

Hardin County Planning & Development Commission 1 September 2026



Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

Owner: The Estate of Martha Hornback

18 August 2026 continued to

1 September 2026

Zoning Map Amendment Request:

FROM: R-2 (Rural Residential)

TO: R-1 (Urban Residential)



Summary: The applicant is requesting a Zone Change from Rural Residential (R-2) to Urban Residential (R-1) to allow for the property to be further subdivided. The property is a 5.94 acre site located located on the east side of South Dixie Highway (US 31W) in Sonora, KY and known as Lots 2 & 3 of Hudgins Subdivision.

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 (South Urban Area)
- E. Zoning Map
- F. Environmental Features
- G. Aerial Photos
- H. Record Plat of Hudgins Subdivision (2001)
- I. Proposed Amended Record Plat of Hudgins Subdivision Lots 2 and 3
- J. Photos of the Site
- K. Preliminary entrance approval from KYTC
- L. Character of the Area Analysis
- M. Zone Changes from R-2 to R-1
- N. Zone Change application
- O. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- P. *Comprehensive Development Guide
- Q. *Development Guidance System Ordinance

*Not provided in PowerPoint

Public Notification

Newspaper Ad on Saturday August 8, 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, 18 AUGUST 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-2 - RURAL RESIDENTIAL ZONE to the R-1 - URBAN RESIDENTIAL ZONE for A 5.94 ACRE SITE ON THE EAST SIDE OF THE 10000 BLOCK OF SOUTH DIXIE HIGHWAY (US 31W), SONORA, KY.



2 Signs posted on site since July 30, 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

July 31, 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 a 5.94 acre site located on the 10000 block of SOUTH DIXIE HIGHWAY, SONORA, KY known as Hudgins Subdivision, Lots 2 & 3. The owner, THE ESTATE OF MARTHA ANN HORNBACK, is requesting a Zoning Change – See Enclosed Map

The hearing will be held as follows:

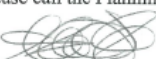
DATE:	18 AUGUST 2026
TIME:	5:00 PM EST/ 4:00 PM CST
PLACE:	Hardin County Government Building 150 N. Provident Way, 2nd Floor Meeting Room Elizabethtown, KY 42701
EXISTING ZONE:	R-2 - RURAL RESIDENTIAL ZONE
PROPOSED ZONE:	R-1 - URBAN RESIDENTIAL ZONE
REQUEST:	ZONE CHANGE FROM R-2 TO R-1 TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED

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.

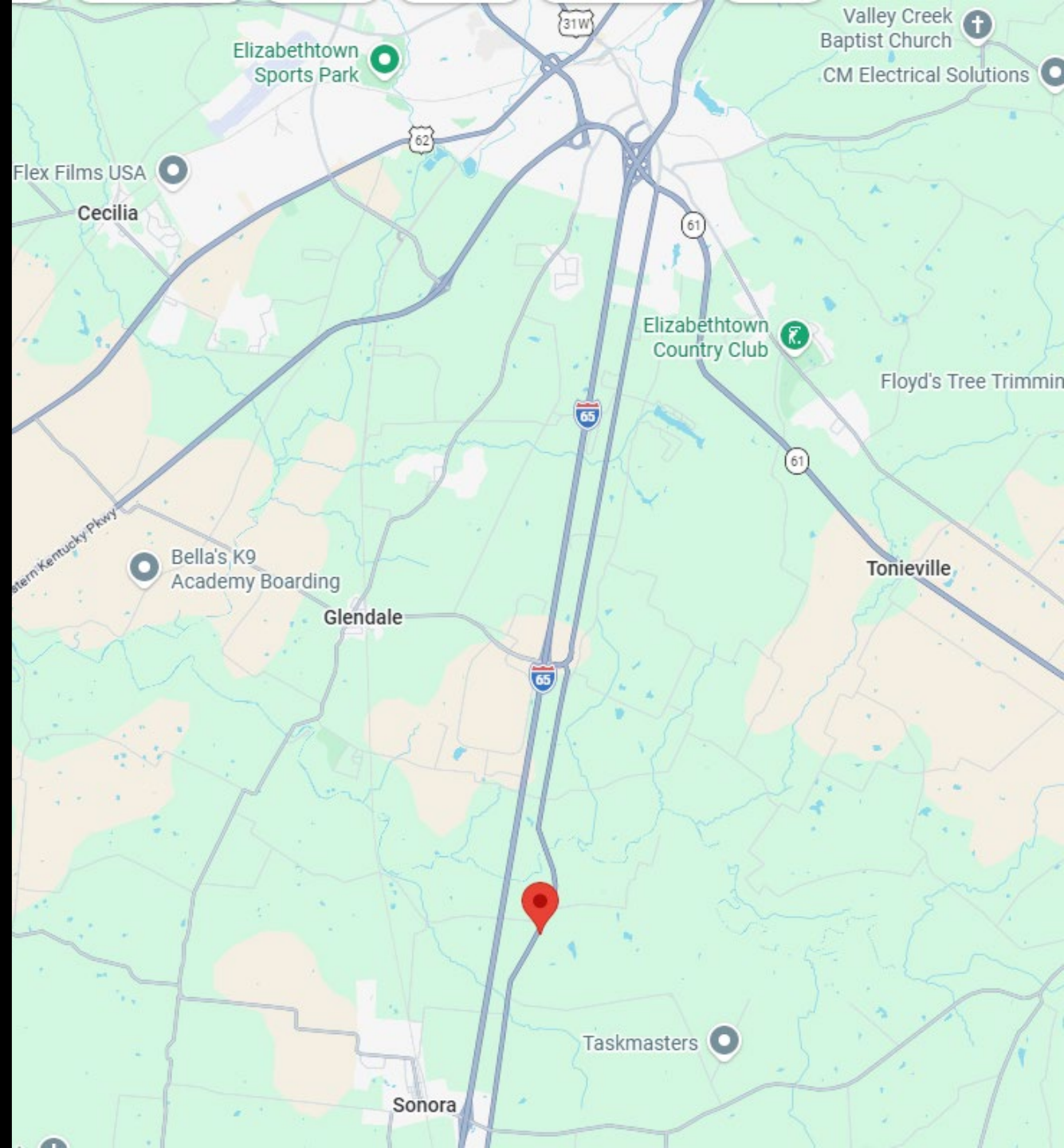
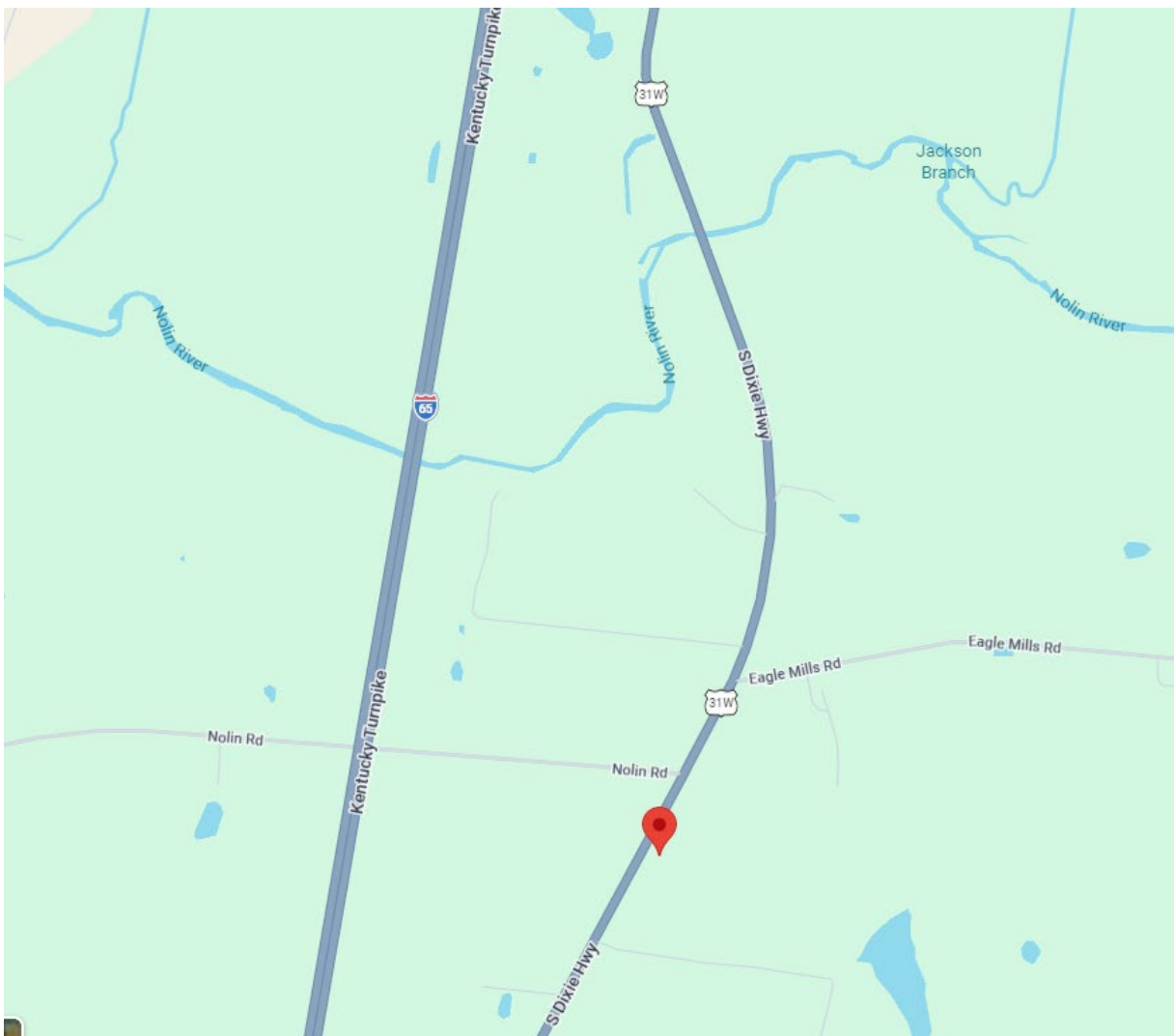
Please call the Planning Commission office at 270-769-5479 if you have any questions.


Adam C. King, AICP
Director

c: E G THOMPSON, Magistrate

First class mailings sent to 29 owners that adjoin or are within 1200' of road frontage

VICINITY MAPS



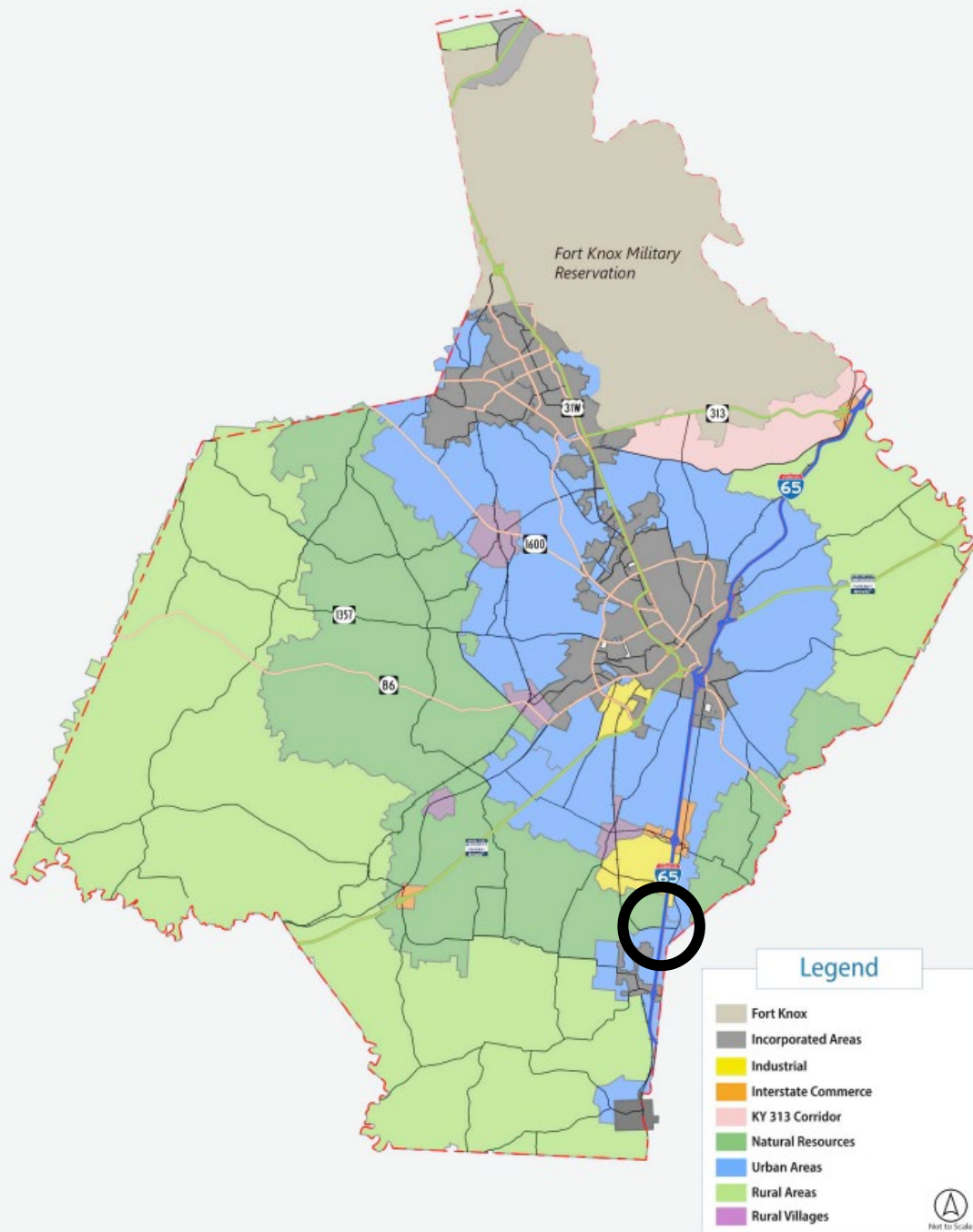


Figure 2-1: Future Land Use Map

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.

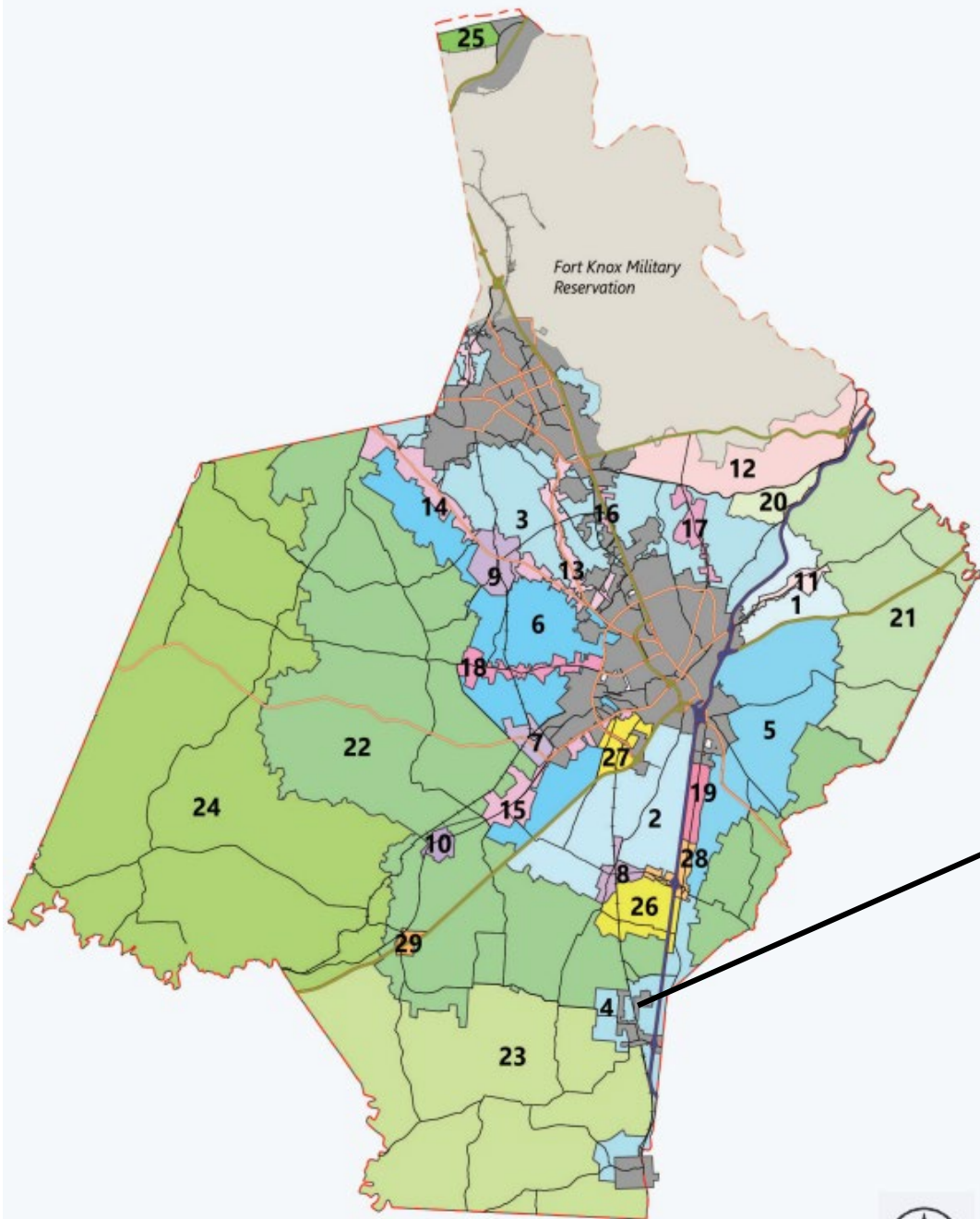
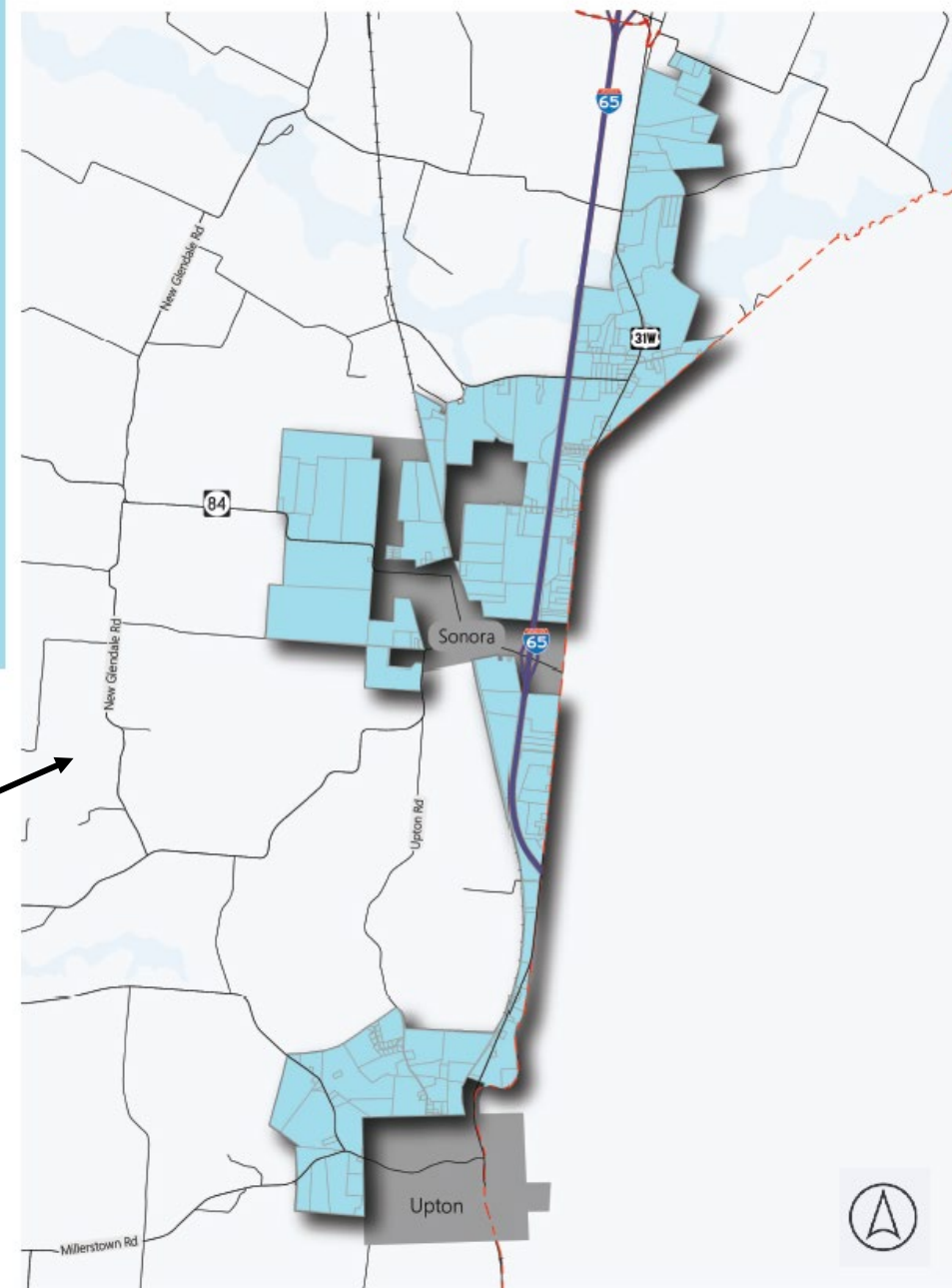


Figure 2-2: Planning Areas

4-South Urban Area



4-South Urban Area

South Urban Area

This planning area is part of the Urban Area future land use group and was created during the 2023 Comprehensive Plan process to address anticipated growth between Glendale and Upton due to their proximity to BlueOval SK. The South Urban Planning Area is a new planning area, and is approximately 7.72 square miles (4,994 acres) in size. The planning area generally follows US 31W and I-65 between Glendale and Sonora and includes the areas immediately around Sonora. It continues south to the areas immediately north and west of Upton.

Existing Land Use

Most of the planning area is low-density rural residential and agricultural uses as well as natural areas. There are also existing commercial and light manufacturing uses along US 31W.

Natural Features

This area has a gently rolling terrain with few, if any, environmental constraints to development. There are flood hazards associated with the Nolin River and Cox Run.

Transportation Features and Public Facilities

The primary transportation corridors in the planning area are I-65, South Dixie Highway (US 31W), and Sonora Hardin Springs Road (KY 84). Community facilities include Creekside Elementary School. The planning area is served by the Glendale, Sonora, and Upton Volunteer Fire Departments.

Development within this planning area relies upon on-site septic. However, Hardin County Water District No. 2 provides sewer service to development along US 31W between KY 222 and Gilead Church Road through an 8-inch gravity sewer line. Hardin County Water District No. 2 also provides water service to the planning area with a 12-inch line along KY 84, 8-inch lines along US 31W and Upton Road, and a 6-inch line along Horseshoe Bend Road.

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 primarily urban residential.
- 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.
- Where public sanitary sewer service is provided, higher residential densities should not only be encouraged but also required.
- Multi-family development should be encouraged in areas with adequate access and utilities.
- Small scale multi-family residential (duplex, triplex, and quadplex) may be appropriate at certain locations as a transition between residential and non-residential uses if sewer is available.
- Non-residential development is appropriate along US 31W and I-65 as well as at intersections of two state highways or where a state highway intersect adequate county road.
- Development in this area should be logical not "leapfrog" development in order to allow for logical infrastructure improvements.
- Residential development should be discouraged adjacent to I-65 due to noise from the interstate.

Access Criteria

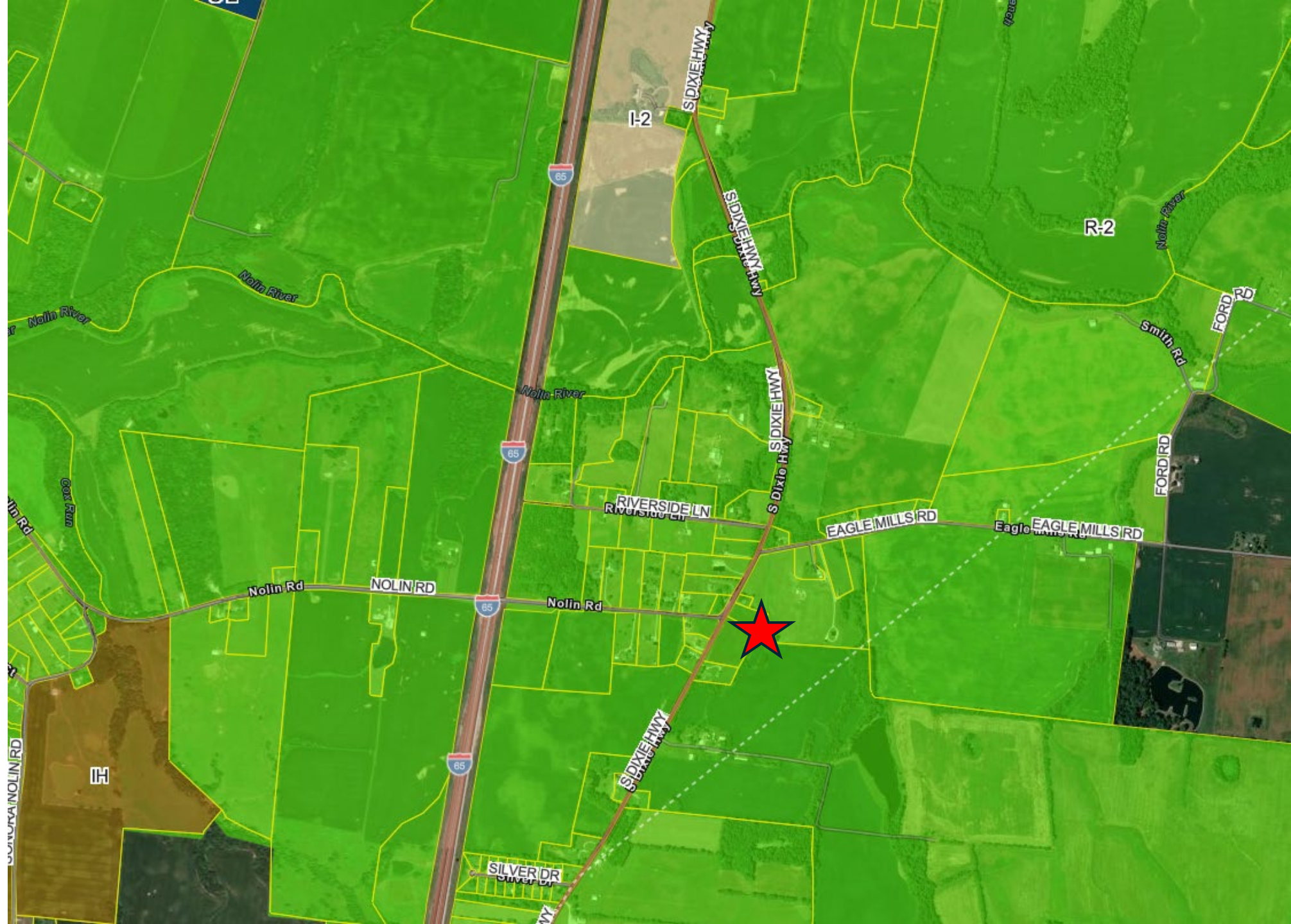
- Development should be carefully reviewed so it does not create traffic congestion or capacity problems along major corridors.
- Access points to the roadway should be limited through the development review process and other appropriate controls.

Utility Criteria

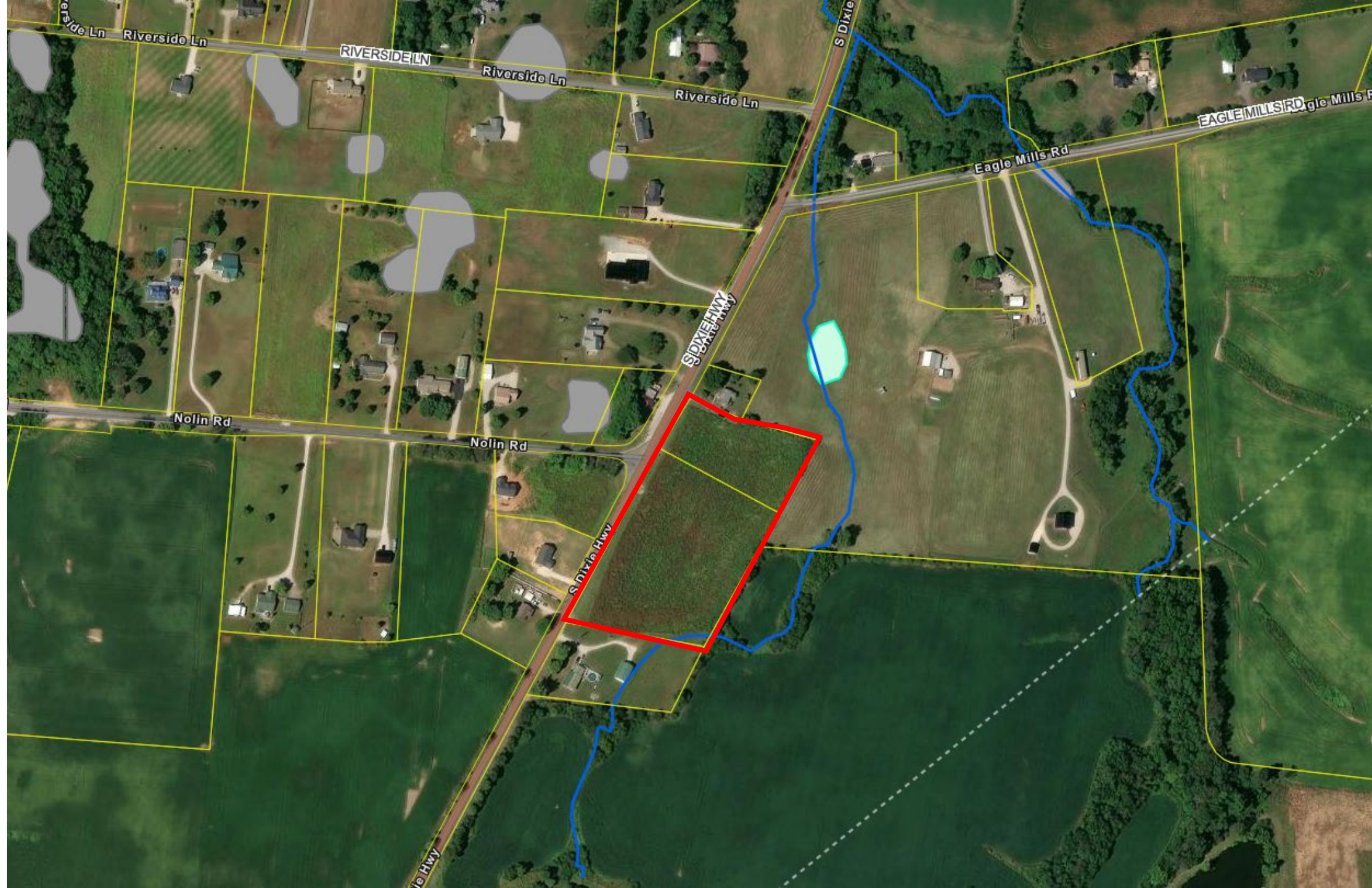
- If public sewer is not available, new development is recommended to employ decentralized wastewater collection and treatment that would facilitate the eventual connection to the regional sewer system in the future.
- If septic is used, the lot sizes must be adequate for long term maintenance and repair.

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



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







I certify that the improvement plans for this subdivision have been reviewed by me and are in conformance with all appropriate regulations. I further certify that a financial surety in the amount of \$_____ has been posted to assure completion of all required improvements in case of default.

Date	Official	Title
OWNERS CERTIFICATION		

[illegible]

The undersigned hereby grants the further right, to said electric utility company, to install, either overhead or underground, necessary wiring for street lighting, that is requested and/or required, but in no case shall said wiring be installed more than five feet from any lot line.

Lot owners are to use and enjoy said lands included in assessments shown herein but such use shall not interfere with the right herein granted.

Lot owners are to use and enjoy said lands included in easements shown hereon but such use shall not interfere with the right herein granted.

10-03-01 Harold L. Shulz PC
 Date Owner

CERTIFICATE OF ACKNOWLEDGEMENT

I certify that I am a notary for the state-at-large. I further certify that the above signatures are legal and have been executed voluntarily, to the best of my knowledge and belief.

Date 10-3-2001 / 10/3/01 Notary Public

6-15-2004
Date Commission Expires

ACCEPTANCE CERTIFICATION

I being a duly authorized agent of the cited utility company, accept the easements shown on this record plat on behalf of my company.

9-27-01 Joe Yates
Date Representative

Kentucky Utilities
Electric Company

Date 9-27-01 Representative Thom C. Hilde

VERIZON
Telephone Company

Date 9-27-01 Representative Paul Dorch

H.C.U.D #2
Water Company

I certify that this record plot has been approved in accordance with the regulations administered by the Hardin County Planning and Development Commission, and

that this plot is now eligible for recording. 3 October 2001 Ch. H. H. H.

Date _____ Chairman or Director _____

HEALTH DEPARTMENT CERTIFICATION
I certify that the sewage disposal system installed on Lot 1
in this subdivision fully meets the requirements of this jurisdiction
and is approved.

10-0701 *A. Miller* P.S.

These subdivisions into (lots 2 and 3) have received tentative approval for an site

These authorized uses shall be subject to the following conditions: (1) the applicant shall obtain approval of the proposed on-site sewage disposal system usage by the Hardin County Health Center. This approval is granted only to the general feasibility of on-site sewage disposal system usage for the subdivision as a whole. Each lot must be approved prior to system installation.

10-07-01 L. Mott R.S.

RECORD PLAT
HUDGINS SUBDIVISION,
 HARDIN COUNTY, KENTUCKY
 DGS NUMBER 209-00-00-012

OWNER:
HOMER LEE HUDGINS, JR.
10040 SOUTH DIXIE
SONORA, KENTUCKY 42776

DATE OF SURVEY: SEPTEMBER 7, 2001
DATE OF PLAT: SEPTEMBER 13, 2001
TOTAL AREA OF SUBDIVISION: 7.695 ACRES

SCALE: 1 INCH = 60 FEET

60 30 0 60

MILLER LAND SURVEYING, INC.
 110 E. FIRST STREET
 CAMPBELLVILLE, KY 42718
 PHONE: (270) 465-2831
 FAX: (270) 465-4740

122HH01

CERTIFICATION

I hereby certify that the survey depicted by this plot was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:17,225 and was not adjusted. The survey as shown hereon is a class A survey and the accuracy and precision of said survey meets all specifications of this class.

EXISTING STRUCTURE NOTE

The existing structures shown on this plot are nonconforming uses as governed by KRS 100.253 and are exempt from the building setback lines. Any additions to these structures and all future structures shall be subject to the building setback lines as shown on this plot.

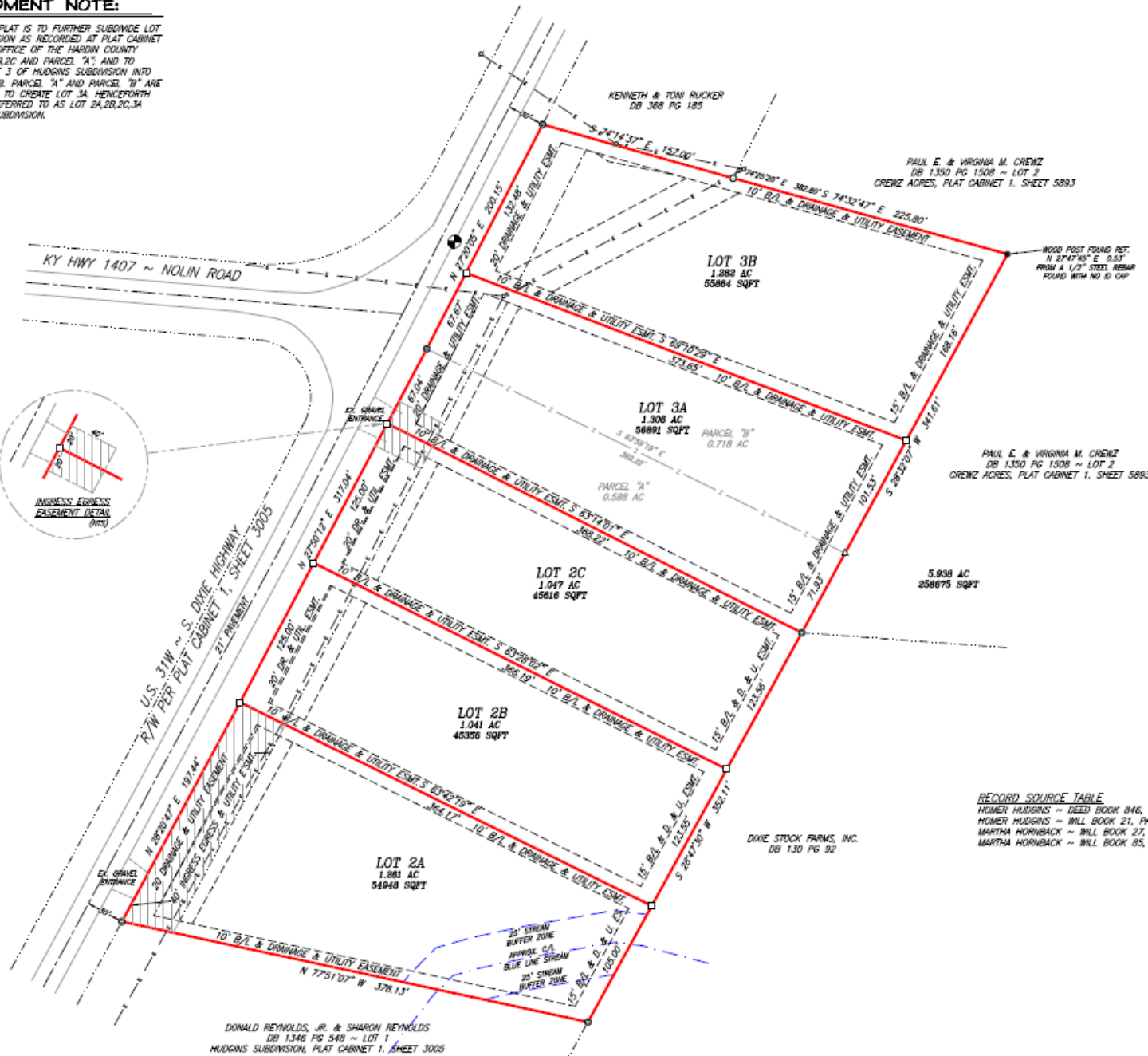
3005

FREE P.O. ST.
DEFERRED TAX
CREDITED AND
PAID
200 OCT -3

Proposed Amended Plat

AMENDMENT NOTE:

THE PURPOSE OF THIS PLAT IS TO FURTHER SUBDIVIDE LOT 2 OF HUDGINS SUBDIVISION AS RECORDED AT PLAT CABINET 1, SHEET 3005 IN THE OFFICE OF THE HARDIN COUNTY CLERK, INTO LOTS 2A, 2B, 2C AND PARCEL "A", AND TO FURTHER SUBDIVIDE LOT 3 OF HUDGINS SUBDIVISION INTO PARCEL "B" AND LOT 3B. PARCEL "A" AND PARCEL "B" ARE HEREBY MERGED SO AS TO CREATE LOT 3A. HENCEFORTH THESE LOTS WILL BE REFERRED TO AS LOT 2A, 2B, 2C, 3A AND 3B OF HUDGINS SUBDIVISION.



UTILITY CERTIFICATION

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

DATE	REPRESENTATIVE
	ELECTRIC COMPANY
DATE	REPRESENTATIVE
	TELEPHONE COMPANY
DATE	REPRESENTATIVE
	WATER COMPANY

PLAT LEGEND

- 1/2" X 24" STEEL REBAR SET WITH A 2" ALUMINUM ID CAP STAMPED "JEREMY LYNCH PLS 3953 ~ PROPERTY CORNER"
- 1/2" X 24" STEEL REBAR SET WITH A 2" ALUMINUM ID CAP STAMPED "JEREMY LYNCH PLS 3953 ~ WITNESS CORNER"
- 1/2" X 24" STEEL REBAR FOUND WITHOUT AN ID CAP
- UNMARKED MEASURED POINTS
- UTILITY POLES
- C/L OF 30' OVERHEAD ELECTRIC EASEMENT
- C/L OF 20' OVERHEAD TELEPHONE EASEMENT
- BOUNDARY LINES
- KYTC DEPARTMENT OF HIGHWAYS CONDITIONALLY APPROVED ENTRANCE LOCATION

AMENDED RECORD PLAT OF:

HUDGINS SUBDIVISION
LOTS 2 & 3

OWNER/CLIENT: MARTHA A. HORNBACK ESTATE
WILLIAM JEFFEREY HORNBACK & JENNIFER A. GARDNER (EXEC'S.)
2305 BRASHEARS ROAD, SONORA, KY 42776

SCALE: 1 IN. = 50 FT.	DRAWN BY: J.G.B.	FILE # 208-00-00-012.02 & 209-00-00-012.03
DATE: 07/15/26	AREA: 5.938 ACRES	DATE: 07/15/26
BOOK: 26-148	SOURCE: ***SEE RECORD SOURCE TABLE***	

Lynch Land Surveying

(270) 401-8140 ~ jlynch3953@hotmail.com

3049 LILAC ROAD, LEITCHFIELD, KENTUCKY 42754

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

GENERAL PLAT NOTES:

- SITE IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS



Photos





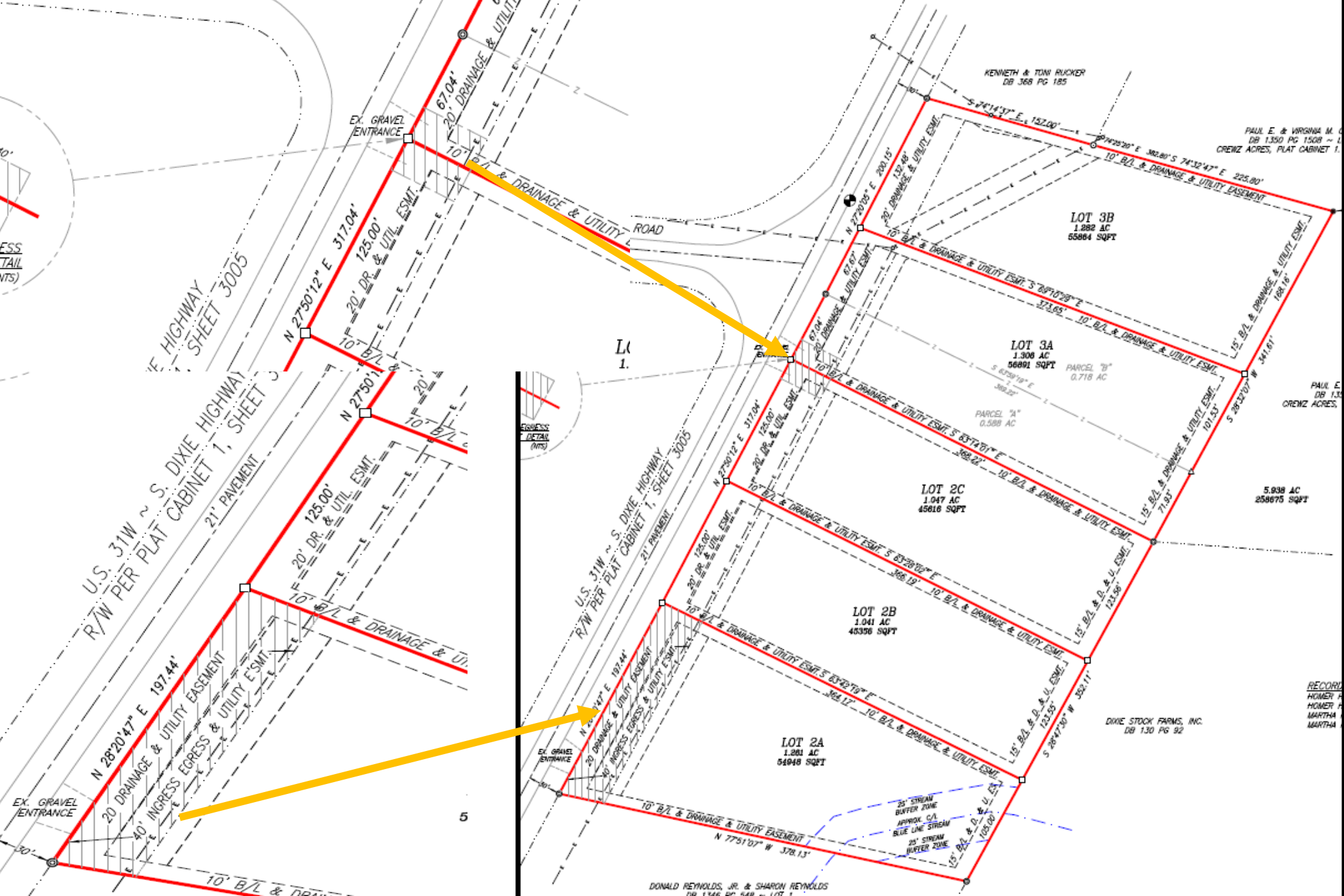
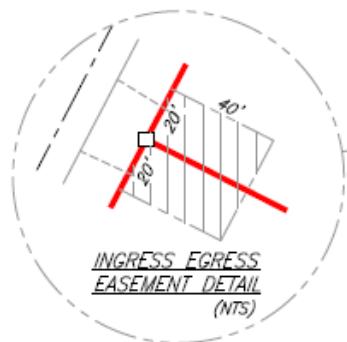




Entrance Approval

A shared entrance for Lot 2A/2B will be established with an ingress egress easement on the amended plat. & for lots 2C/3A. Lot 3B has its own entrance.





8 new single-family dwellings built within one square mile in the last 7 years



42 Parcels within
1 square mile
under the 1.8
acre minimum
lot size



Zoning Changes from Rural Residential (R-2) to Urban Residential (R-1) since 2009. Prior to that they were done as PD-1

Permit Date ⬆	Owner ⬆	Type ⬆	Planning Area ⬆	Zone ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Status ⬆	Final Date ⬆
07/13/2026	HORNBACK MARTHA ANN	MAP AMENDMENT	04. SOUTH URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	AMENDED HUDGINS SUBDIVISION, LOTS 2 & 3	ZONE CHANGE FROM R-2 TO R-1 TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	SOUTH DIXIE HIGHWAY, SONORA, KY	PENDING	
04/14/2026	SHAY BROOKE PROPERTIES LLC	MAP AMENDMENT	10. STEPHENSBURG RURAL VILLAGE	R-2 - RURAL RESIDENTIAL ZONE	SHAY BROOKE SUBDIVISION, SECTION 2	ZONE CHANGE FROM R-2 TO R-1 FOR 13 PROPOSED SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION	HERA ROAD, STEPHENSBURG, KY	APPROVED	05/19/2026
11/04/2025	COOMBS JOSEPH W	MAP AMENDMENT	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE	JOSEPH COOMBS PROPERTY	TO ALLOW FOR A ZONE CHANGE FROM THE R-2 TO R-1 ZONE TO ALLOW FOR THE PROPERTY TO BE FURHTER SUBDIVIDED	199 BETHLEHEM ACADEMY ROAD	DENIED	12/16/2025
08/19/2025	CRISP HOLDING LLC	MAP AMENDMENT	18. ST JOHN ROAD CORRIDOR	R-2 - RURAL RESIDENTIAL ZONE	CRISP ROAD SUBDIVISION	TO ALLOW FOR A ZONE CHANGE FROM R-2 TO R-1 TO ALLOW FOR A 9 LOT SUBDIVISON	CRISP ROAD	DENIED	10/14/2025
03/11/2025	BRENTWOOD FARMS, INC	MAP AMENDMENT	02. NORTH GLENDALE URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	BRENTWOOD ESTATES, SECTION 3	20 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION	QUEENS LANE, ELIZABETHTOWN, KY	APPROVED	04/15/2025
11/15/2024	TAYLOR PAUL L & DIANE E	MAP AMENDMENT	06. WEST URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	SAGEBRUSH CORNERS, LOT 5A	ZONE CHANGE FROM RURAL RESIDENTIAL TO URBAN RESIDENTIAL TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	106 BERRYTOWN ROAD, RINEYVILLE, KY	APPROVED	12/17/2024
07/25/2023	MUSE ASTIN	MAP AMENDMENT	01. EAST URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	MUSE ZONE CHANGE	TO ALLOW FOR A MAP AMENDMENT FROM THE R-2 ZONE TO R-1 ZONE TO ALLOW THE PROPERTY TO BE FURTHER SUBDIVIDED	852 UPPER COLESBURG ROAD, ELIZABETHTOWN, KY 42701	APPROVED	09/05/2023
07/17/2023	PAUL MICHAEL EVAN	MAP AMENDMENT	01. EAST URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	MADDIE GLEN SUBDIVISION	TO ALLOW FOR A MAP AMENDMENT FROM R-2 TO R-1 TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	BARDSTOWN RD	APPROVED	09/19/2023
03/18/2021	DOUG & DONNA REED	MAP AMENDMENT	18. ST JOHN ROAD CORRIDOR	R-2 - RURAL RESIDENTIAL ZONE	PRELIMINARY PLAT OF AMENDED LOT 4 OF CRISP ROAD ACRES	TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO 9 LOTS	CRISP ROAD	WITHDRAWN	06/01/2021
02/09/2021	ASBELL DAVID L & DEBBIE L	MAP AMENDMENT	06. WEST URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	TO ALLOW FOR A TWO LOT SUBDIVISION WHERE ONE LOT EXCEEDS THE 1:4 WIDTH TO LENGTH RATIO	1382 BERRYTOWN ROAD	APPROVED	03/16/2021
01/28/2020	MEREDITH AMANDA ELIZABETH & CHRISTOPHER ROBERT	MAP AMENDMENT	03. NORTH URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	BEE CEE ESTATES LOT 2	TO ALLOW FOR THE LOT TO BE FURTHER SUBDIVIDED	1409 OPTIMIST ROAD	APPROVED	02/18/2020
05/14/2019	WGE LLC	MAP AMENDMENT	22. NATURAL RESOURCE AREA	R-2 - RURAL RESIDENTIAL ZONE	CLOVERLEAF, SECTION 1	TO ALLOW FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION WITH ONE ACRE LOTS.	RINEYVILLE SCHOOL RD.	APPROVED	06/18/2019
07/27/2017	BURTON BETTY & DARREN	MAP AMENDMENT	05. VALLEY CREEK URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE		REQUESTING A ZONE CHANGE FROM RURAL RESIDENTIAL ZONE (R-2) TO URBAN RESIDENTIAL RESIDENTIAL ZONE (R-1) TO ALLOW FOR A 1-ACRE LOT WITH THE EXISTING HOUSE	1688 MIDDLE CREEK ROAD	WITHDRAWN	
08/15/2016	HIGDON JAMES H & LINDA M	MAP AMENDMENT	19. SOUTH DIXIE CORRIDOR	R-2 - RURAL RESIDENTIAL ZONE	ESTATE OF CHANMAAL	TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO LESS THAN 3.0 ACRE LOTS.	SPORTSMAN LAKE RD	APPROVED	09/06/2016
02/18/2015	KRIEGER ROBERT E & DEBRA	MAP AMENDMENT	06. WEST URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	/ Krieger Estates	to subdivide in order to add a 2nd dwelling to property	1330 Berrytown Road	APPROVED	03/17/2015
09/13/2013	NORRIS & CAROL SIZEMORE	MAP AMENDMENT	06. WEST URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	/ PROPOSED 2 LOT SUBDIVISION	TO DOWN ZONE PROPERTY IN ORDER TO SUBDIVIDE	1800 JENKINS ROAD	APPROVED	
01/24/2011	FRANK & JUNE RAINE	MAP AMENDMENT	06. WEST URBAN AREA	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY RESIDENTIAL /	ZONING CHANGE FROM RURAL RESIDENTIAL ZONE (R-2) TO URBAN RESIDENTIAL ZONE (R-1)	BERRYTOWN ROAD	APPROVED	
10/30/2002	VISTA DEVELOPMENT, INC C/O JIM BRAMLETT	MAP AMENDMENT		R-2 - RURAL RESIDENTIAL ZONE	URBAN RESIDENTIAL DEVELOPMENT / LAVISTA ESTATES, SECTIONS 5 AND 6		RINEYVILLE SCHOOL ROAD (KY 2212)	APPROVED	
10/26/2000	VISTA DEVELOPMENT, INC C/O JIM BRAMLETT	MAP AMENDMENT		R-2 - RURAL RESIDENTIAL ZONE	URBAN RESIDENTIAL DEVELOPMENT / LAVISTA ESTATES, SECTIONS 2		RINEYVILLE SCHOOL ROAD (KY 2212)	APPROVED	
07/16/1998		MAP AMENDMENT		R-2 - RURAL RESIDENTIAL ZONE	URBAN RESIDENTIAL DEVELOPMENT / RUBY ESTATES,LOTS 1-4		BETHLEHEM ACADEMY ROAD (KY 253)	APPROVED	

R-2 to PD-1

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dipl. Cup. Var. Maps)	Project / Sub-division Name	Request	Site Address	Status
03/19/2007	ALGEN PROPERTIES LLC	247-00-00-025	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	WAKEFIELD FARMS / WAKEFIELD FARMS	ZONE CHANGE FROM R-2 TO PD-1	0 HODGENVILLE ROAD (KY210)	APPROVED
03/16/2007	KEVOWEN, LLC c/o JAY HOSAY	199-00-00-020	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	PRIVATE GATED COMMUNITY / PROVIDENCE PLACE	PD-1 - RESIDENTIAL PLANNED UNIT DEVELOPMENT - FOR SINGLE FAMILY DWELLINGS	RAVENSWOOD DRIVE	APPROVED
09/05/2006	DONNY EDWARDS	247-00-00-036	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	A-FRAME HOUSE / SHOFNER HEIGHTS , LOT 2	TO CHANGE THE ZONING DISTRICT FROM R-2 TO PD-1 IN ORDER TO BE ALBLE TO SUBDIVIDE THE PROPERTY	RED MILL ROAD	APPROVED
08/01/2006	DOUBLE L CONSTRUCTION C/O TIM LOHDEN	105-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	AMBROOK ESTATES / AMBROOK ESTATES	A MAP AMENDMENT FROM RURAL RESIDENTIAL (R-2) TO A PLANNED UNIT DEVELOPMENT (PD-1) TO ALLOW LOTS LESS THAN ONE ACRE AND WITH LESS THAN 200 FEET OF ROAD FRONTAGE	10112 LEITCHFIELD ROAD (US 62)	APPROVED
10/21/2005	KATYE DECKER -ETAL-	105-00-01-001	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION / PAUL LEE ACRES LOT 1B	The request is to seek approval for two lots that were created by deed without amending the recorded subdivision plat.	0 LEITCHFIELD ROAD (US 62)	APPROVED
10/21/2005	KATYE DECKER -ETAL-	105-00-01-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION / PAUL LEE ACRES LOT 1A	The request is to seek approval for two lots that were created by deed without amending the recorded subdivision plat.	0 LEITCHFIELD ROAD (US 62)	APPROVED
08/15/2005	TIM AULBACH	206-00-00-003, 206-00-00-004, 206-00-00-005, 189-00-00-020	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	AULBACH GREENSPACE DEVELOPMENT / BECKLEY WOODS SUBDIVISION	PD-1 - RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR THE DEVELOPMENT OF 92 SDF LOTS.	0	APPROVED
01/31/2005	HUDGINS	209-00-00-012.02, -012.03	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2:PD-1 /	TO REZONE A +/- 3.935 ACRE TRACT LOCATED ON EASTY SOUTH DIXIE HIGHWAY (US 31W) DIRECTLY ACROSS FROM NOLIN ROAD, BEING LOT 2 OF HUDGINS SUBDIVISION IN ORDER TO ALLOW FOR ONE DUPLEX (2 RESIDENTIAL UNITS) TO BE DEVELOPED ON THAT TRACT	East South Dixie Highway	WITHDRAWN
12/02/2003	ROBERT MORRIS	206-00-00-036	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2 : PD-1 /		NEW GLENDALE ROAD (KY 1136)	DENIED
07/23/2003	TIM AULBACH AND BILLY HUDSON	206-00-00-013, 206-00-00-014	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	RESIDENTIAL PLANNED UNIT DEVELOPMENT / BRENTWOOD ESTATES	CREATE LESS THAN 1.0AC BUILDING LOTS	NEW GLENDALE ROAD (KY 1136)	APPROVED
10/26/2001	TRAN	217-00-00-069, 217-00-00-069.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION /		BEWLEY HOLLOW ROAD	APPROVED
10/02/2001	BENNY WILLIAMS	190-30-00-020.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	BENNIE BARN / TRUE KENTUCKY / WILLIAM'S CORNER SUBDIVISION	MAP AMENDMENT FROM B-2 TO PD-1 FOR TRUE KENTUCKY ANTIQUE SHOP AND ANOTHER BUSINESS AS A 2 LOT SUBDIVISION	434 EAST MAIN STREET	APPROVED
01/24/2001	JOHN & EUGENIA MILLS	253-00-00-067, 253-00-00-068	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	R-2 TO PD-1	TWO DUPLEX STRUCTURES AND ON APPARTMENT OVER A DETACHED GARAGE	6805 BARDSTOWN ROAD (US 62)	APPROVED
12/11/2000	HOLLOMAN, BRAD	143-00-00-045	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	R-2:PD-1 /		THOMPSON ROAD	DENIED
11/08/2000	FREDDIE S JEFFERIES	225-00-00-062, 225-00-00-062.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	SINGLE FAMILY DEVELOPMENT - AVG LOT SIZE 20AC / STARK SUBDIVISION, LOTS 1 AND 2		GLENDALE-HODGENVILLE ROAD EAST (KY 222)	APPROVED
08/20/1999	HAIRE	057-00-00-037	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2:PD-1 /			APPROVED
04/27/1999	MILLER	060-00-00-011.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2:PD-1 /			APPROVED
04/13/1999	HICKS VICKI L	029-00-00-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	DWELLING; TEMPORARY ACCESSORY	THIRD DWELLING /		699 SLAUGHTER LANE	APPROVED
04/30/1997	JOHN & EUGENIA MILLS	262-00-01-051	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	DUPLEXS / SHERWOOD ACRES		6930 BARDSTOWN ROAD (US 62)	APPROVED
10/01/1996	BOW BUDDY ENTERPRISES	217-00-00-044	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		TWO LOT SUBDIVISION /		SHEPHERDSVILLE ROAD (KY 251)	DENIED
09/30/1996	ADCOX	262-00-00-078	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2:PD-1 /		1050 STOVALL ROAD	APPROVED
05/08/1996	GREEN FARMS OF KY LLC	109-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2:PD-1 / PAMELA ROLLING ACRES		LEE SCHOOL ROAD	DENIED
05/06/1996	HOGAN ROBERT E & FREDA C	111-00-00-003.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		LOT CONFIGURATION / HOGAN SUBDIVISION, LOT 1		7659 FLINT HILL ROAD (KY 720)	APPROVED
03/05/1996	KIM GOODMAN	111-00-00-003.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		LOT CONFIGURATION / KIMBERLY SUBDIVISION, LOT 1		7785 FLINT HILL ROAD (KY 720)	APPROVED
01/02/1996	RISINGER	126-00-00-010	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MOBILE HOME PARK	/		140 KLINGLESMTIH LN	DENIED

Application

Describe the nature of the development to be conducted. List the types of activities and / or products that will be associated with the development; including but not limited to, hours of business, number of employees, parking spaces, outdoor storage, traffic patterns.

TO FURTHER SUBDIVIDE LOT 2 & LOT 3 OF THE HUDGINS
SUBDIVISION INTO 5 LOTS FOR RESALE TO THE PUBLIC
FOR CONSTRUCTION OF UP TO 5 SINGLE FAMILY DWELLINGS

Goals & Objectives (Pages 24-33)

Goals and Objectives are essential components of a comprehensive plan. Goals are broad statements that describe what a community wants to achieve in the long term, while objectives are specific, measurable targets that support the goals. Goals and objectives provide a clear direction for the community's growth and development. They can help guide the decision-making process and prioritize actions based on the communities' values, needs, and desired outcomes.

Please list the relevant Goals & Objectives.

- PROMOTE A VARIETY OF HOUSING TO ACCOMMODATE ALL AGES, ABILITIES, FAMILY TYPES & INCOMES
- PROMOTE HIGH QUALITY RESIDENTIAL DEVELOPMENT
- SUPPORT A SUPPLY OF HOUSING THAT RESPONDS TO POPULATION AND EMPLOYMENT GROWTH

Step 1: Compliance with the Community-Wide Development Policies (Pages 39-40)

The first step in the evaluation process would be to determine the proposal's compliance with development policies applicable to all development in the community. The policies are not specific to the types of development proposed or the area in which the development or redevelopment is occurring. These policies are to be used as the initial test or threshold in determining whether a property is ready for development. *If your request is not in compliance, go to Step 4. Otherwise go to Step 2.*

No Flood plain, Stream Buffer. In conifer with the area.
Glendale to Sonora growth corridor Public Water
Onsite Septic State Hwy - shared driveways

Step 2: Agreement with Recommended Future Land Use Patterns (Pages 41-55)

After conducting a site inventory, this step will involve evaluating the proposal for compliance with the recommendations of each individual land use category particularly focused on the recommended uses and the appropriate densities/intensities. If the proposal is generally in compliance with the future land use plan, the proposal will then be reviewed under Step 3. *If your request does not comply with the Recommended Future Land Use Plan Group, go to Step 4. Otherwise go to Step 3.*

Urban Future Growth Urban res. growth

Step 3: Compliance with the Planning Area Guidelines (Pages 56-168)

This last step is one of the most detailed in the evaluation process, involves determining the proposal's compliance with the more specific criteria and guidelines as contained in the narrative for the relevant planning area in which the property is located. If the proposal is in compliance with those guidelines, then a finding can be made that the proposal is found to be in compliance with the land use element of the Comprehensive Plan. *If your request does not comply with the Planning Area Guidelines, go to Step 4.*

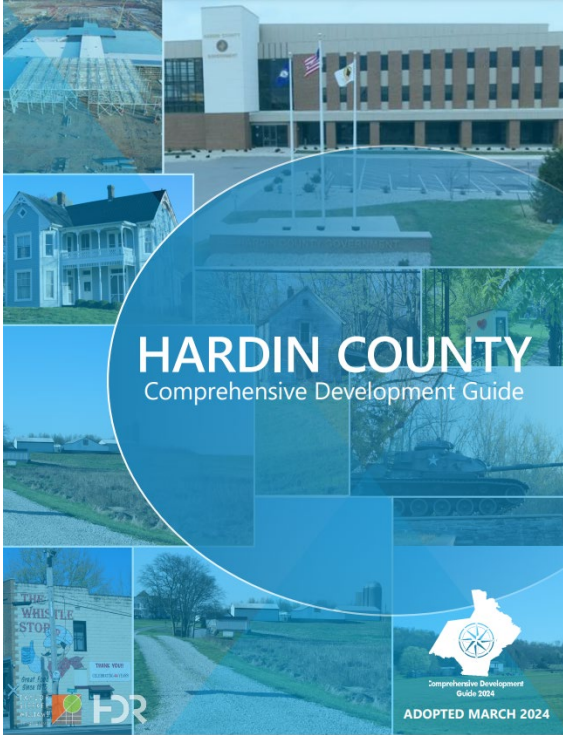
South ~~Urban~~ Urban Area
Urban res. growth, State Hwy, Public Water

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 owners, The Estate of Martha Hornback, are proposing to rezone a 5.940 acre site located on the east side of South Dixie Highway (US 31W) in Sonora, KY and known as Lots 2 & 3 of Hudgins Subdivision from Rural Residential (R-2) to Urban Residential (R-1) to allow for the property to be further subdivided.

Pre-application Conference:	July 10, 2026	Owner:	Jennifer Gardner 2953 Maxine Road Sonora KY 42776	William Jeffrey Hornback 2305 Brashears Road Sonora KY 42776
Public Hearing Date:	August 18, 2026			
Location of Proposed Zone Change: 10000 Block of South Dixie Highway, Sonora, KY		Zone Map Amendment Request:		
Acreage: ±5.940		FROM: R-2 (Rural Residential)		
PVA Parcel Number: 209-00-00-012.02 & 209-00-00-012.03		TO: R-1 (Urban Residential)		
Flood Plain: The property is located outside of the floodplain according to FEMA Map 21093C0461D (dated 16 August 2007).		Land Use Group: Urban Area		
History of the Property: A Record Plat of Hudgins Subdivision was recorded in 2001, creating Lots 2 and 3. The property has been previously owned by Homer Lee Hudgins, Jr. and C.B. Wilson, dating back to the 1950's.		Planning Area: South Urban Area		
		Existing Land Uses: Vacant		
		Zoning History: R-2 (Rural Residential) was the original zoning for the subject property since July of 1995.		
		Adjacent Zoning: North: R-2, Rucker (0.35 Acres) & Crewz (25 Acres) South: R-2, Reynolds (1.76 Acres) East: R-2, Dixie Stock Farms (37 Acres) West: R-2, Thomsberry (1 Acre), Worth (1 Acre), Smith (1.3 Acres), & Hatfield (0.4 Acres)		
Utility Services: Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 6" line along South Dixie Highway (US 31W).		Transportation Considerations: The site has access via South Dixie Highway (US 31W) a State maintained road with 24' of pavement width within a 60' right-of-way. The site has been pre-approved by KYTC for 4 driveway entrances, with one being shared.		
Wastewater Treatment: Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected and approved by the Environmental Services Office of the Health Department.		Character of the Area The predominant land use of the surrounding area is single family residential and agriculture. Within one square mile there are 42 parcels that are below the 1.8 acre minimum lot size established with the R-2 Zone. Additionally, there have been 8 new homes built within one square miles in the last 7 years. The site is approximately 2 miles North of the I-65 interchange at Sonora and 3 miles South of the interchange at Glendale.		

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
General Policies:	
<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 South 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 average acreage per lot in the proposal is 1.185 acres, and there are 42 parcels within one square mile of the site that are below the existing 1.8 acre minimum lot size within the R-2 Zone.
<i>New development should follow current and anticipated growth trends within the county in order to adequately respond to the needs of current and future residents and businesses.</i>	The proposal is located 0.1 miles from Nolin River Subdivision (19 Lots, 4.5 acre average lot size) and 0.5 miles from Golden Acres Subdivision (22 Lots, 0.48 acre average lot size).
Utility and Infrastructure Policies:	
<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 a 6" line along South Dixie Highway (US 31W).
<i>Development should comply with all requirements for on-site sewage disposal, if applicable, and use effective, environmentally sound practices when implemented.</i>	Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected by the Health Department as part of the subdivision plat & building permit approval process.
Public Services Policies:	
<i>New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.</i>	The Sonora Volunteer Fire Department is approximately 3 miles away to the south. There is an existing fire hydrant directly across the street, at the corner of Nolin Road, and US 31W.
<i>Residential development should be adequately served by public schools.</i>	Creekside Elementary, East Hardin Middle School and Central Hardin High School have capacity to accommodate children from 5 new homes.
Road and Access Policies:	
<i>Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.</i>	KYTC has preliminarily approved driveway entrances for 4 out of the 5 proposed lots, and one shared entrance between two of them.
<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>	The site has access via South Dixie Highway (US 31W) a State maintained road with 24' of pavement width within a 60' right-of-way.

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, “Residential should be limited to urban residential at the highest density that can be supported by the infrastructure available”. It further explains that, “Residential subdivisions are encouraged along state highways and county roads that meet the minimum required standards”. Access Criteria also notes that, “Developments that connect to a collector or arterial road should consider shared driveways, shared entrances, frontage roads, and/or other appropriate access management techniques to limit congestion.”	
Comprehensive Plan Policy – PA #4 South Urban Area	STEP 3: Compliance with the Planning Area Map & Guidelines
This planning area is part of the Urban Area future land use group and was created during the 2023 Comprehensive Plan process to address anticipated growth between Glendale and Upton due to their proximity to BlueOval SK. The planning area generally follows US 31W and I-65 between Glendale and Sonora and includes the areas immediately around Sonora. The Recommended Land Use Patterns is, “primarily urban residential. 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”. The Comprehensive Plan states regarding access that, “Development should be carefully reviewed so it does not create traffic congestion or capacity problems along major corridors”.	

STAFF REVIEW AND RECOMMENDATION

The Staff finds that the proposed zoning is in agreement with Steps 1, 2, & 3 of the adopted Comprehensive Plan plus the following findings:

- The property is accessed via South Dixie Highway (US 31W) a State maintained road with 24' of pavement width within a 60' right-of-way,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The property is located in the Urban Future Land Use Group and the South Urban Planning Area where urban residential development is encouraged,
- The proposal will allow for the property to be further subdivided into 5 single family residential lots,
- The proposed map amendment to R-1 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

The Staff recommends that the Zoning Map Amendment be APPROVED.

RESOLUTION 2026-011
MAP AMENDMENT
Rural Residential (R-2) to Urban Residential (R-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 Future Land Use Area of Hardin County and within the South Urban Planning Area (#4);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Rural Residential (R-2) to Urban Residential (R-1) for a 5.940 acre site located along South Dixie Highway (US 31W) in Sonora, KY, known as Lots 2 and 3 of Hudgins Subdivision.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by The Estate of Martha Hornback known as PVA #209-00-00-012.02 & 012.03 and being 5.940 acres located off South Dixie Highway (US 31W), Sonora, KY, known as Lots 2 and 3 of Hudgins Subdivision be granted a zone change from the existing Rural Residential Zone (R-2) to the Urban Residential Zone (R-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 hereby adopts the attached Staff Report and it is determined that the proposed R-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: South Urban Area

Goal 1: HOUSING : Promote Hardin County as a place to live.
Objective 1.4: Support a supply of housing that responds to population and employment growth.

Goal 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.
Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

ADOPTED THIS EIGHTEENTH DAY OF AUGUST 2026.

Mark Hinton, Chairman

Adam C. King, AICP, Director

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 Staff Report and the exhibits entered in as the Record
- To adopt Resolution 2026-011 as presented

The proposed Map Amendment from R-2 to R-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: South Urban Area

Goal 1: HOUSING : Promote Hardin County as a place to live.

Objective 1.4: Support a supply of housing that responds to population and employment growth.

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

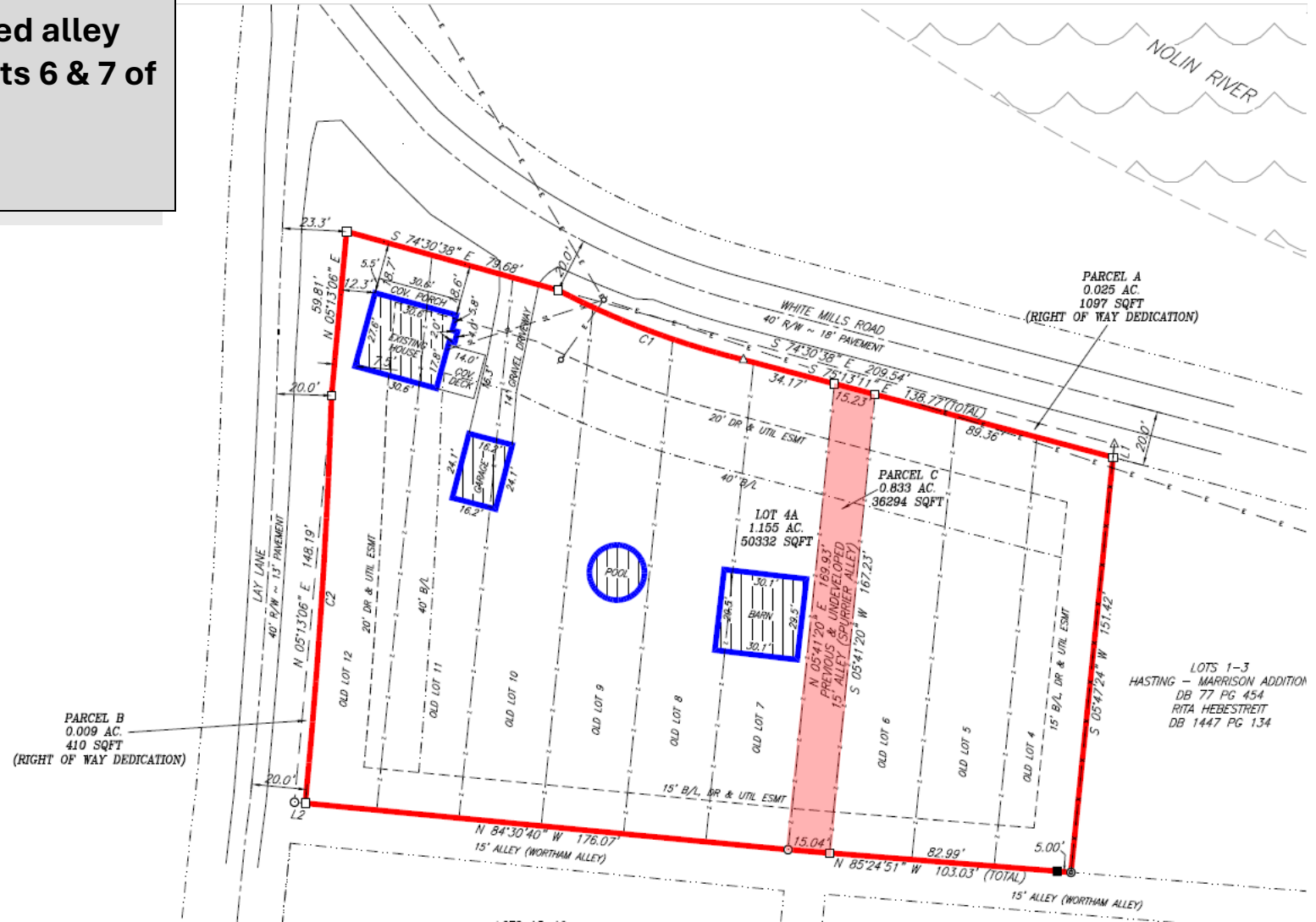
Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

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-2 to R-1 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.

1 September 2026



REQUEST: A Road Closing review has been submitted for a favorable recommendation to Fiscal Court to close a 15' undeveloped alley labeled as "Spurrier Alley" south of White Mills Road in White Mills, KY. The 15' x 168' portion of alley would be consolidated into Lots 4-12 of Hasting-Marrison addition and was illustrated on a plat recorded in 1922.

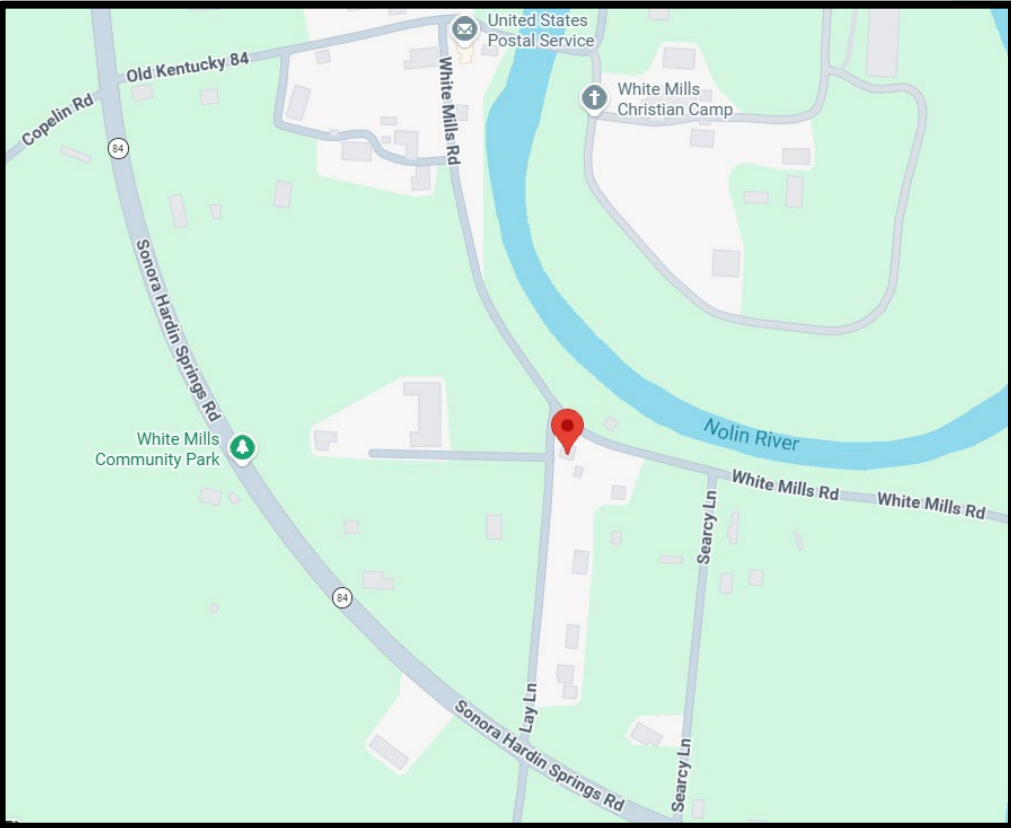
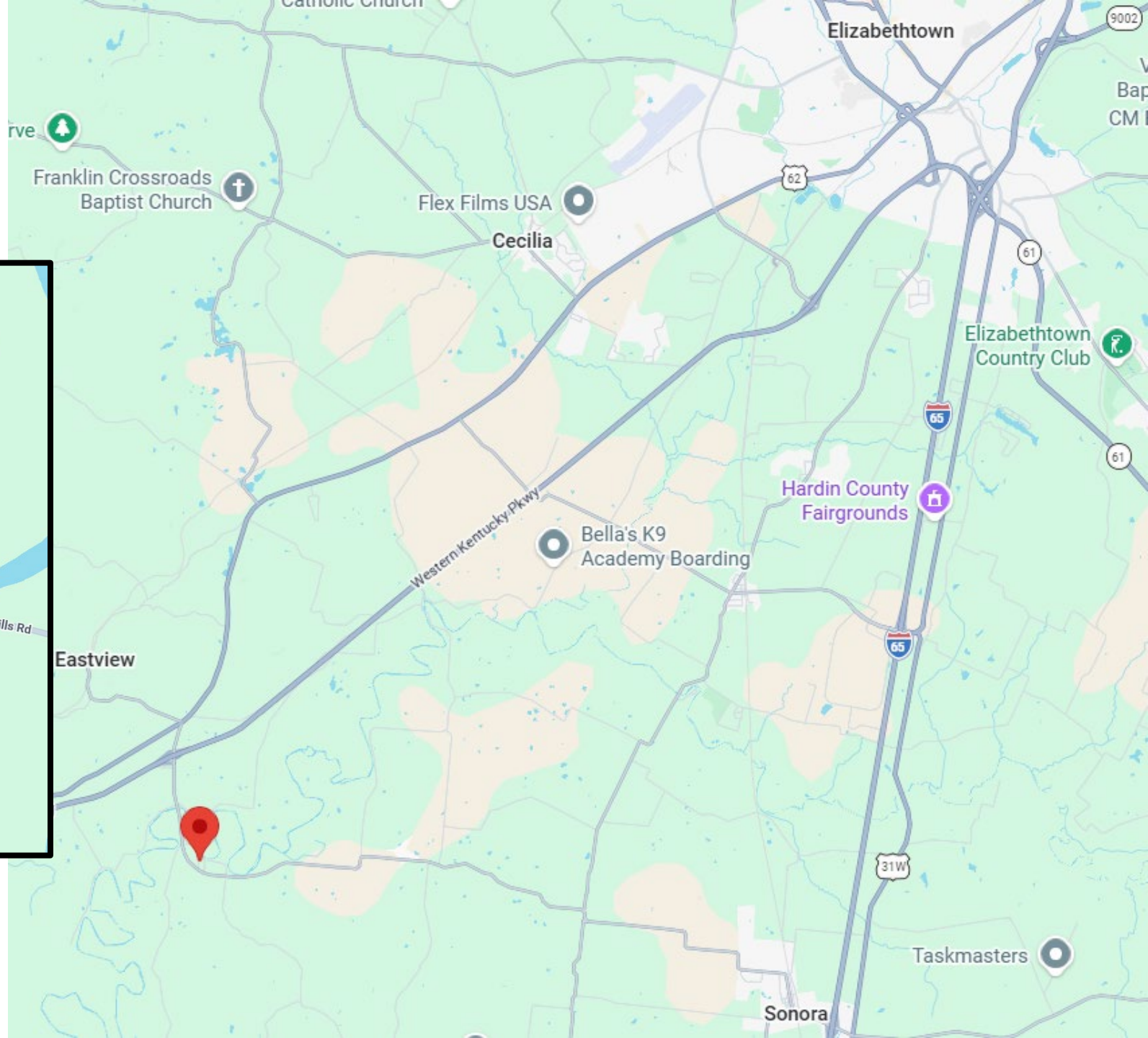
**ROAD CLOSING
SUMMARY REPORT**

- A. KRS 100.324 (4)**
- B. Vicinity Map**
- C. Zoning Map**
- D. Aerial Photographs**
- E. Plat of Hasting – Marrison Addition (1922)**
- F. Proposed Amended Plat of Hasting – Marrison Addition, Lots 4-12 (2026)**
- G. Public Notice**
- H. Photos of the Site**
- I. Previous Road Closing in Hasting – Marrison Addition (2006)**
- J. Staff Report and COMPREHENSIVE PLAN ANALYSIS**
- K. *Comprehensive Development Guide**
- L. *Development Guidance System Ordinance**

***Not provided in PowerPoint**

KRS Chapter 100.324(4) – The Planning Commission is required to review any proposed street closing with regard to the Comprehensive Plan. The specific language of the law states:

(4) Any proposal for ... disposition of land for public facilities, ..., shall be referred to the commission to be review in light of its agreement with the comprehensive plan, and the commission shall, within sixty (60) days ... advise the referring body whether the project is in accordance with the comprehensive plan.



☐ 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





HASTING - MARRISON ADDITION.

WHITE MILLS KENTUCKY.

MAY 1922

AUCTION LOT SALE MAY 17th 1922.

By J. Faulkner

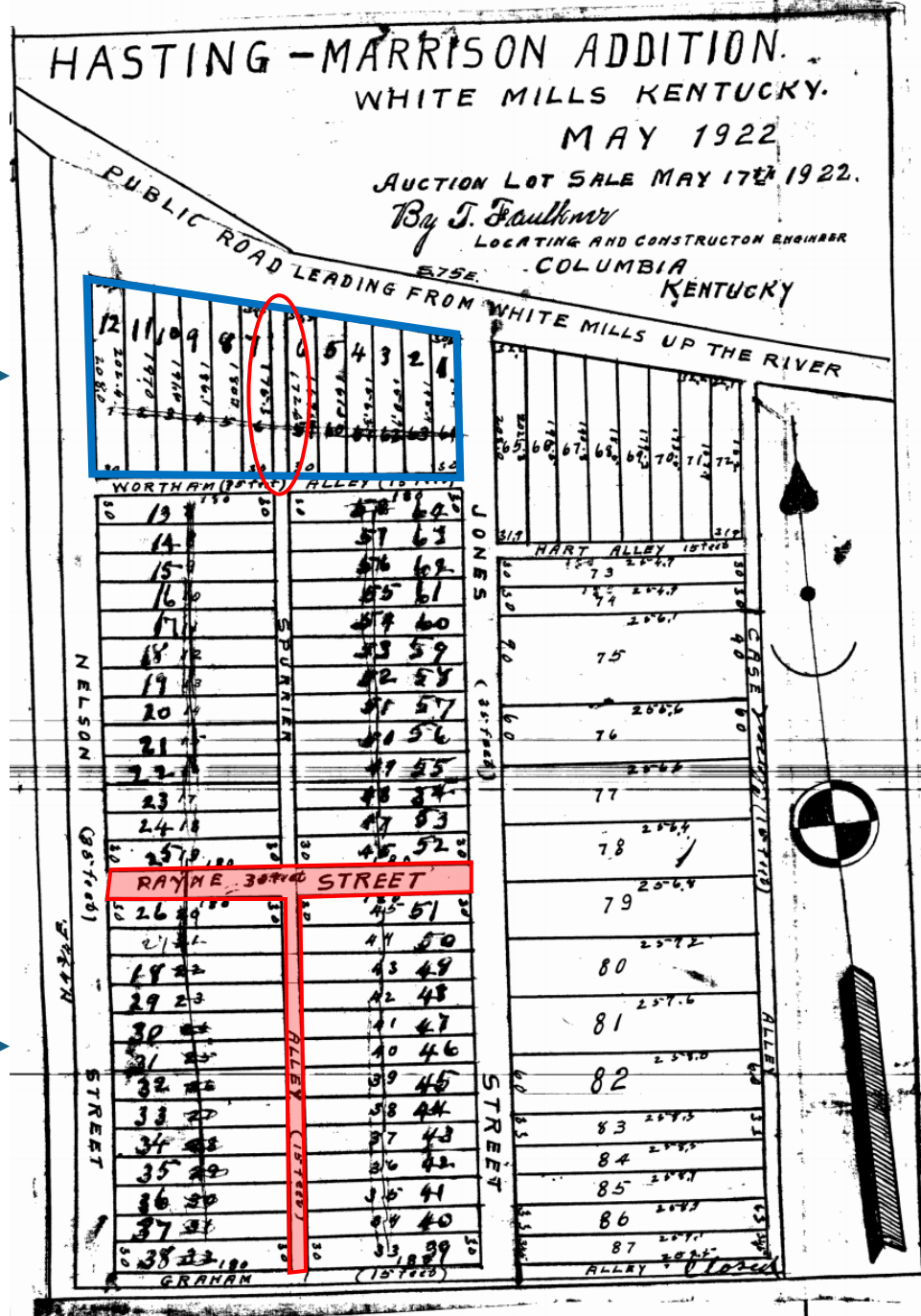
LOCATING AND CONSTRUCTION ENGINEER

COLUMBIA KENTUCKY

PUBLIC ROAD LEADING FROM WHITE MILLS UP THE RIVER

Portion of Spurrier
Alley proposed for
closure

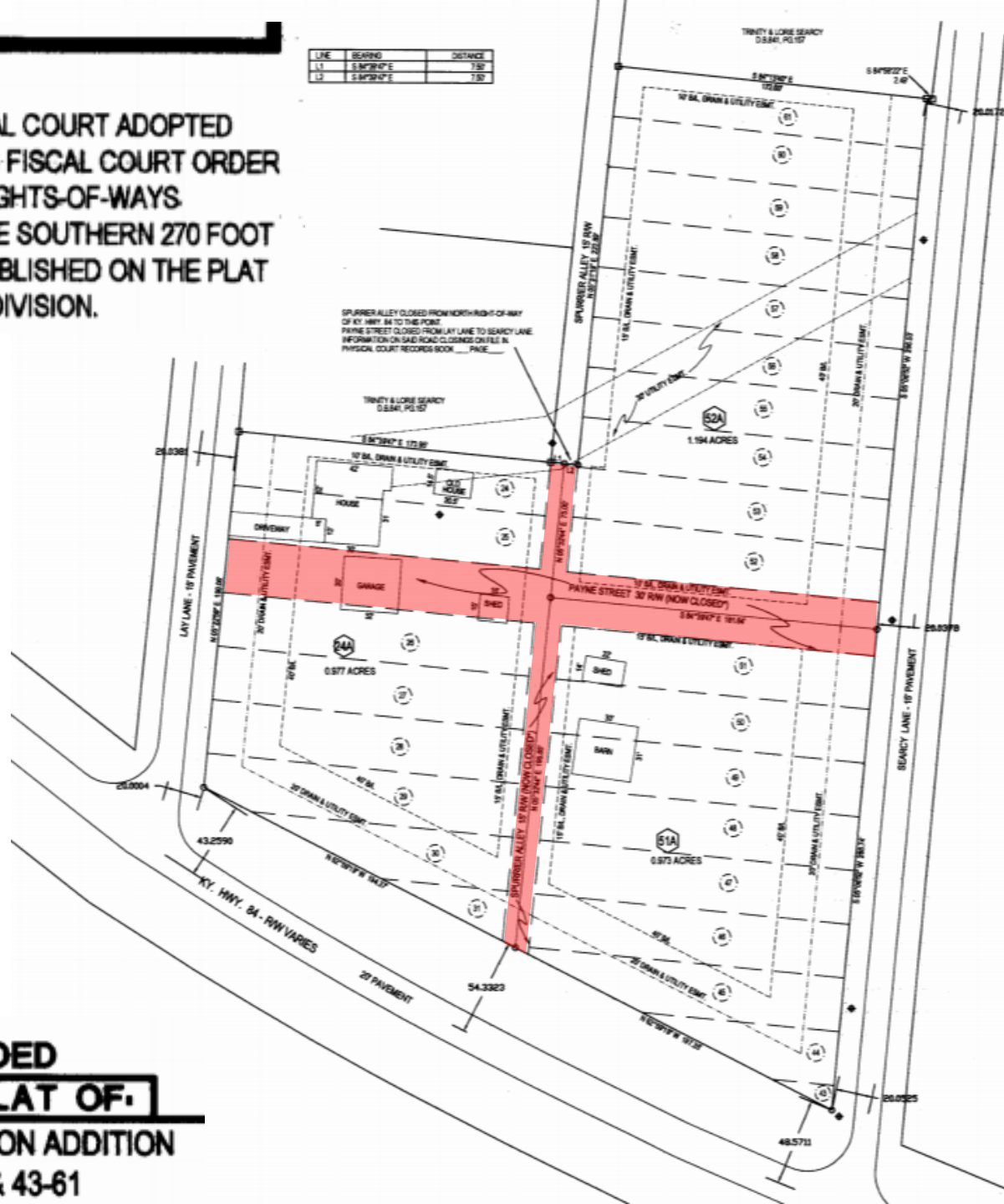
Payne Street &
portion of Spurrier
Alley closed by Fiscal
Court in 2006



ROAD CLOSING NOTE

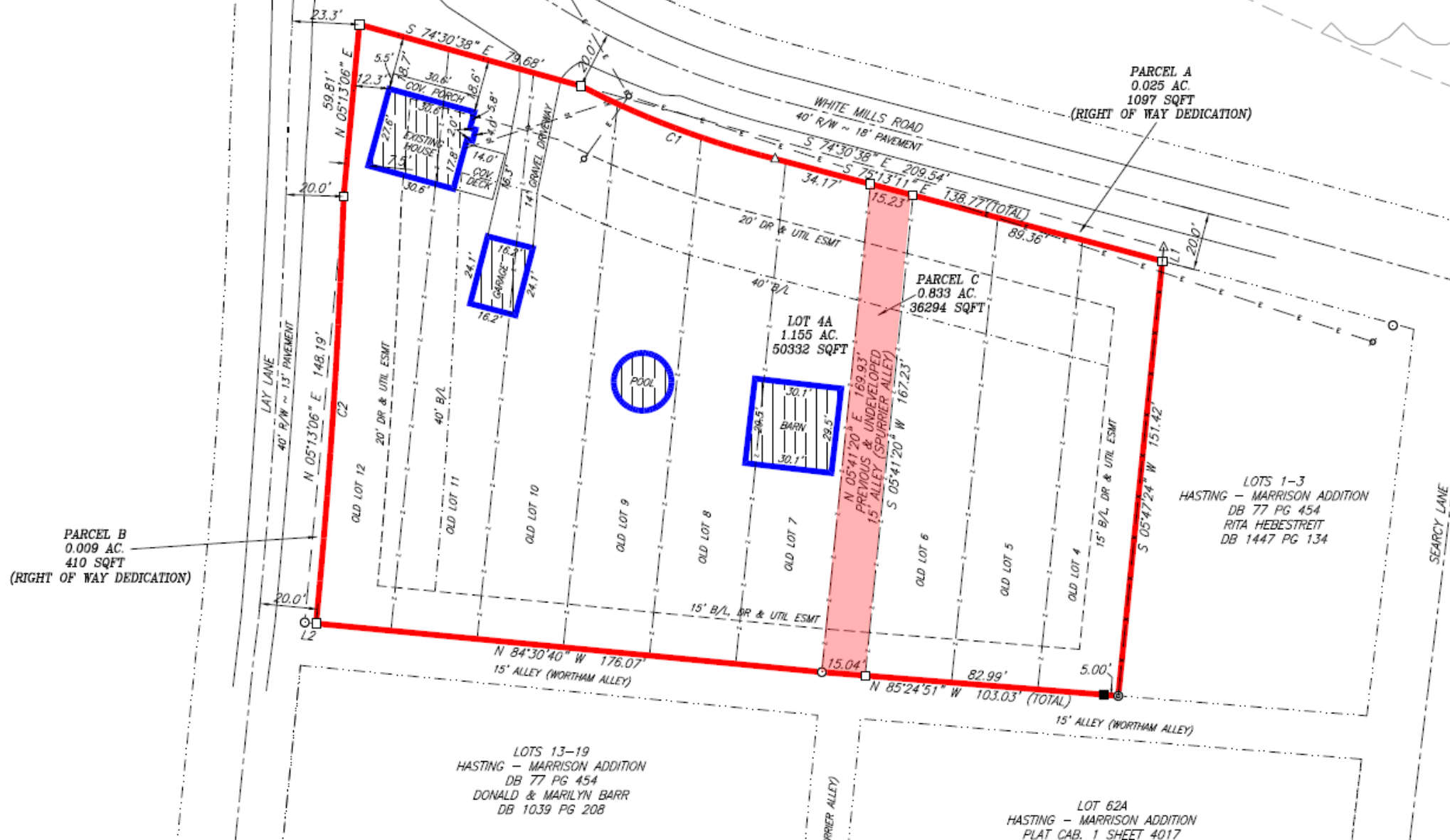
ON 27 JUNE 2006, HARDIN COUNTY FISCAL COURT ADOPTED RESOLUTION NO. 2006-077 RECORDED IN FISCAL COURT ORDER BOOK 073-015 CLOSING THE PLATTED RIGHTS-OF-WAYS DESCRIBED AS "PAYNE STREET" AND THE SOUTHERN 270 FOOT PORTION OF "SPURRIER ALLEY" AS ESTABLISHED ON THE PLAT OF HASTING - MARRISON ADDITION SUBDIVISION.

LINE	BEARING	DISTANCE
1,1	S 84°50'00" E	1.50
1,2	S 84°50'00" E	1.50



AMENDED
RECORD PLAT OF:
HASTING - MARRISON ADDITION
LOTS 24-31 & 43-61

437 WHITE MILLS ROAD, WHITE MILLS, KY 42788



3 signs have been posted on site since Friday, August 14th



Letters were sent to adjoining property owners
on August 14, 2024



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

COPY

August 14, 2026

NOTICE OF PUBLIC REVIEW

To Surrounding Property Owners:

The purpose of this letter is to notify you of a scheduled PUBLIC REVIEW before the Hardin County Planning and Development Commission to obtain testimony regarding this application as follows:

DATE: 1 SEPTEMBER 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

LOCATION: 437 WHITE MILLS ROAD, WHITE MILLS, KY - ALLEY IS SOUTH OF WHITE MILLS ROAD, WHITE MILLS, KY

REQUEST: TO CLOSE A 175' LONG PORTION OF A 15' UNDEVELOPED ALLEY LABELED AS SPURRIER ALLEY ON THE PLAT - See Enclosed Map

The Hardin County Planning and Development Commission will make a recommendation at the Public Hearing to be held by Fiscal Court concerning the closing of this road. Please call this office at 270-769-5479 if you have any questions.

Adam C. King, AICP
Director

c: LARRY HICKS, Magistrate











ROAD CLOSING REVIEW STAFF REPORT “Portion of Spurrier Alley” (168’ long section of an undeveloped 15’ alley) Hasting - Marrison Addition (1922) White Mills, KY		Hardin County Planning and Development Commission 150 N. Provident Way Elizabethtown, Kentucky 42701 (270) 769-5479
REQUEST: A Road Closing review has been submitted to close a 168’ long portion of a 15’ undeveloped alley labeled as “Spurrier Alley” on the Hasting – Marrison Addition Plat from 1922. The alley is south of White Mills Road and north of an undeveloped alley (“Wortham Alley”) in White Mills, KY. The closed alley would be merged into adjoining Lots 4-12 with an Amended Record Plat.		
Viewers to be Appointed by Fiscal Court: 22 September 2026	Applicants: Bobby Dobson & Jake Keplinger 437 White Mills Road White Mills, KY 42788	
Planning Commission Review Hearing Date: 1 September 2026	Proposal: To close a 168’ long portion of a 15’ undeveloped alley labeled as “Spurrier Alley” on the Hasting – Marrison Addition Plat from 1922. It lies south of White Mills Road in White Mills, KY. The closed alley would be merged into adjoining Lots 4-12 with an Amended Record Plat.	
Fiscal Court Public Hearing Date: 13 October 2026		
PVA Parcel Number: 108-00-00-048 Land Use Group: Natural Resource Planning Area: Natural Resource Area (#22) Location of Proposed Road Closing: South of White Mills Road between Lay Lane and Searcy Lane. Between Lots 6 & 7 of Hasting – Marrison Addition. Adjacent Zoning: Residential North – R-2, Pleasant (0.80 acres) South – R-2, Jackson (0.43 acres) East – R-2, subject property West – R-2, subject property	Interconnectivity: Previously in 2006, Hardin County Fiscal Court closed a 270’ portion of Spurrier Alley to the south in addition to the right of way for Payne Street which had been dedicated on the plat but never constructed. A 390’ portion of Spurrier Alley remains in addition to Wortham Alley as shown on the plat form 1922. Neither of these are developed.	
Road Characteristics: The Undeveloped 15’ alley is located south of White Mills Road and north of another undeveloped 15’ alleyway labeled as Wortham Alley. The street has never been constructed and was dedicated via the Record Plat in 1922. The area has and is being used as part of the yard for the home at 437 White Mills Road, White Mills, KY.	KRS Chapter 100.324(4) – The Planning Commission is required to review any proposed street closing with regard to the Comprehensive Plan. The specific language of the law states: <i>(4) Any proposal for acquisition or disposition of land for public facilities, or changes in the character, location or extent of structures or land for public facilities, ..., shall be referred to the commission to be reviewed in light of its agreement with the comprehensive plan, and the commission shall, within sixty (60) days ... advise the referring body whether the project is in accordance with the comprehensive plan.</i>	

STAFF REVIEW AND RECOMMENDATION

The Staff finds that the request will not cause any inconvenience, nor will it result in a hardship for any person or property, and traffic patterns and the general health, safety and welfare of the public will be improved. The proposal is to close a 168' long portion of a 15' undeveloped alley labeled as "Spurrier Alley" on the Hasting – Marrison Addition Plat from 1922. It lies south of White Mills Road in White Mills, KY. The closed alley would be merged into adjoining Lots 4-12 with an Amended Record Plat. The request agrees with the language of the COMPREHENSIVE DEVELOPMENT GUIDE as follows:

TRANSPORTATION

GOAL 7: Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.

Objective 7.6: Evaluate and close streets or streets of record and rights-of-way which are not being used, have not been constructed or are unnecessary.

A Public Hearing for this proposed closing is scheduled before Fiscal Court, on October 13, 2026. A RESOLUTION may be adopted by the Planning Commission to be presented at the Fiscal Court public hearing for consideration and action on this request.

RESOLUTION NO. 2026-012
ROAD CLOSING – Undeveloped 15’ alley labeled as “Spurrier Alley” being an
approximately 168’ long portion between lots 6 & 7 of Hasting – Marrison Addition
White Mills, Kentucky

- WHEREAS** the Hardin County Fiscal Court and Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulation, 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** state law [Kentucky Revised Statutes 100.324(4)] requires the Planning Commission to review any proposed street closing with regard to the Comprehensive Plan;
- WHEREAS** a request has been made by Bobby Dobson & Jake Keplinger to is to close a 168’ long portion of a 15’ undeveloped alley labeled as “Spurrier Alley” on the Hasting – Marrison Addition Plat from 1922 (as recorded in the Office of the Hardin County Clerk in Deed Book 77, Page 454). It lies south of White Mills Road in White Mills, KY. The closed alley would be consolidated into adjoining Lots 4-12 with an Amended Record Plat.
- WHEREAS** the Commission reviewed the County’s Comprehensive Development Guide and identified the following applicable Goal and Objective;

TRANSPORTATION

GOAL 7: Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.

Objective 7.6: Evaluate and close streets or streets of record and rights-of-way which are not being used, have not been constructed or are unnecessary.

NOW THEREFORE, BE IT RESOLVED, that the Hardin County Planning and Development Commission has hereby determined that the closing of the right-of-way meets the Goals and Objectives of the COMPREHENSIVE DEVELOPMENT GUIDE with the following conditions:

1. An Amended Record Plat merging the closed 15’ alley with adjoining Lots 4-12 of Hasting – Marrison Addition must be submitted by the owner.

ADOPTED THIS FIRST DAY OF SEPTEMBER, 2026.