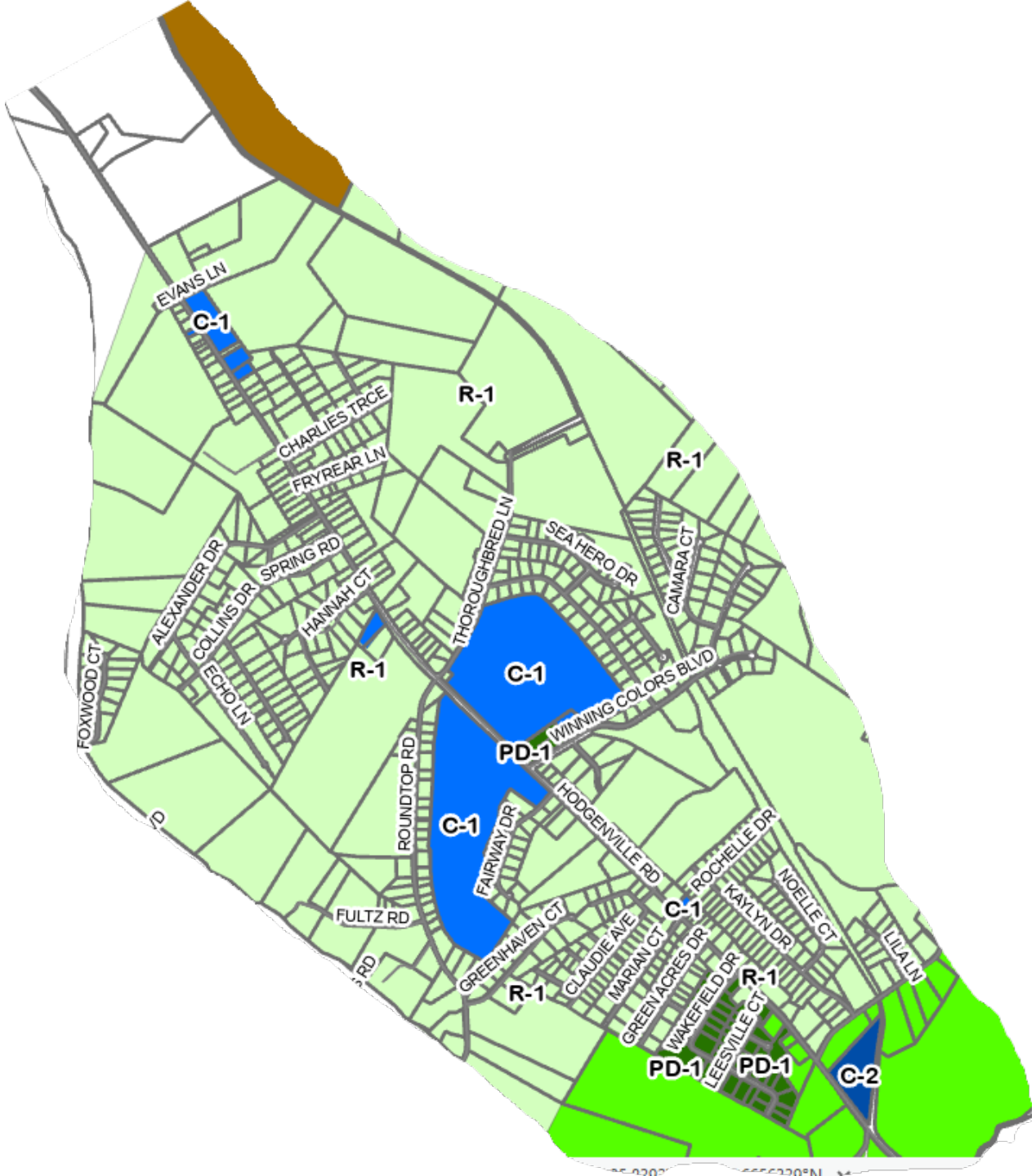


Hodgenville Road (KY 210) Zoning Analysis

9 existing parcels zoned Commercial
(8 of those have been zoned Commercial since July of 1995)

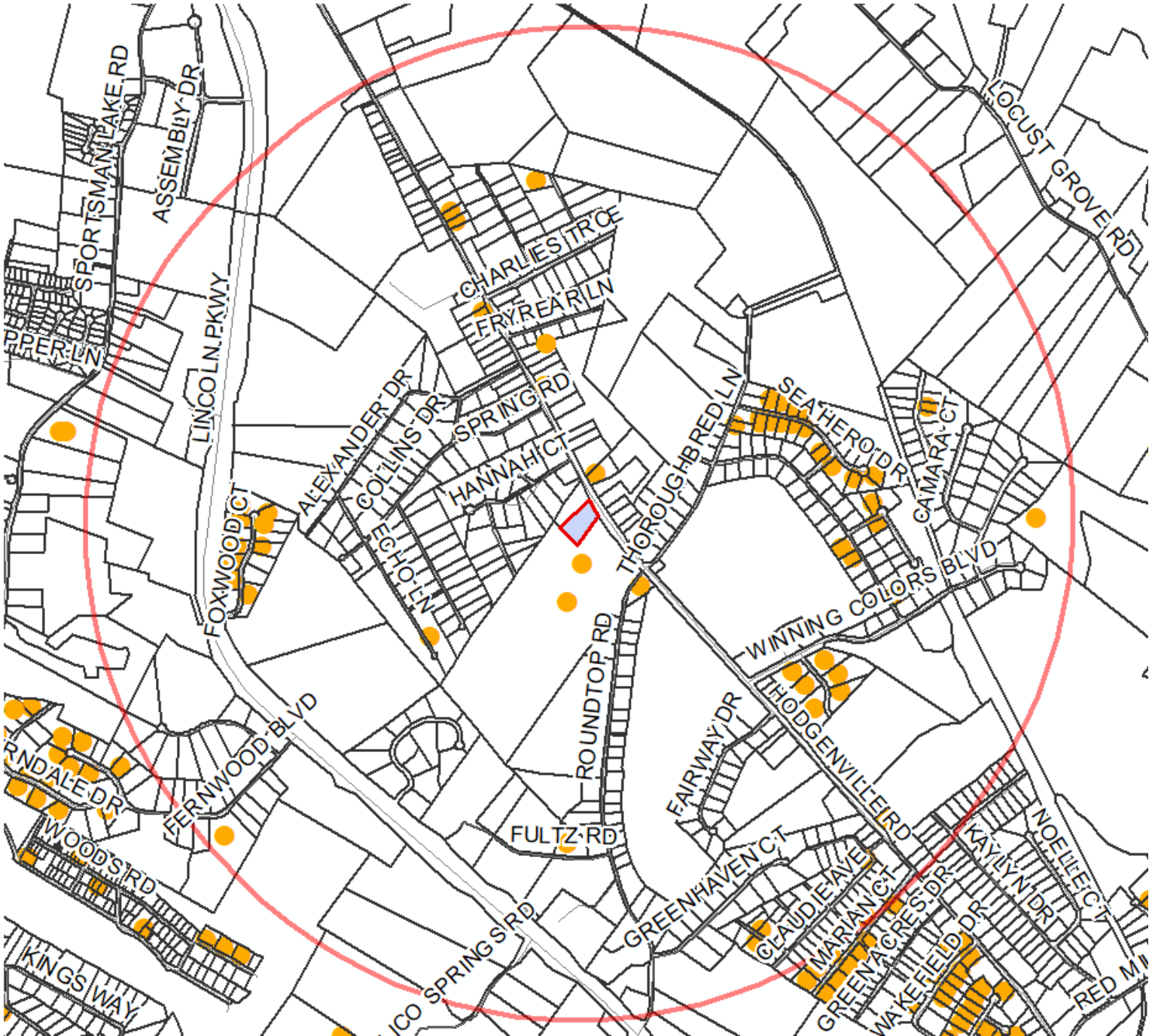
151 total parcels with frontage on KY 210

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

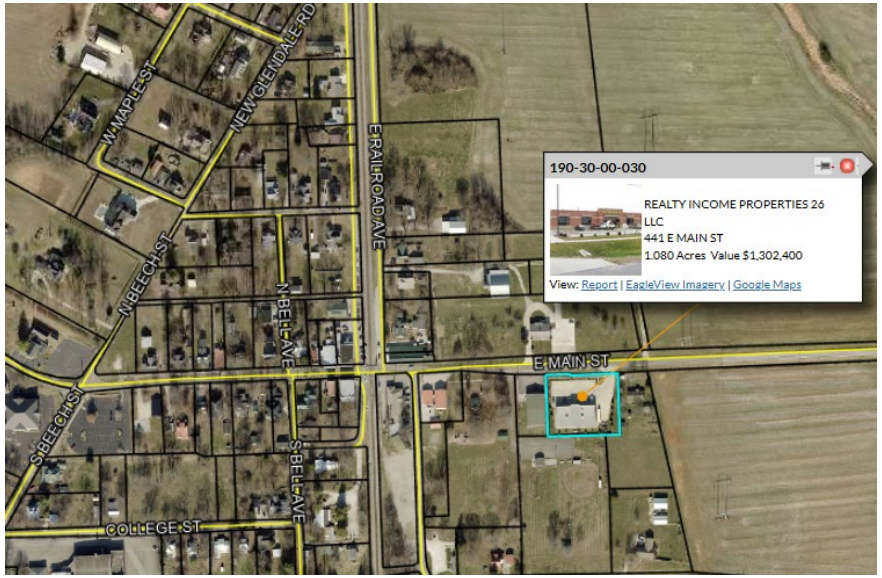


57 new houses

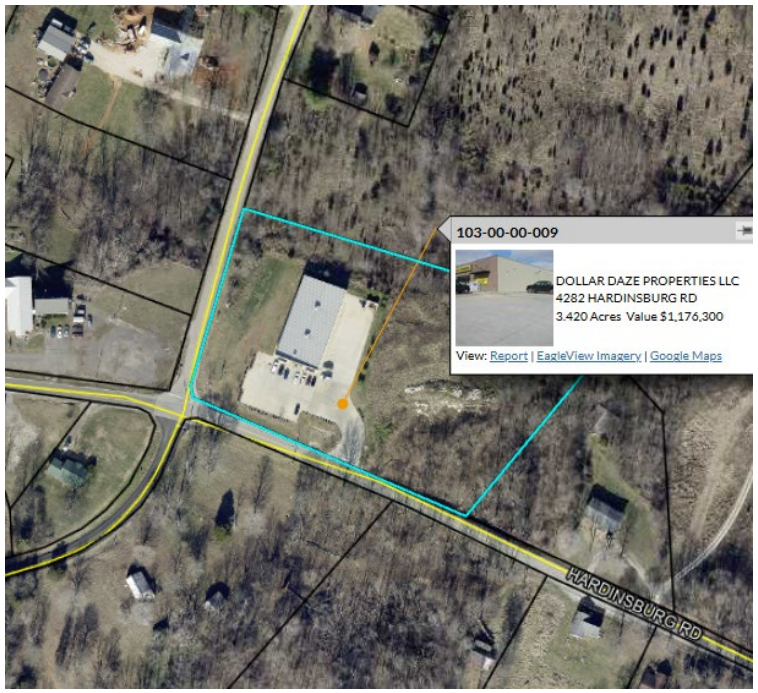
57 new single family dwellings built within 1 mile radius in the last 10 years

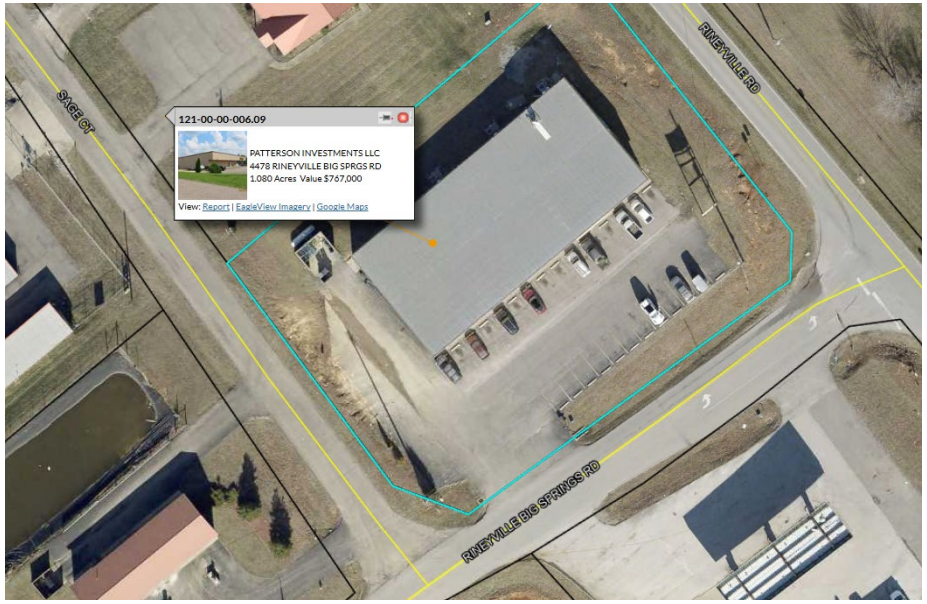


Analysis of other Dollar General locations in Unincorporated Hardin County, KY

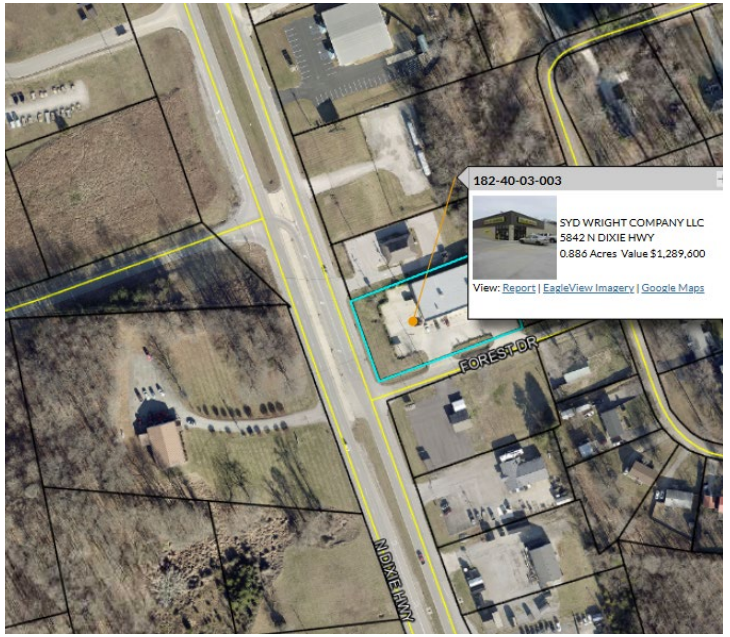












NATURE OF DEVELOPMENT

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.

Moreover, the Valley Creek Urban Area (wherein the subject property is located) is intended to allow future residential areas as developed along internal streets and allowing commercial uses (and specifically C-1 zoning) along Hodgenville Road. The requests conforms entirely with this stated policy. Additionally, is the subject property in (in terms of the Valley Creek Urban Area) closely proximate to the incorporated boundaries of Elizabethtown, the request has ample infrastructure, and satisfies the Urban Area's stated goal of such.

In summary, the location and C-1 request perfectly address the Valley Creek Urban Area's goal of "non-residential (uses) in targeted areas."

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 approved per KYTC 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.

Application for Zoning Change from the Applicant (10/26/2026)

Reasons for Granting a Map Amendment

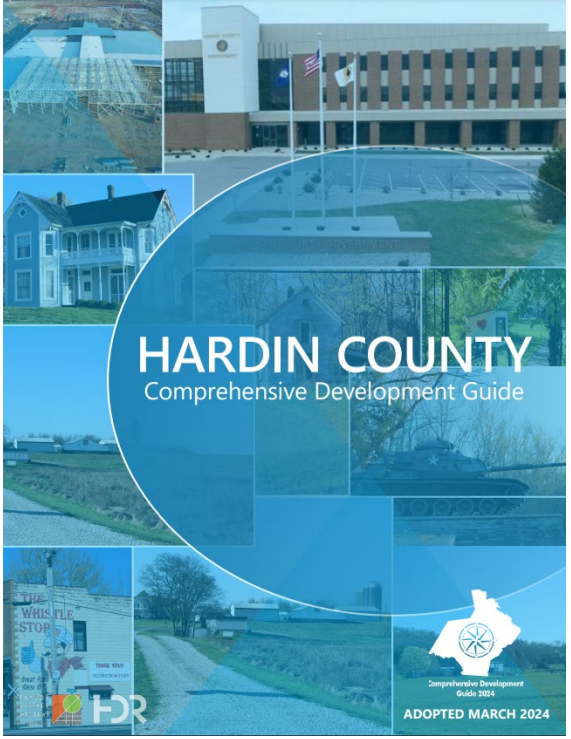
KRS 100.213

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

Public Hearing Date: November 17, 2026

Owner:
Third Generation Enterprises, LLC
612 E Dixie Avenue
Elizabethtown, KY

Location of Proposed Zone Change:
2305 Hodgenville Road, Elizabethtown, KY

Acreage: ± 2.149

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).

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.

Zone Map Amendment Request:

FROM: **R-1** (Urban Residential)
TO: **C-1** (Convenience Commercial)

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.

Adjacent Zoning:
North – R-1, Wortham & Townsend (3 tracts)
South – R-1, Brackett (65 acres)
East – R-1, Brackett (65 acres)
West – C-1, Woolett (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).

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.

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.

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**
General Policies:	
Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.	This site is located within the Urban Area and the Valley Creek Urban Planning Area.
The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.	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 and includes a 2016 sq. ft. garage on site.
Development should occur in areas where it will not conflict with ongoing agricultural operations.	The site adjoins an existing 65 acre cattle farm to the south side and rear. Proper screening, setbacks, lighting and stormwater runoff control measures will be necessary so that the commercial activity proposed will not impact the adjoining agricultural operation.
New development should follow current and anticipated growth trends within the county in order to adequately respond to needs of the current and future residents and businesses.	57 new single family dwelling have been built within a 1 mile radius of the site in the last 10 years.
Utility and Infrastructure Policies:	
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).	Public water is provided via Hardin County Water District #2 with an 8" line on Hodgenville Road (KY 210).
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.	The developer will be responsible for getting any additional utilities to the site.
Development should comply with all requirements for on-site sewage disposal, if applicable, and use effective, environmentally sound practices when implemented.	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.
Public Services Policies:	
New development should be encouraged in areas where adequate fire protection services and fire. hydrants are available or can be located.	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.

Road and Access Policies:	
Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.	The developer is proposing a new commercial entrance onto Hodgenville Road (KY 210) and has pre-approval from KYTC.
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.	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 us 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 SEVENTEENTH DAY OF NOVEMBER 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.

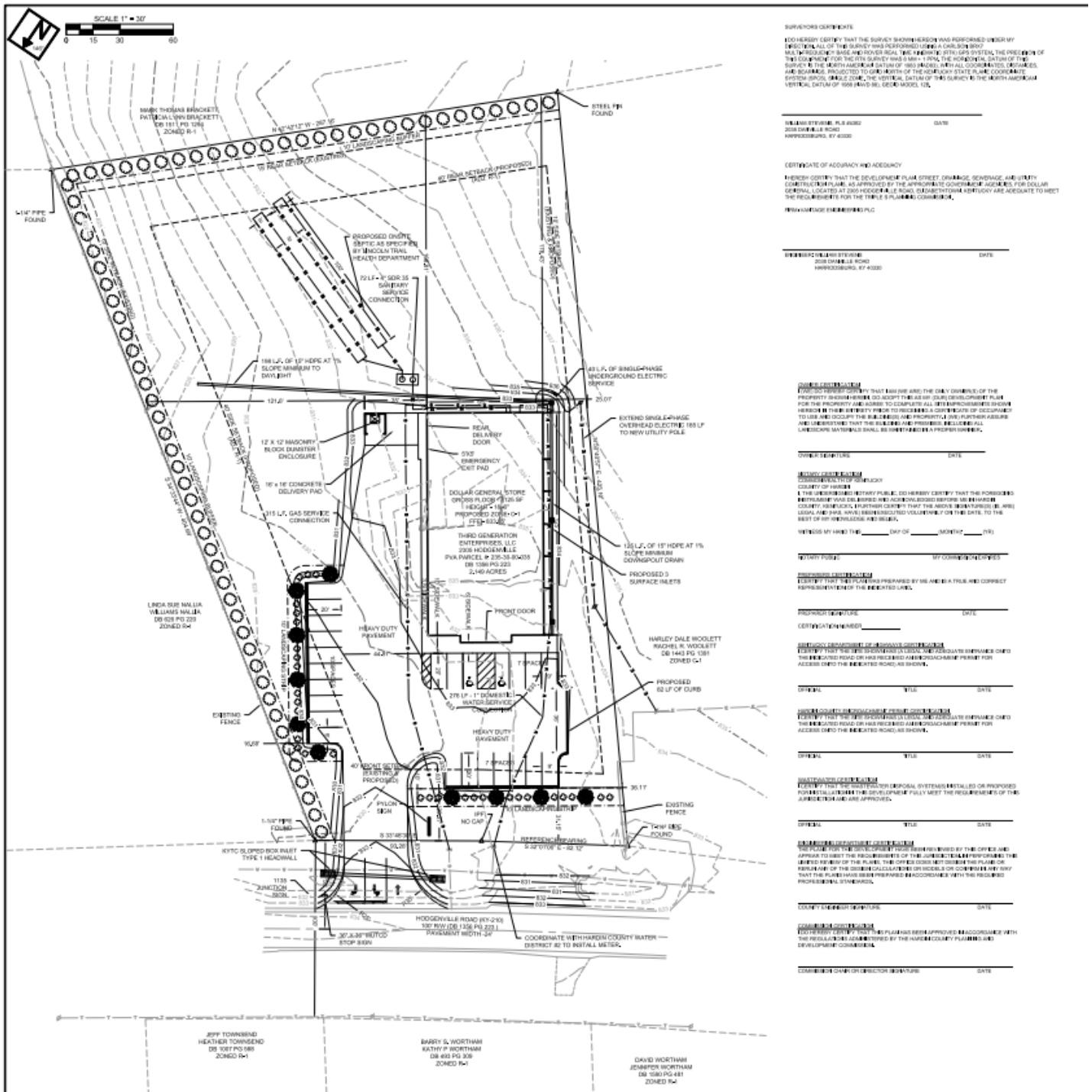
Objective 8.8: Encourage that all land uses are developed in a manner compatible with surrounding land uses.

DEVELOPMENT PLAN – CONSIDERATION & ACTION

Upon Approval of Zoning Change

Dollar General Store (KY 210)





MOTION

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

- Pending correction of the 42 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.