



Hardin County Board of Adjustment

6 November 2025

**County Government Center
Second Floor Meeting Room**

Owners: Pam & Tommy Bryan



Location A 119.308 acre site located at 12481 Leitchfield Road, Cecilia, KY, including Lot 3 of Hensley Homestead, Subdivision

Zoned Rural Residential (R-2)

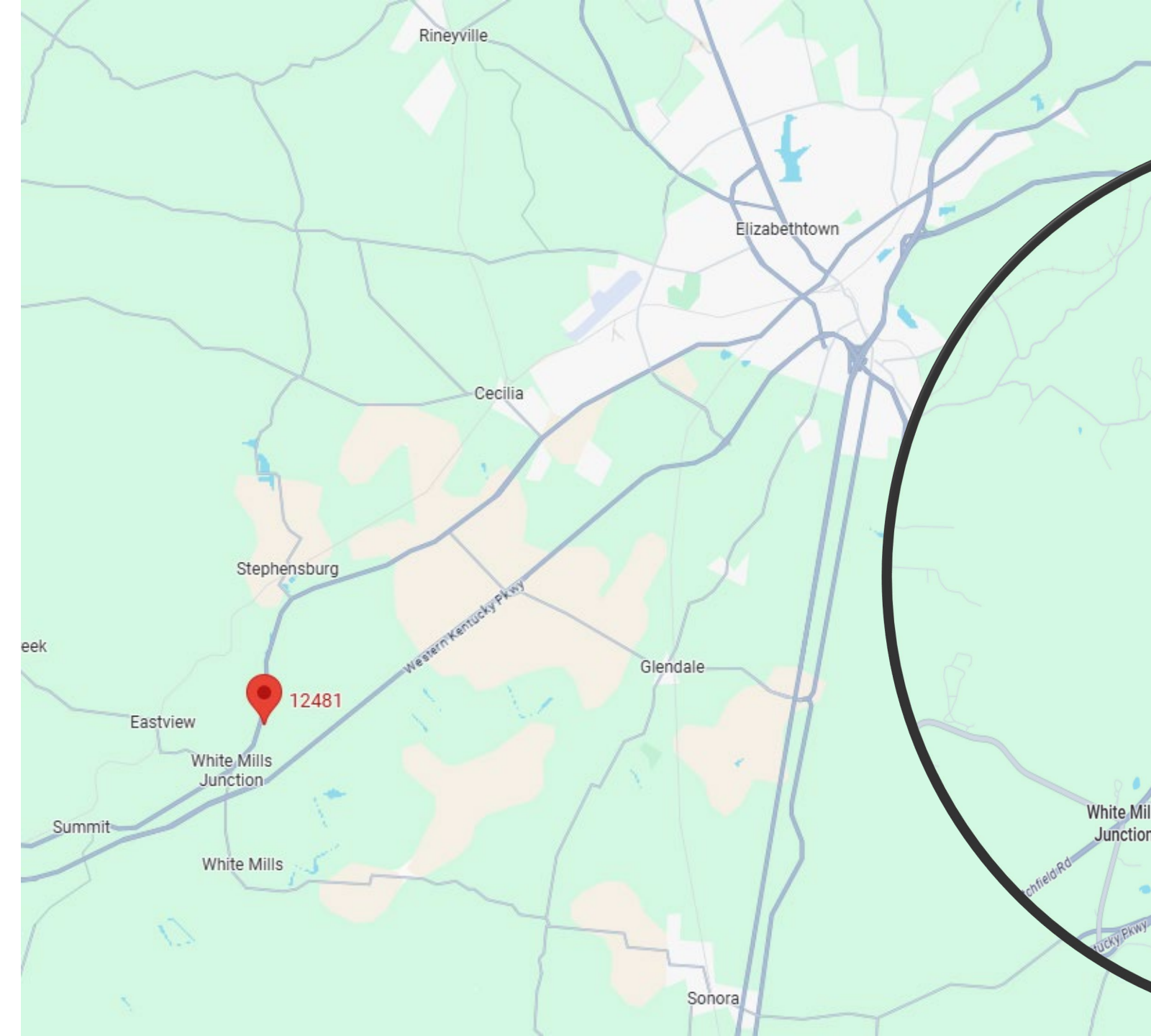
Request for a Conditional Use Permit to allow for an 864 sq. ft. Permanent Accessory Dwelling on site.

12481 Leitchfield Road
Conditional Use Permit
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Record Plat of Hensley Homestead Subdivision (2008)**
- E. Character of the Site Analysis**
- F. Site Plan**
- G. House Plans/Renderings**
- H. Photos of the Site**
- I. Analysis of other Conditional Use Permits for Permanent Accessory Dwellings**
- J. Character of the Area Analysis**
- K. *Comprehensive Development Guide**
- L. *Development Guidance System Ordinance**

* Not Provided in PowerPoint



- ☐ ☒ MasterZone
- DISTRICT
- A-1

B-1

B-2

C-0

C-1

C-2

I-1

I-2

IH

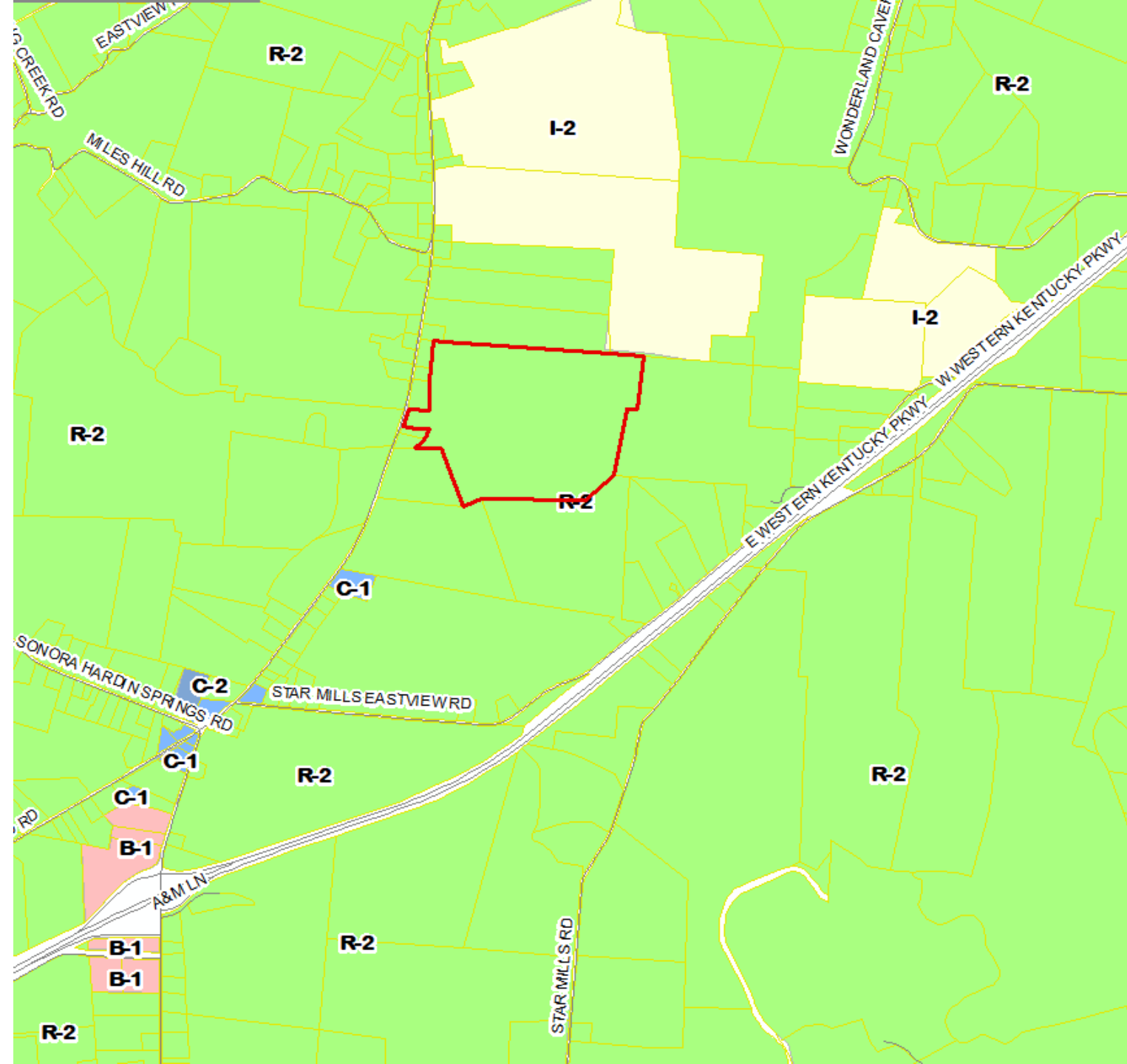
PD-1

R-1

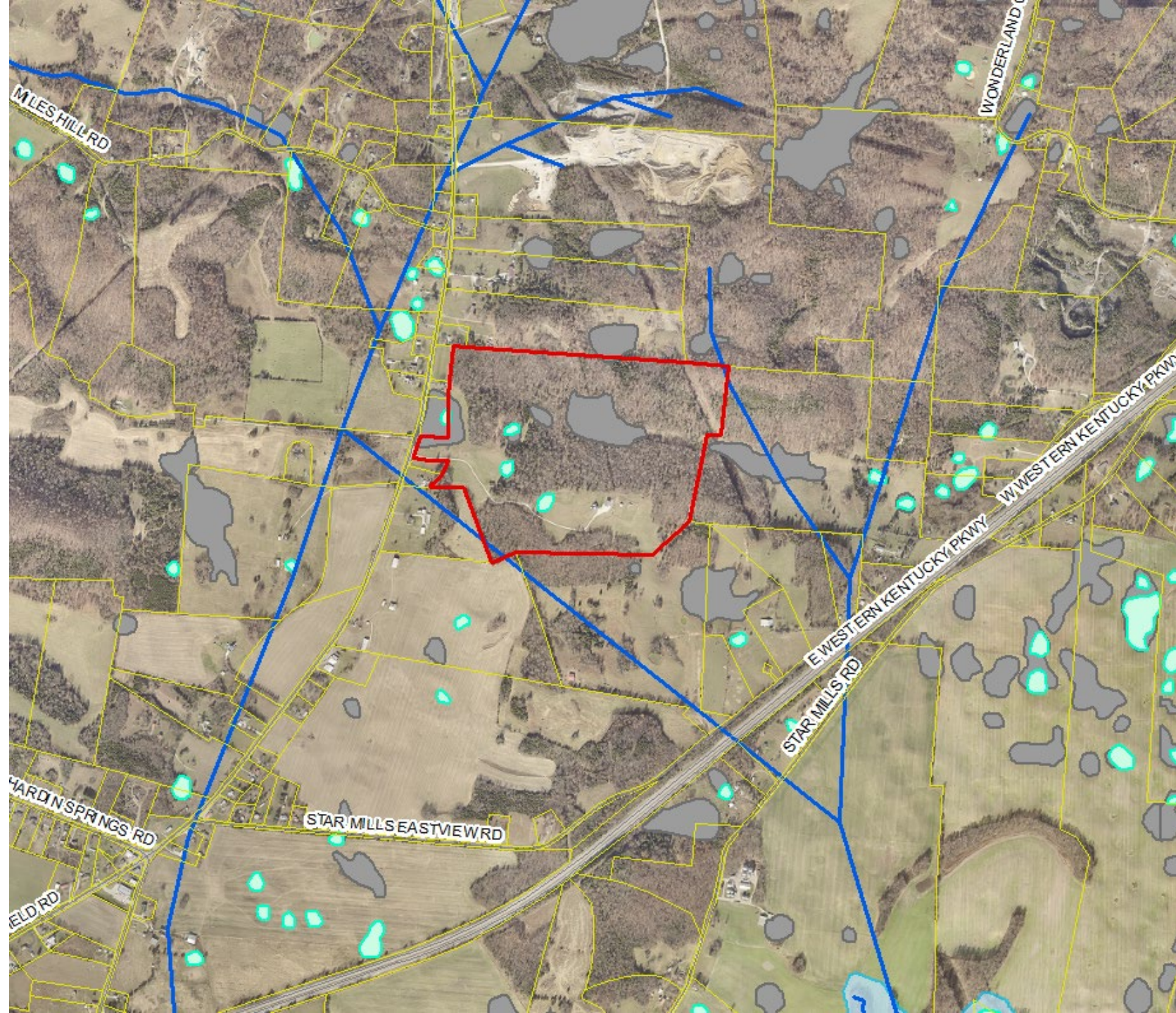
R-2

R-3

R-4



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



NOTE (STATE)
APPROVE ALL LOT
IMPROVEMENT PERMIT MUST
OF THE KENTUCKY
VALLEY CREEK ROAD

LOT STANDARD
SQUARE FEET OF LIVING

ANCE NOTE
PROPERTY OWNER TO PERFORM
IMPROVEMENTS, DETENTION
TO ASSURE PROPER FUNCTION
ION PLANS AND STORMWATER

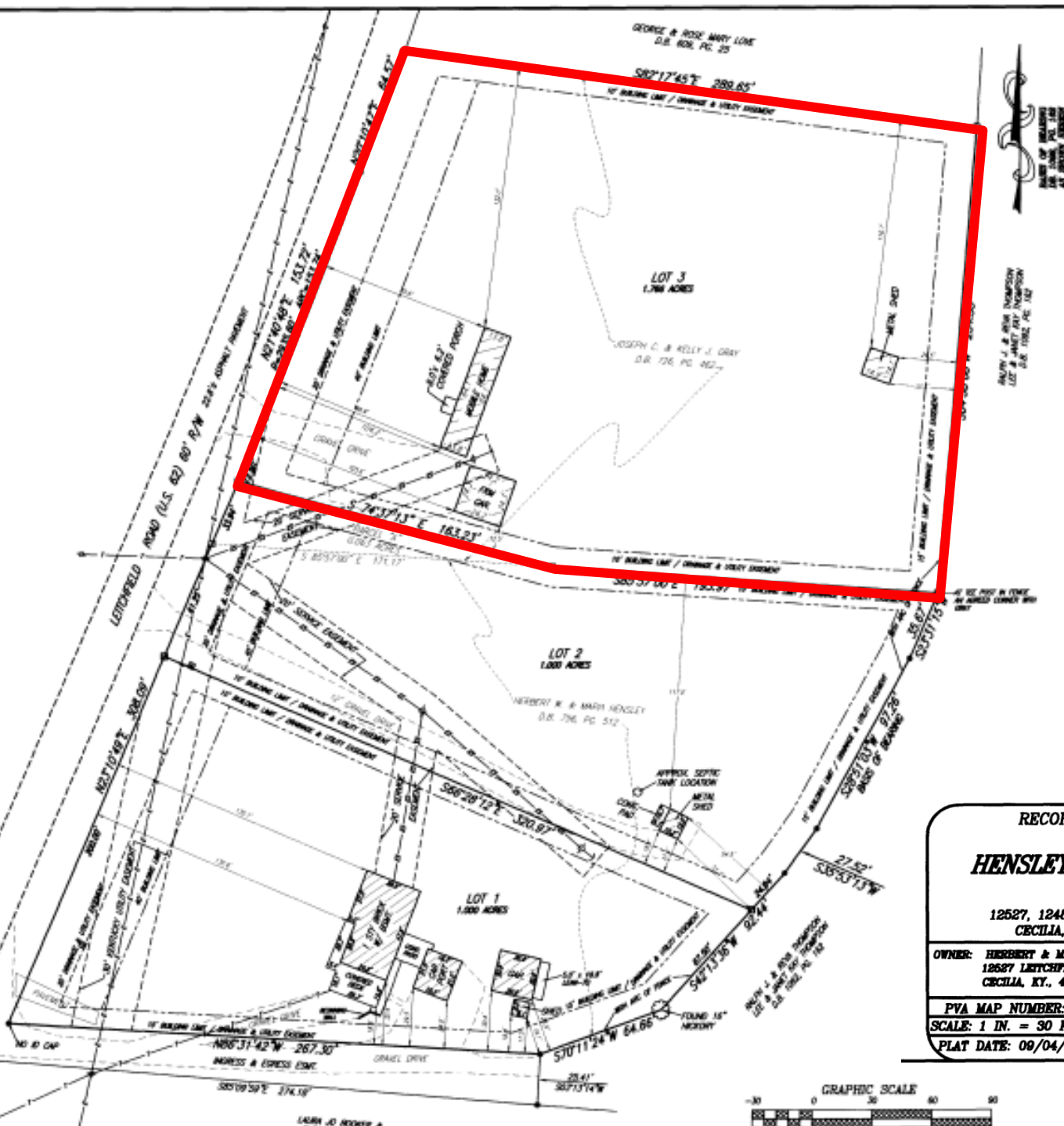
S NOTE
U.S. QUADRANGLE MAP
RANGES, PAGES OR OTHER
IN 30' OR WITHIN 200 FEET

TER RECEIVER
MENT IS A DEPRESSION


CTION NOTE
PROTECTION AREA, SITE
DE WITH THE SOURCE WATER
PLEASE CONTACT HARDIN
INFORMATION

T NOTE
LOT 2 FOR ONE MINUTE
TO THE EXISTING LIVING
LOT 1, ANY DEED MADE
TO EXISTENCE, AND ANY
TO THE EXISTENCE
THE TWO SMO EXISTENCE
MET AND/OR SPOKE
AND ANY NEW LINES
FROM LOT 1

NOTE



Record Plat of Hensley Homestead
Subdivision (2008)

RECORD PLAT OF: HENSLEY HOMESTEAD		DOUGLAS LAND SURVEYING, LLC 21600 SONORA HARDIN SPRINGS ROAD BIG CLIFFY, KENTUCKY 42712 PH. (270) 786-7722 FAX (270) 862-5840 DOUGLASLANDSURVEYING@ALLTEL.NET	
12527, 12481 LEITCHFIELD ROAD CECILIA, HARDIN CO., KY		HEREIN	
OWNER: HERBERT W. & MARIA HENSLEY / JOSEPH C. & KELLY J. GRAY 12527 LEITCHFIELD RD CECILIA, KY, 42784	FOR: HERBERT W. HENSLEY 270.862.3654 12527 LEITCHFIELD ROAD CECILIA, KY, 42784	 Insdw 007404780001 Type: PLAT Recorded: 09/29/2008 at 03:52:10 PM Page 1 of 1 Fees: \$20.00 Hardin County Clerk Kenneth L. Tabb County Clerk F114684	
PVA MAP NUMBER: 106-00-00-062 & 078		DWG. NAME: C:\DOUGLAS\MINORPLT\HARDIN\US62\HENSLEY\HENSLEYNEW.DWG	
SCALE: 1 IN. = 30 FT.		DWG. BY: D&C JOHNSON	
PLAT DATE: 09/04/08		FIELD DATE: 08/06/2008	
		BOOK #: 21	
		AREA: 3.786 ACRES	

I, Kenneth L. Tabb, County Clerk of
Hardin County, Kentucky, hereby certify
that the foregoing instrument has been
duly recorded in my office.

By: LUCY-JANE RECTOR, dc

Lot 3 of
Hensley
Homestead



Pam & Tommy Bryan
12481 Leitchfield Road, Cecilia, KY
3,088 sq. ft. House (2018)



2400 sq. ft. garage (2018)



1728 sq. ft. Barn (1975)



Site Plan



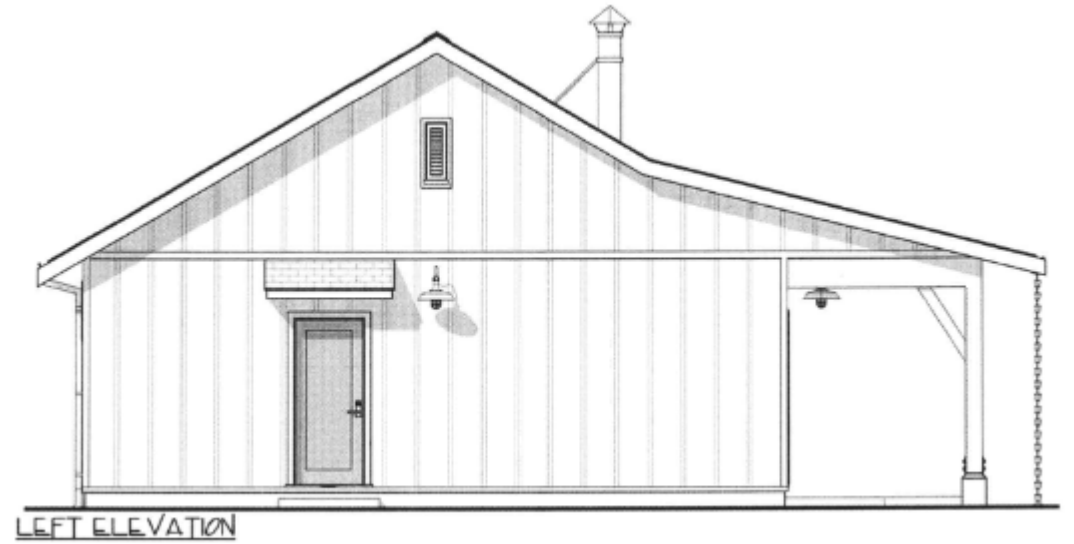
Existing House

Proposed 864 sq. ft.
Permanent Accessory
Dwelling

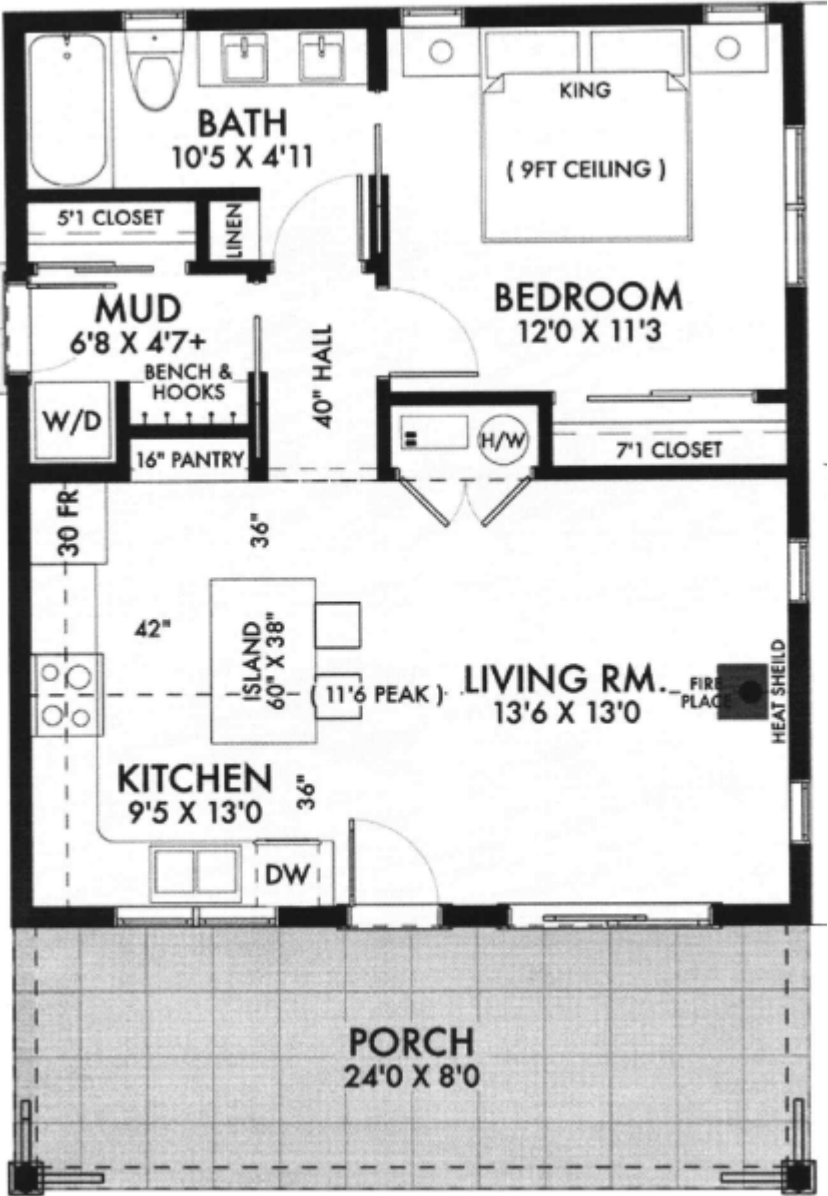
864 sq. ft. House

1 Bed 1 Bath

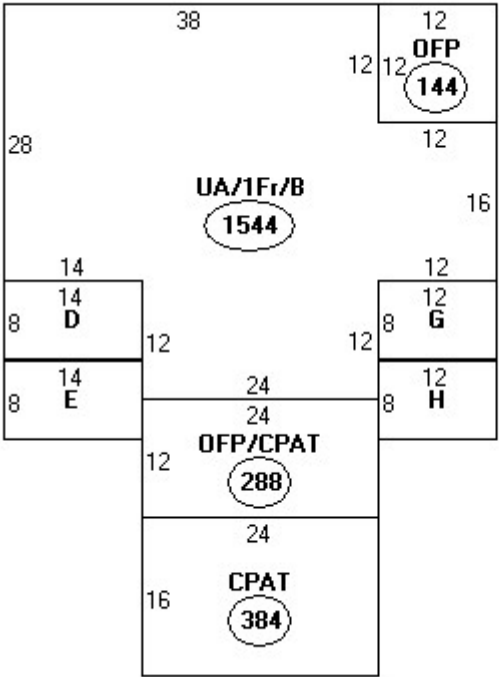
Gray hardy board and gray metal roof to
match existing house



864 sq. ft. under roof including
covered front porch



Existing Home
3,088 sq. ft.
3 Bed 2.5 Bath



Descriptor/Area

A: UA/1Fr/B
1544 sqft
B: OFF/CPAT
288 sqft
C: CPAT
384 sqft
D: OFF
112 sqft
E: WD
112 sqft
F: OFF
144 sqft
G: OFF
96 sqft
H: WD
96 sqft

Photos











House Site



Looking towards US 62

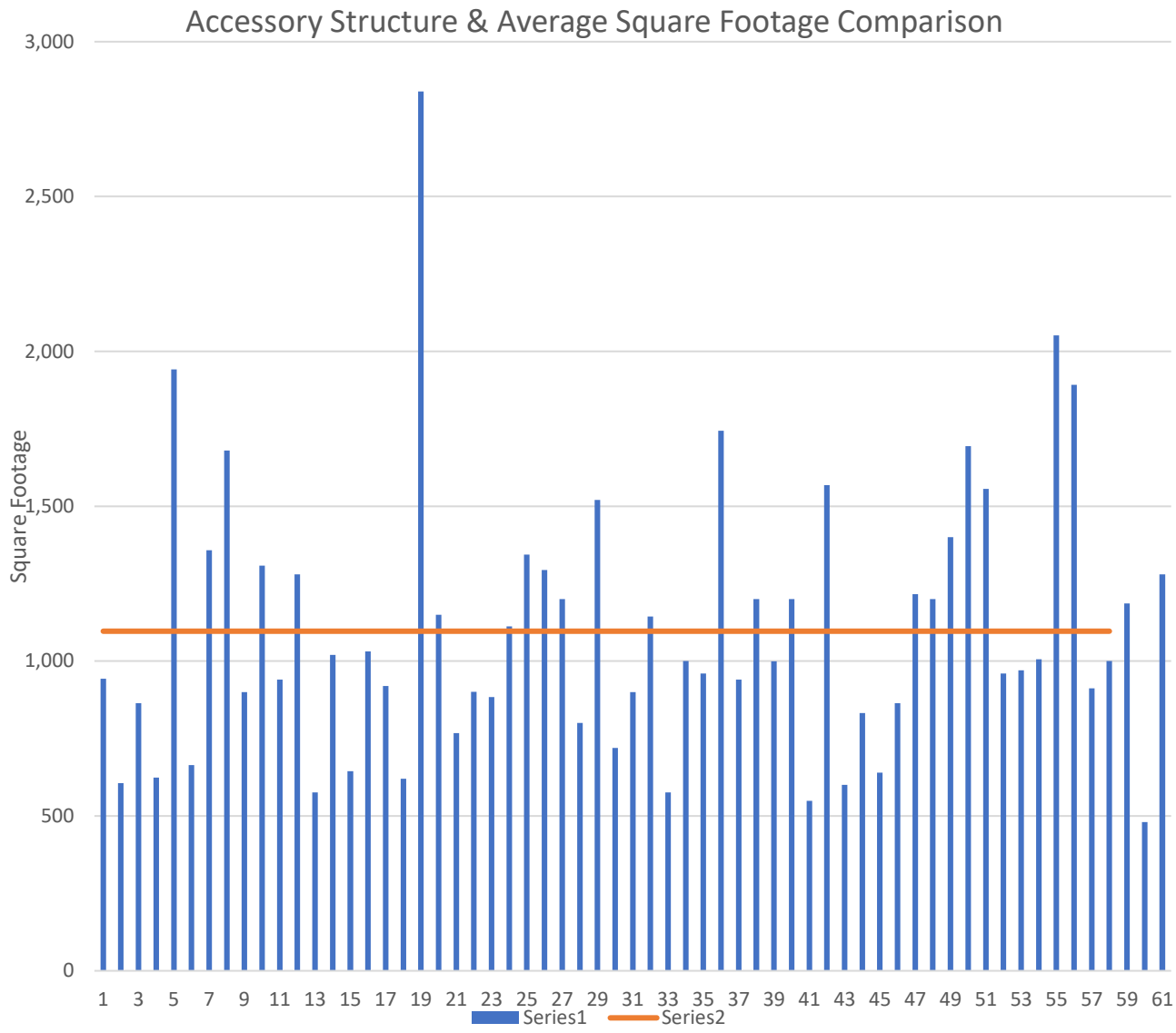


Proposed Dwelling will
match exterior of existing
dwelling





House Site



Average of 1,097 S.F.

Status	Count
Approved	70
Pending	1
Withdrawn	6
Denied	3
Total	80

Character of the Area



GENERAL CONDITIONS In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

16-22(A) Permanent Accessory Dwellings

An accessory dwelling unit is a detached structure. The Board shall consider the following criteria prior to issuance of the Conditional Use Permit:

1. Creation. Constructing a detached accessory dwelling unit on a site with an existing house.
2. Ownership. The property owner must occupy either the principal dwelling unit or the accessory dwelling used as his/her principal residence, and at no time receive rent for the owner-occupied unit. Owner residence must be proven by driver license, voter registration or other evidence acceptable to the Board, such as but not limited to deeds, utility bills and the like. For added assurance that the owner-occupancy requirements will continue to be met, a Certificate of Land Use Restrictions shall be recorded in the Clerk's Office. The Conditional Use Permit is not transferable and the new owners must reapply for the Conditional Use Permit and meet the necessary requirement as stated herein.
3. Parking. Adequate on-site parking must be designated on an approved site plan.
4. Driveways. Shared driveways are to be encouraged wherever possible.
5. Maximum size. The size of the accessory dwelling unit may be no more than 50% of the living area of the house or 900 square feet, whichever is less.
6. Minimum Width. The accessory dwelling must be a minimum width of at least twenty feet at its smallest width measurement.
7. Location. The accessory dwelling should be located behind the principle dwelling in the rear yard to minimize the visual impact of two separate residences.
8. Exterior finish materials. The exterior finish material must be the same or visually match in type, size and placement of the exterior finish material of the house.
9. Sewage System. The accessory dwelling shall have its own septic system approved by the Hardin County Health Department or be connected to a sanitary sewer.
10. Density. Accessory Dwelling units are not included in the minimum or maximum density calculations for a site.

**Conditions may include, but are not limited to the following:
DGS [5-3(A)]**

I make a Motion to Approve the Conditional Use Permit with the Following Conditions:

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

1. This Conditional Use Permit for a Permanent Accessory Dwelling to allow for a proposed 864 sq. ft. Permanent Accessory Dwelling on site in addition to the 3,088 sq. ft. home (Principal Dwelling) on site.
2. The property owners, Pam & Tommy Bryan, must occupy either the principal dwelling or the permanent accessory dwelling as the principal residence, and at no time receive rent for the owner-occupied unit (Owner's residence must be proven by driver's license - address).
3. Adequate on-site parking must be designated on an approved site plan.
4. The exterior finishes of the Permanent Accessory Dwelling shall be gray hardy board siding with a metal roof to match the existing dwelling.
5. The existing driveway shall be a shared driveway for both dwellings.
6. The Permanent Accessory Dwelling is the proposed 864 sq. ft. home, and the pre-existing 3,088 sq. ft. house is the Principal Dwelling.
7. The proposed permanent accessory dwelling will be located beside of the principal dwelling behind the treeline.
8. Both dwellings shall have on-site septic systems approved by the Health Department.
9. Additional landscaping or screening shall not be required.
10. This Permit is not transferable, and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
11. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
12. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Amended Conditional Use Permit

Moses & Rachel Gingerich

6 November 2025



Location: 41.4 acre site located at 1221 Amish Road, Sonora, KY

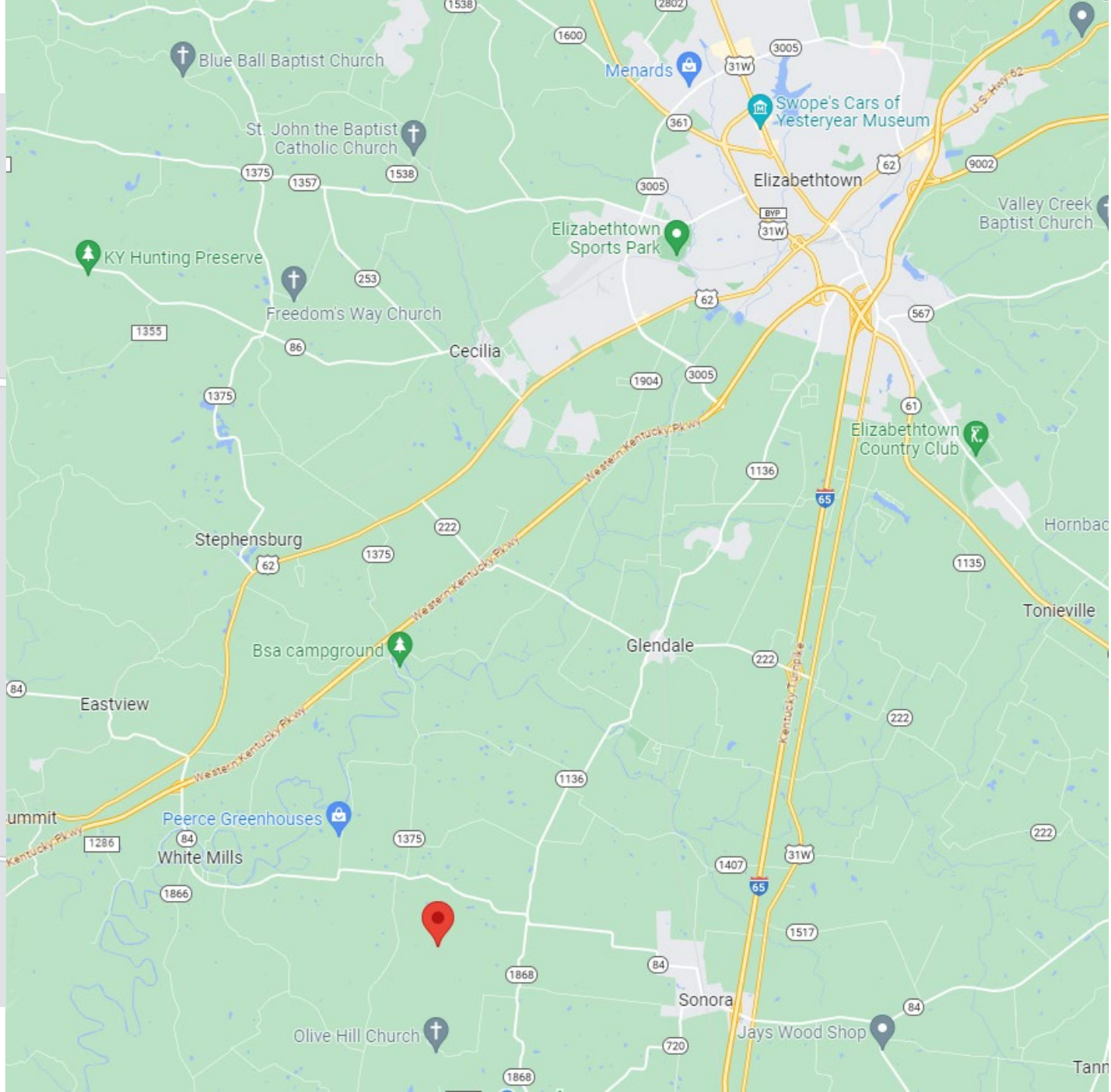
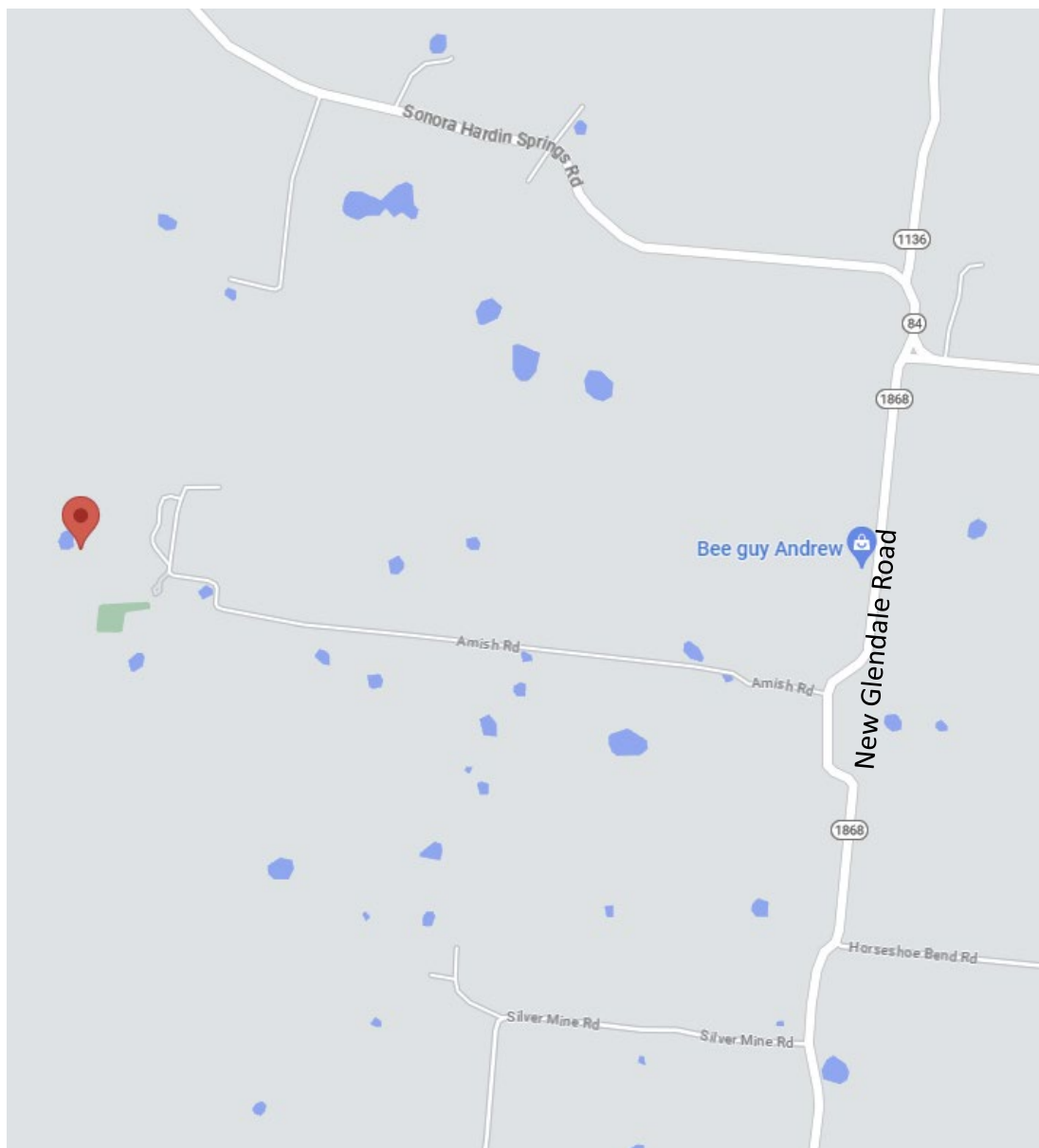
Zoned: Agriculture (A-1)

Requesting an **Amended Conditional Use Permit** to allow for a sawmill operation to remain on site
Initial Conditional Use Permit (August 2023 – August 2025) – Issued by Planning Commission as part of the Zone Change

CONDITIONAL USE PERMIT SUMMARY REPORT

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Character of the Site Analysis**
- E. Analysis of Amish Lane**
- F. Character of the Area Analysis**
- G. Soil Map**
- H. Average Parcel Size Within 1 Sq. Mi.**
- I. Historic Aerial Photos**
- J. Proposed Site Plan**
- K. Photos of the Site**
- L. Analysis of other Conditional Use Permits for Saw Mills**
- M. *Comprehensive Development Guide**
- N. *Development Guidance System Ordinance**

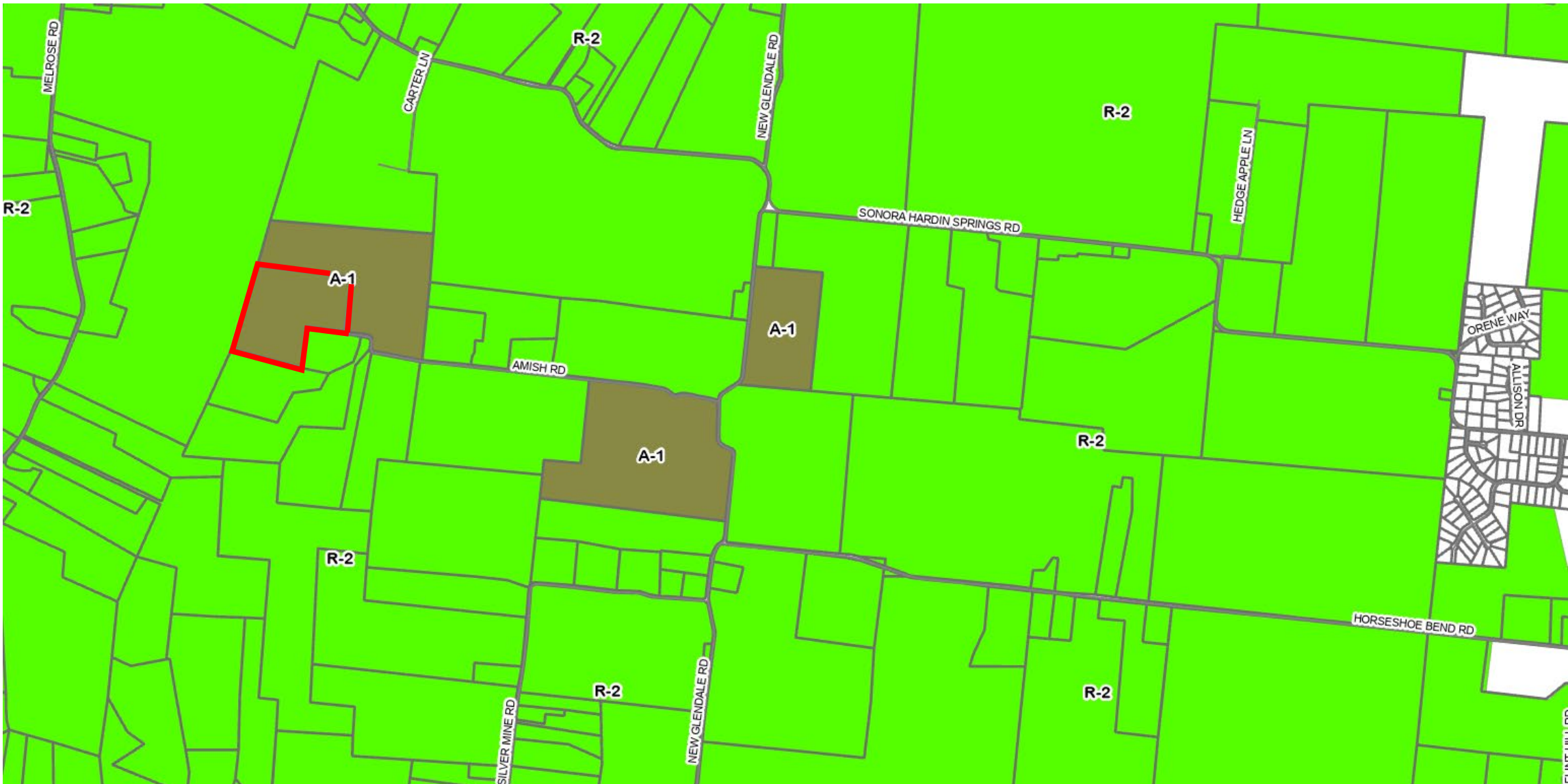
***Not provided in PowerPoint**



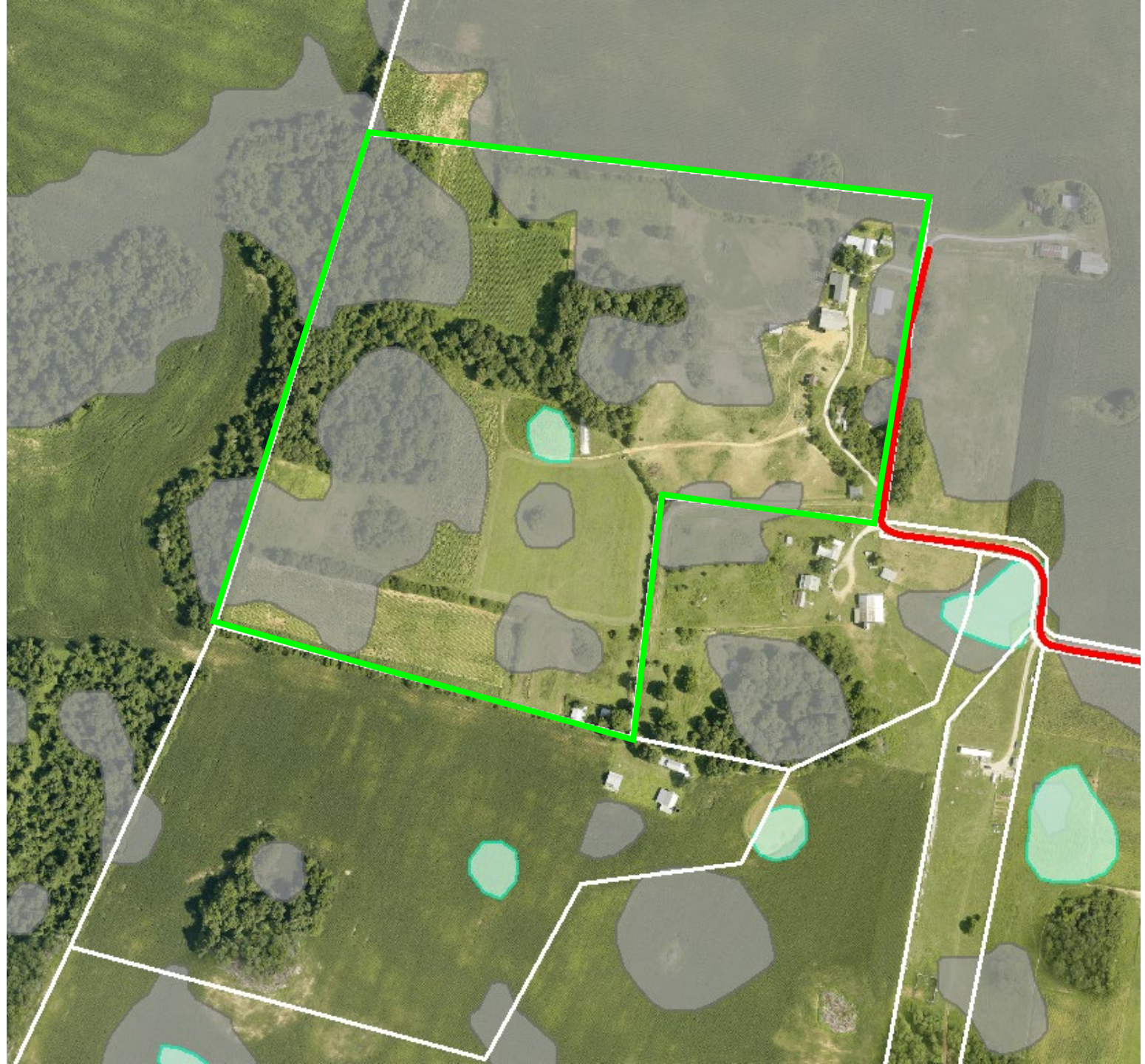
☐ MasterZone

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

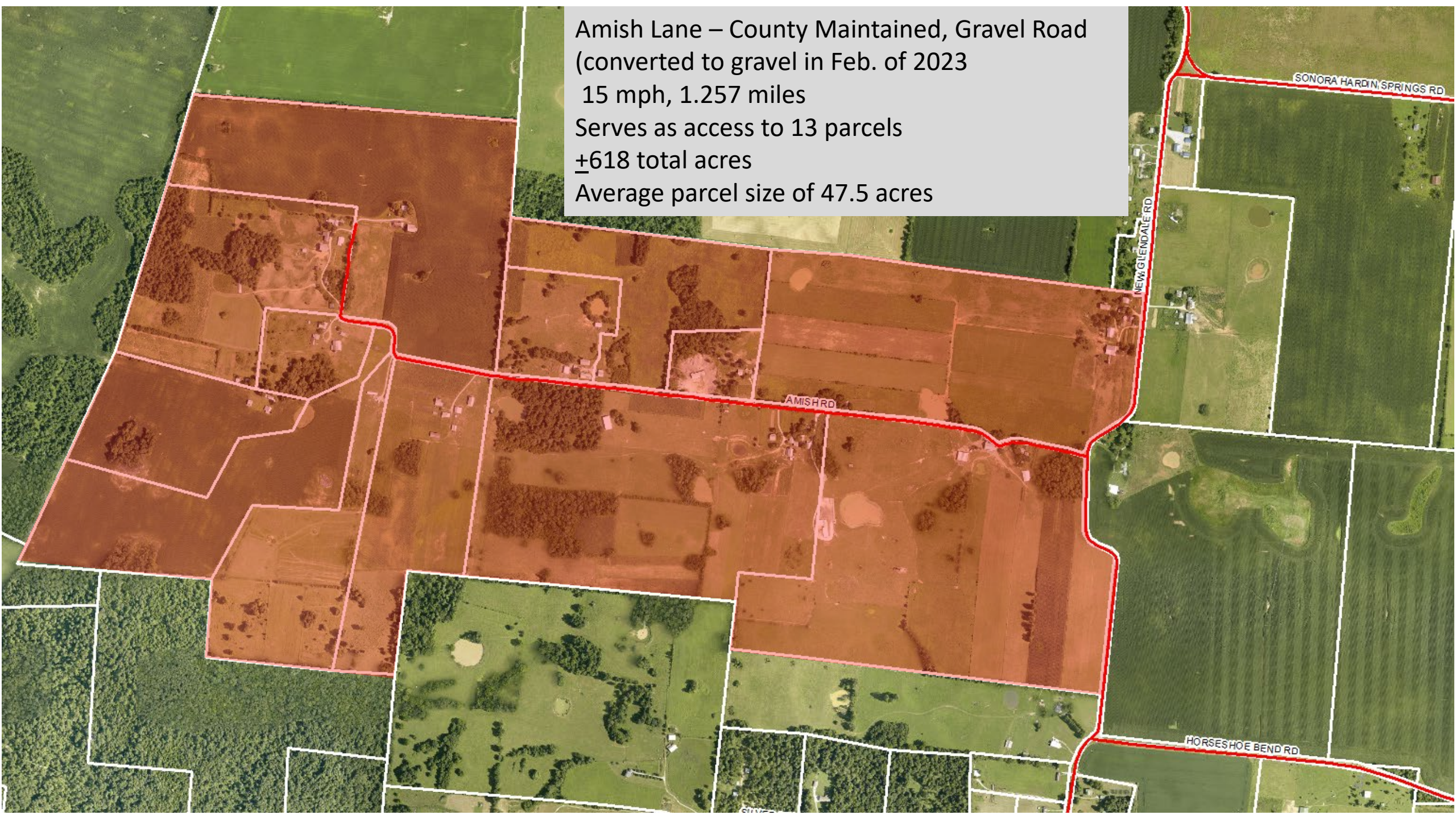


- ☒ streams
- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ hardin_sinkhole



Character of the Site





Amish Lane – County Maintained, Gravel Road
(converted to gravel in Feb. of 2023)
15 mph, 1.257 miles
Serves as access to 13 parcels
±618 total acres
Average parcel size of 47.5 acres

The image is an aerial photograph showing a large area of land, primarily brown and tan, which appears to be a mix of fields and wooded areas. A red line outlines a specific region, and white lines delineate individual parcels within this region. The text box in the upper left corner provides details about the road and the area it serves. The road is labeled 'AMISH RD' in the center. Other roads visible include 'SONORA HARDIN SPRINGS RD' at the top right, 'NEW GLENDALE RD' on the right, and 'HORSESHOE BEND RD' at the bottom right. The surrounding area includes green fields and some buildings.

AMISH RD

SONORA HARDIN SPRINGS RD

NEW GLENDALE RD

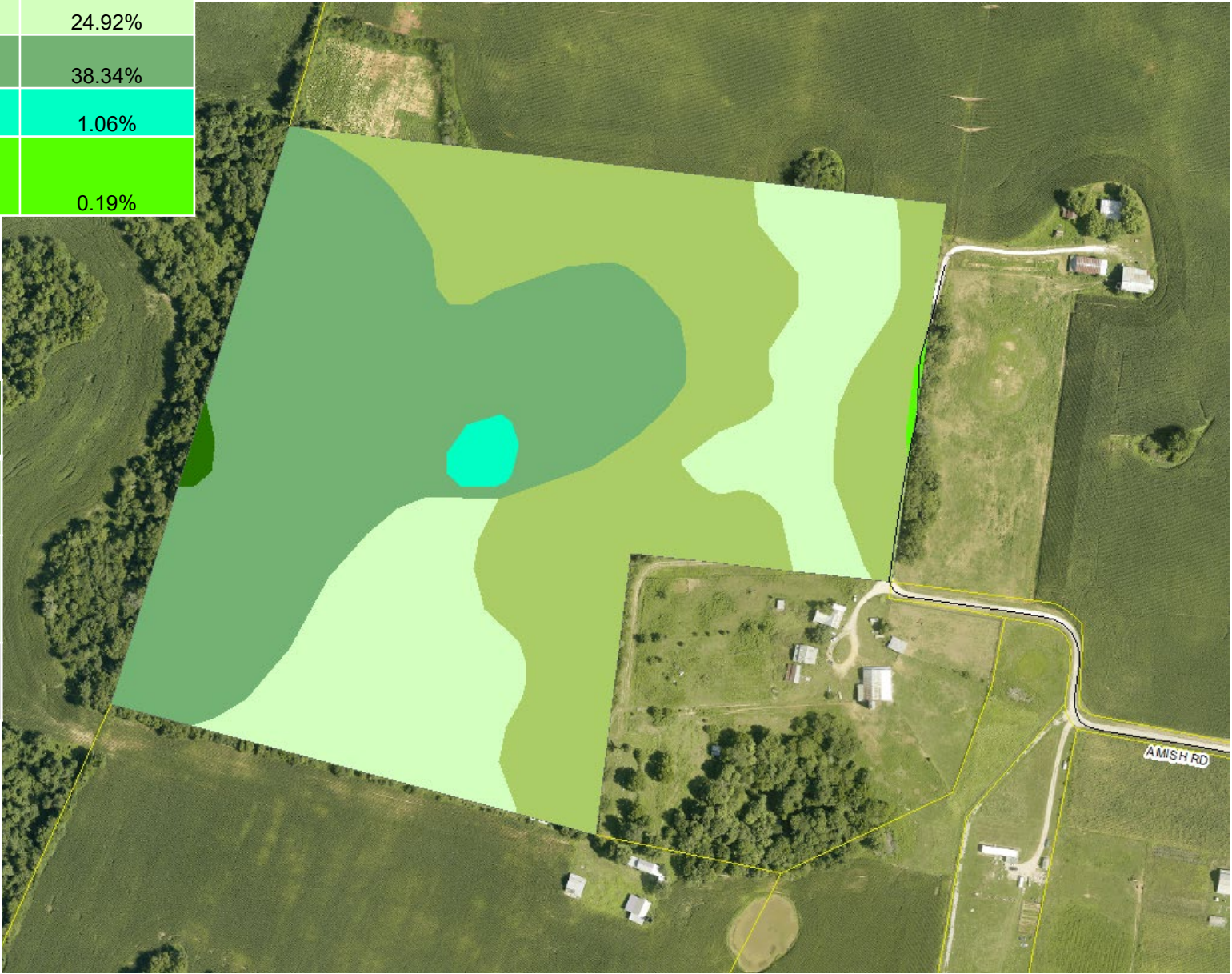
HORSESHOE BEND RD





Soil Name	Description	Symbol	Acreage	Percentage
Cumberland silt loam, 6 to 12 percent slopes	Farmland of statewide importance	CsC	14.61	35.08%
Pembroke silt loam, 2 to 6 percent slopes		PmB	0.18	0.4%
Pembroke silt loam, 6 to 12 percent slopes	Farmland of statewide importance	PmC	10.38	24.92%
Cumberland silt loam, 12 to 20 percent slopes	Not prime farmland	CsD	15.97	38.34%
Water	Not prime farmland	W	0.44	1.06%
Fredonia-Rock outcrop complex, 6 to 20 percent slopes	Not prime farmland	FdC	0.08	0.19%

Name	Percentage
Prime Farmland	0.4%
Farmland of Statewide Importance	60%
Not Prime Farmland	39.6%

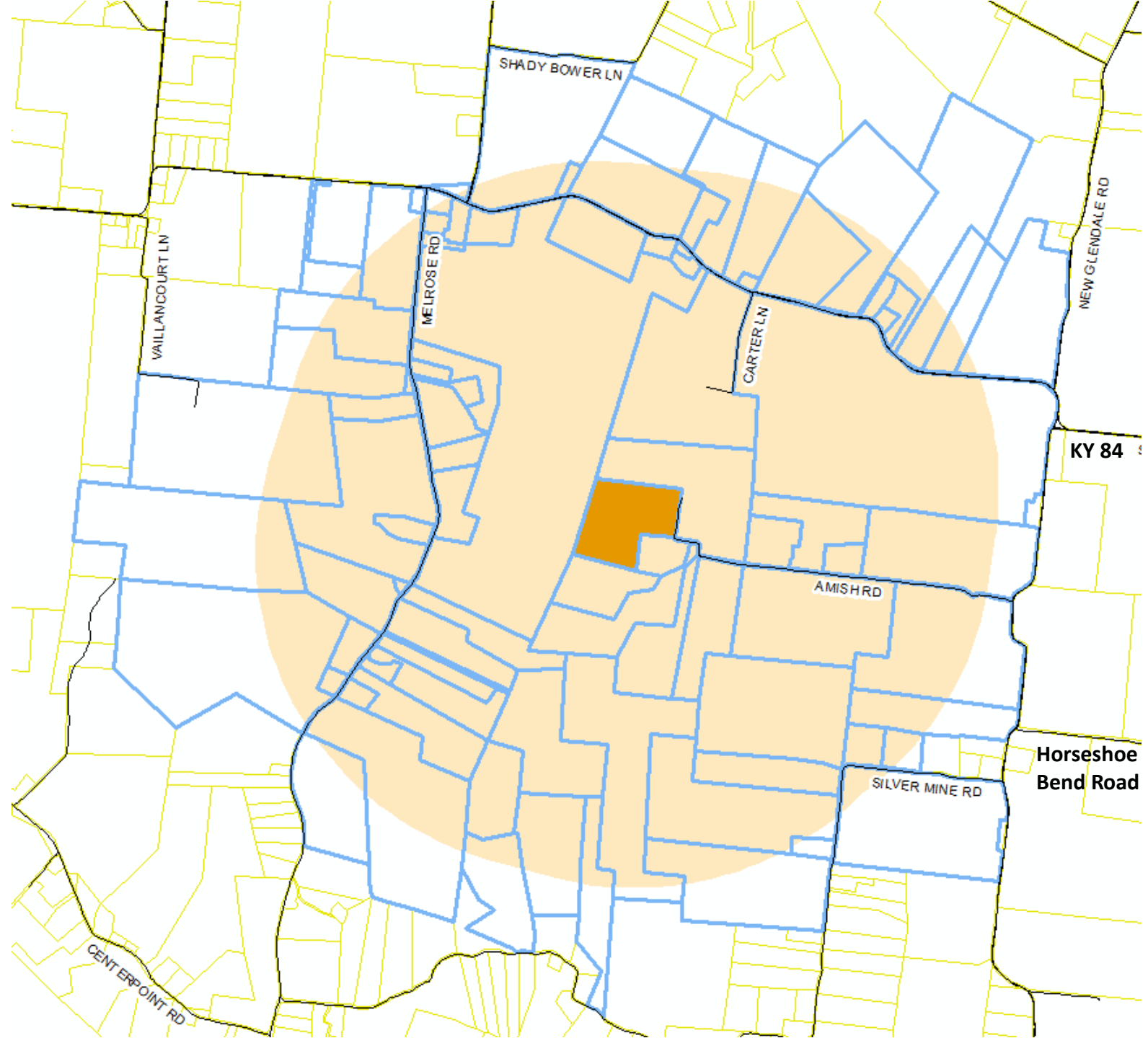


Average Parcel Size Within 1
Square Mile

89 Total Parcels
3914 Total Acres

= 44 Acre Average Parcel Size

Presently no public water
available on Amish Lane or
on New Glendale Road (KY
1868) between KY 84 and
Horseshoe Bend Road





Proposed Site Plan

Barns &
Residences

Sawmill

Parking

Scrap
Burning Area
(Dirt Cover to
be expanded)

Finished
Product
Pickup

Looped
driveway
for trucks
to turn
around

Old Sawmill
(Falling Down)

AMISH ROAD

Log Storage
Area

Berm to be installed













End of County
Maintenance for
Amish Road















ZONING CHANGE
PUBLIC HEARING R2 to A1
TIME: 5:00 DATE: 8 15
PLACE: HARLOW COUNTY GOVERNMENT BUILDING 3RD FLOOR
HARLOW COUNTY PLANNING & DEVELOPMENT COMMISSION
101 N. 10TH STREET WYOMING, WY 84067 PHONE: 307-738-5478

ZONING CHANGE
PUBLIC HEARING R2 to A1
TIME: 5:00 DATE: 8 15
PLACE: HARLOW COUNTY GOVERNMENT BUILDING 3RD FLOOR
HARLOW COUNTY PLANNING & DEVELOPMENT COMMISSION
101 N. 10TH STREET WYOMING, WY 84067 PHONE: 307-738-5478



Sawmill has approximately 5 employees,
operating a band saw to make pallets. 3-6
log trucks in a week and 2-3 trucks of
finished product out per week.
8am-5pm M-F











1,976 sq. ft. house (2014)



784 sq. ft. house (1989)



580 sq. ft. house (1989)



Sawdust currently
being used to fill a
low spot on the farm





Scrap currently being
burned on site



CONDITIONAL USE PERMITS FOR SAWMILLS

Permit Date ⬆	Owner ⬆	PVA Map Number ⬆	Type ⬆	Zone ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Status ⬆	Final Date ⬆
08/26/2025	GINGERICH MOSES & RACHEL	153-00-00-001.02	CONDITIONAL USE PERMIT (AMENDED)	A-1 - AGRICULTURAL ZONE	GINGERICH SAWMILL	TO CONTINUE TO ALLOW FOR A SAWMILL OPERATION ON SITE	1221 AMISH ROAD	PENDING	
09/20/2023	MAST TOBIAS & IVA	174-00-00-004	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	TOBIAS MAST SAWMILL	TO ALLOW FOR A CONDITIONAL USE PERMIT FOR A SAWMILL TO OPERATE ON SITE	101 AMISH RD	APPROVED	10/17/2023
09/20/2023	ALBERT & SARAH MILLER	153-00-00-001.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ALBERT MILLER SAWMILL	TO ALLOW FOR A MAP AMENDMENT & CONDITIONAL USE FROM THE R-2 TO THE A-1 ZONE TO ALLOW FOR A SAWMILL TO OPERATE ON SITE	1250 AMISH RD	APPROVED	10/17/2023
07/20/2023	GINGERICH AMOS & SARA	153-00-00-001.02	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	GINGERICH SAWMILL	TO ALLOW FOR A SAWMILL TO OPERATE ON SITE	1221 AMISH ROAD	APPROVED	08/15/2023
03/10/2023	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT (AMENDED)	A-1 - AGRICULTURAL ZONE	YODER SAW MILL	TO CONTINUE TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	2207 MILLERSTOWN RD, UPTON, KY	APPROVED	04/20/2023
08/27/2020	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	YODER: AGRICULTURAL ZONE (SAW MILL)	TO CONTINUE TO TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	124 MILLERSTOWN LOOP UPTON, KY	APPROVED	03/04/2021
08/27/2020	D&T LOG AND LUMBER LLC	060-00-00-006	CONDITIONAL USE PERMIT (AMENDED)	I-1 - LIGHT INDUSTRY ZONE	D & T LOG AND LUMBER LLC	TO CONTINUE TO ALLOW FOR THE OPERATION OF A SAW MILL	16508 LEITCHFIELD RD BIG CLIFTY, KY	APPROVED	09/17/2020
06/25/2019	YODER LEVI & VERNA	177-00-00-033	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	YODER: AGRICULTURAL ZONE (SAW MILL)	TO ALLOW FOR THE OPERATION OF A SAW MILL ON SITE	124 MILLERSTOWN LOOP	APPROVED	08/06/2019
05/17/2017	D&T LOG AND LUMBER LLC	060-00-00-006	CONDITIONAL USE PERMIT	I-1 - LIGHT INDUSTRY ZONE	D & T LOG AND LUMBER LLC	TO ALLOW FOR THE OPERATION OF A SAW MILL	16508 LEITCHFIELD RD	APPROVED	06/08/2017
04/22/2014	MISSOURI WALNUT C/O STAN SMITH	060-00-00-006	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	SAW MILL EXPANSION /	TO ALLOW THE EXISTING SAW MILL TO EXPAND FOR LOG STORAGE	16508 LEITCHFIELD ROAD	WITHDRAWN	
11/14/2013	HONG HONG CHEN AND STAN SMITH	060-00-00-006	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	MISSOURI WALNUT, LLC /	SAW MILL	16508 LEITCHFIELD ROAD	APPROVED	
09/10/2013	HENRY & SUSIE MILLER	174-00-00-015.02	CONDITIONAL USE PERMIT	A-1 - AGRICULTURAL ZONE	MILLER SAW MILL	TO OPERATE A SAW MILL	11910 NEW GLENDALE ROAD	APPROVED	11/05/2013
01/12/2010	LAHOMA & DEAN GRAY	021-00-00-004.04	CONDITIONAL USE PERMIT	A-1 - AGRICULTURAL ZONE	J & J LUMBER, LLC - SAW MILL / HISER SUBDIVISION, LOT 1	TO OPERATE A SAW MILL IN AN AGRICULTURAL ZONE	16165 SALT RIVER ROAD (KY 920)	APPROVED	

Records 1 to 13 (of 13)

13 Total: 11 Approved, 1 Withdrawn, 1 Pending

16-3 STANDARDS FOR ISSUANCE

The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:

- A.** The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B.** The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C.** The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D.** The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E.** The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F.** The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

GENERAL CONDITIONS In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

Conditions may include, but are not limited to the following:

DGS [5-3(A)]

I make a Motion to Approve the Amended Conditional Use Permit with the Following Conditions:

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

1. This Conditional Use Permit shall allow for a Saw Mill operation on the 41.4 acre farm. Any expansion outside of the existing area shown on the Site Plan shall require an Amended Conditional Use Permit and Amended Site Plan.
2. Adequate parking areas must be designated on the Site Plan along with an area provided for semi-trucks to turn around.
3. An outhouse must be provided on site for the employees of the sawmill.
4. The lumber and finished products shall be stored in the designated area only and shall be located outside of the Amish Road right-of-way and a minimum of 20’ off the south side property line, adjacent to the driveway to the cemetery.
5. Additional screening/landscaping shall not be required, but a berm is required adjacent to the south side property line, adjacent to the driveway to the cemetery to prevent logs from rolling into the fence and ingress/egress easement to the cemetery.
6. Open fires shall be permitted in the designated area on the site plan within a burn pit with no vegetation around it, unless a burn ban has been issued.
7. The applicants shall be responsible for dust control on site of the sawdust and gravel areas.
8. The Hours of Operation shall be 8:00AM to 6:00PM Monday – Friday, with no operations on Saturday or Sunday except for one Saturday a month operation may be allowed from 8:00AM to 6:00PM.
9. This Conditional Use Permit is issued to the current property owners & applicants, Sara & Amos Gingerich and Rachel & Mose Gingerich and shall expire if the property is transferred.
10. The Conditional Use Permit is valid for ____ years and expire on _____. After which time, a renewal hearing must be held before the Board of Adjustment.
11. The operation of the Saw Mill shall be performed in accordance with all applicable County, State and Federal rules and regulations.
12. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
13. A Certificate of Land Use Restrictions shall be Recorded in the Office of the Hardin County Clerk.
14. Any damage to property caused by the sawmill operation must be fixed by the sawmill operator within a timely manor.

Owners: Malinda & Patrick Dennis



WITHDRAWN

Location: A 3.407 acre site located at 1068 Sportsman Lake Road, Elizabethtown, KY known as Lot 1A of Harvest View

Zoned: General Commercial (C-2)

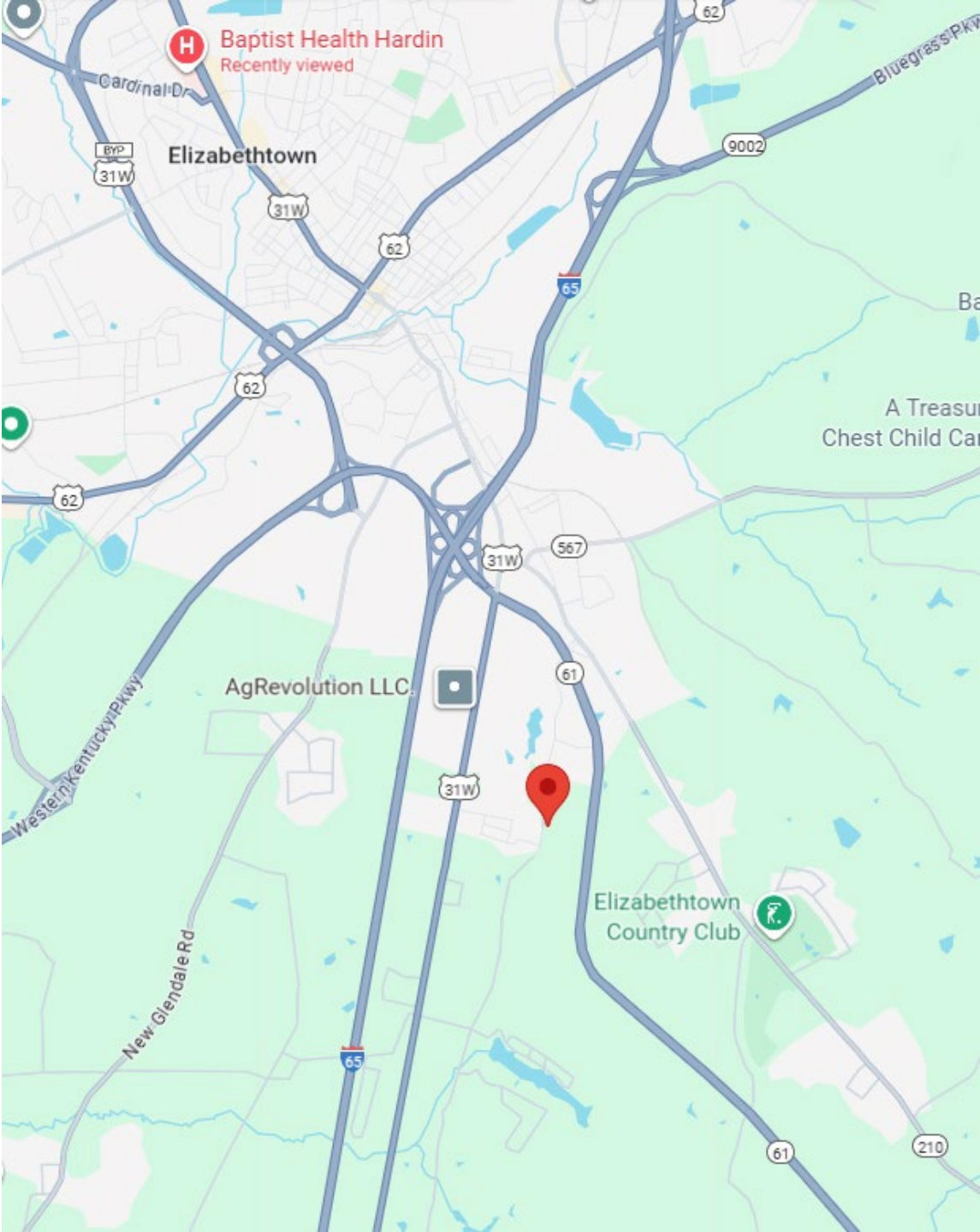
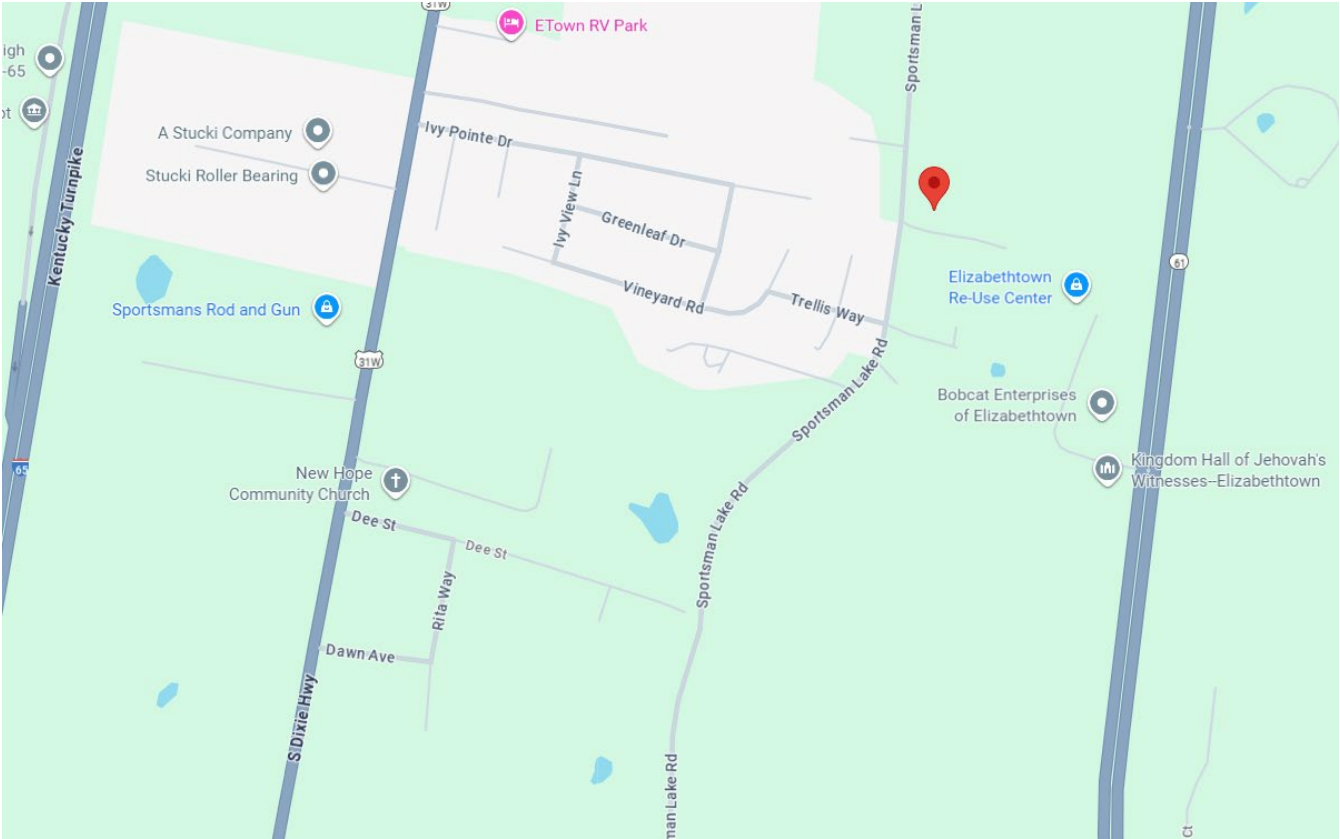
Requesting a **Conditional Use Permit** to allow for a residential accessory structure on commercial property and a **Variance** from the 40' side building setback line where commercial property adjoins residential property

1068 Sportsman Lake Road, Elizabethtown, KY
Conditional Use Permit & Variance
Summary Report

LISTING OF EXHIBITS

- A. Vicinity Map
 - B. Zoning Map
 - C. Aerial Photos
 - D. Record Plat of Harvest View (1992)
 - E. Amended Record Plat of Harvest View, Lot 1 (2002)
 - F. Site visit Photos
 - G. Analysis of other Variances where Non-Residential Zone adjoins Residential Zone
 - H. Analysis of other Conditional Use Permits for Residential Structures in Commercial Zone
 - I. *Comprehensive Development Guide
 - J. *Development Guidance System Ordinance
- * Not Provided in PowerPoint

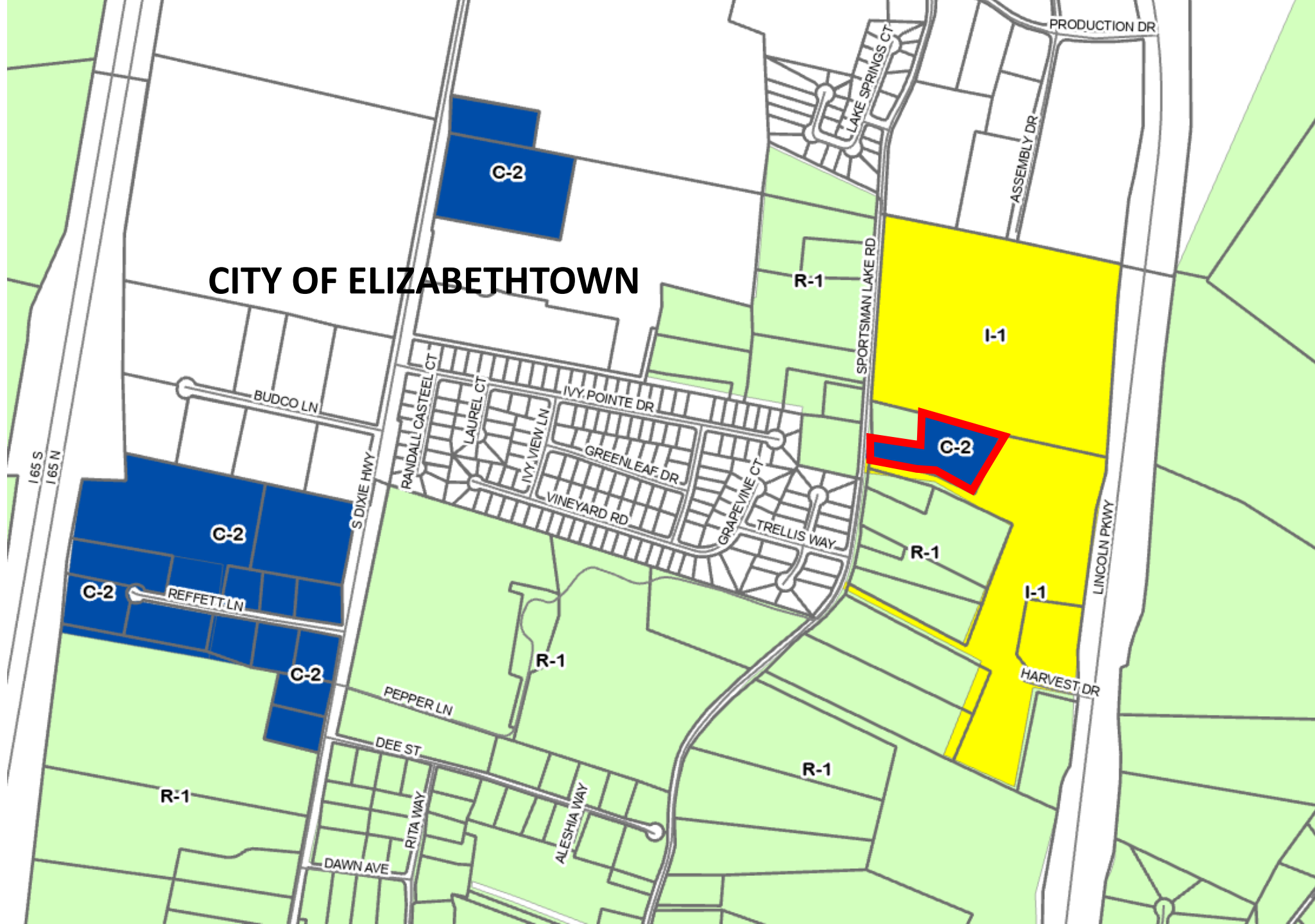
Vicinity Maps



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

CITY OF ELIZABETHTOWN



- ✓ Hardin_Wetlands
- ✓ Hardin_100Flood
- ✓ Streams 2023
- ✓ hardin_sinkhole





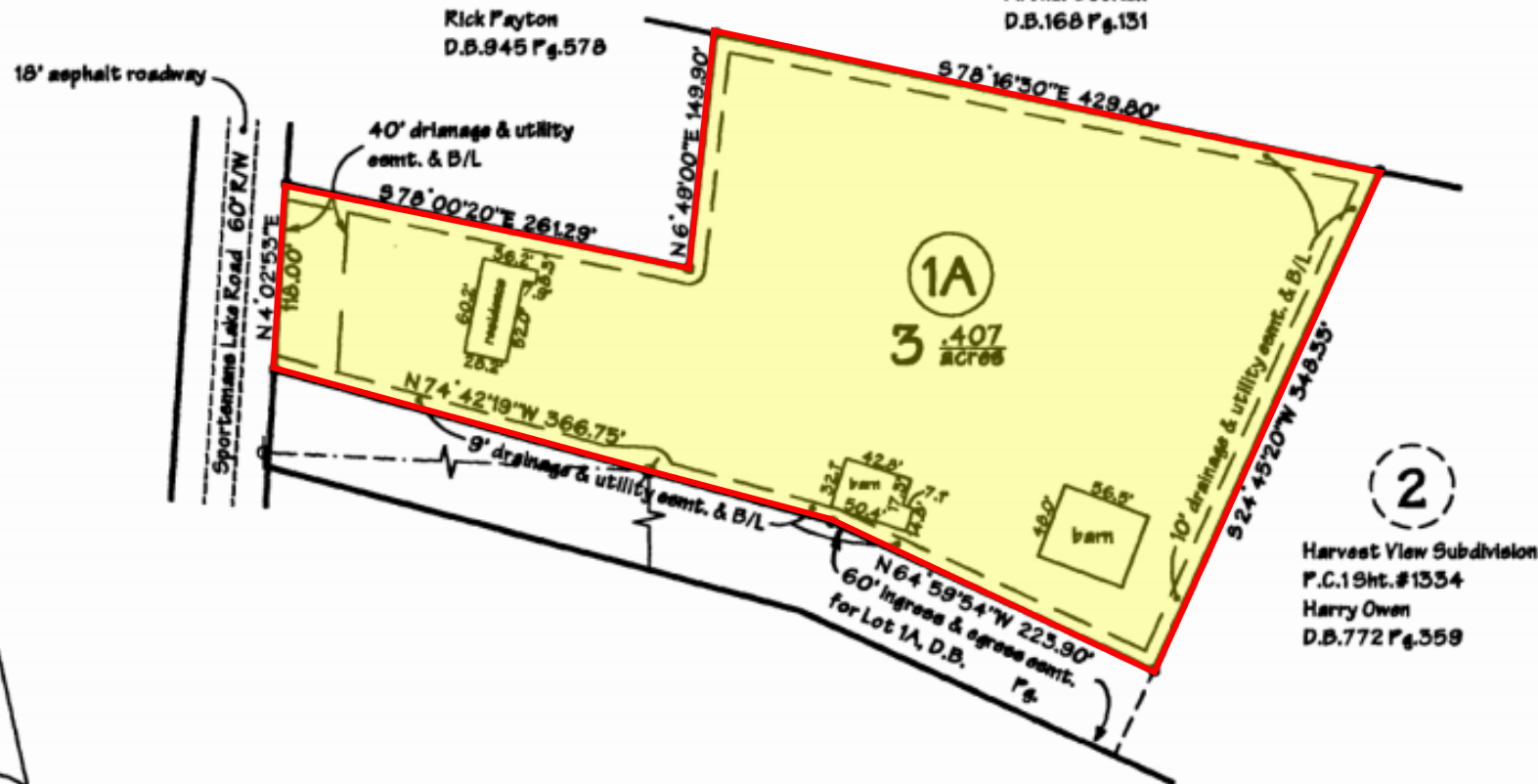
Mary Young
DB 634 pg 116



HARVEST VIEW
SUBDIVISION

owner ~ developer:
TOM RENFROW
2214 Smith Mill Road
Glendale, Ky. 42740
tele: 502-369-6255

Donnelly
Donnelly



Amendment Note

The purpose of this amended plat is to change the side building setback line from 40' to 9' from the property line on the south side of Lot 1 of Harvest View Subdivision, P.C.1 Sht. #1334. Henceforth, this lot shall be known as Lot 1A of Harvest View Subdivision.

Variance Note

A variance was granted by the Hardin County Board of Adjustment on 27 September 2001 to reduce a side building setback line from 40' to 9' from the property line on the south side.

Amended Record Plat of Harvest View Subdivision Lot 1

3-9 GENERAL COMMERCIAL ZONE (C-2)

A. INTENT

The purpose of this Zone is to provide sufficient space in appropriate locations for a variety of business, commercial and service activities. Such zoning is intended to be located at strategic locations along major highways and where there are adequate utilities to serve intense development.

B. USES FOR THE ZONE

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. DIMENSION AND AREA REGULATIONS

The regulations on the dimensions and area for lots and yards are set forth as follows:

1. Minimum Lot Size – 2.0 acres;
2. Minimum Lot Frontage – 100';
3. Minimum Width to Length Ratio – 1:3 until 300' of road frontage;
4. Minimum Front Yard Setback – 40';
5. Minimum Side Yard Setback – 10'; 40' adjoining residential and industrial zones, 100' adjoining agricultural zones
6. Minimum Rear Yard Setback – 15'; 40' adjoining residential and industrial zones, 100' adjoining agricultural zones;
7. Maximum Lot Coverage – 0.85
8. Street Construction – New subdivision streets must intersect with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot paved road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.

ADDITIONAL STANDARDS THAT MAY APPLY

Development Requirements, Pg. 73

Parking Standards, Pg. 89

Signage Standards, Pg. 97

Landscaping Standards, Pg. 103

Lighting Standards, Pg. 105

Building and Electric Permits, Pg. 117

Special Provisions, Pg. 143

- OUTDOOR STORAGE AND DISPLAY, Pg. 147
- REFUSE / GARBAGE DISPOSAL CONTAINERS, Pg. 148



RESOLUTION

- WHEREAS the Hardin County Planning and Development Commission has adopted a Comprehensive Plan, Land Use Regulation, and Subdivision Regulations as of July 1996;
- WHEREAS the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS the property in question is proposed to be designated a General Commercial District (C-2) to provide a variety of business, commercial and service activities; and
- WHEREAS the property is located on the eastern side of Sportsman Lake Road in the Urban Growth Sector in unincorporated;

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that the General Commercial District (C-2) requested by the applicants and the property owners, ALVIN CLAN & MARY CLAN, of Lot 1 of Harvest View Subdivision and being the property identified with PVA map parcel number 223-30-00-064; shall be granted a map amendment from the existing Urban Residential District (R-1) to General Commercial District (C-2) as described:

A C-2 District shall only be established for the rear \pm 2.7 acres of this lot and a 10'x10' area next to the entrance for a free standing sign. The balance of the property, the front \pm 0.7 acre area, shall remain Urban Residential.

Additionally the following Binding Elements are imposed:

1. A Development Plan shall be submitted and approved by the Planning Commission that conforms to the minimum requirements of the DEVELOPMENT GUIDANCE SYSTEM. Any changes to the site in the future must be presented on a revised Development Plan and approved by the Planning Commission.
2. A vegetative screen, consisting of five foot white pines planted ten feet on center, shall be established and maintained along the boundary of the C-2 District which is adjacent to a Residential District.
3. The outdoor storage of materials, inventory or waste must be screened from view.
4. The owner must obtain a building permit. The existing building must be inspected and found to be in compliance with the Kentucky Building Code for the proposed use.
5. An amended subdivision plat of Lot 1 and Lot 2 Harvest View Subdivision must be approved and recorded illustrating the sixty foot strip being merged with Lot 1 of Harvest View Subdivision.

With the above-mentioned binding element and the other appropriate portions of the Development Guidance System, the proposed map amendment agrees with the language of the COMPREHENSIVE DEVELOPMENT GUIDE as listed below:

- GOAL 6: TO IMPROVE AND PROMOTE HARDIN COUNTY AS A PLACE FOR COMMERCE AND INDUSTRY.
- Objective
- 1 To provide adequate space for the proper location of commercial and industrial land use;
 - 4 To diversify and balance the economic base.
 - 6 To expand employment and investment opportunities.
 - 8 Promote the development and prosperity of small businesses.

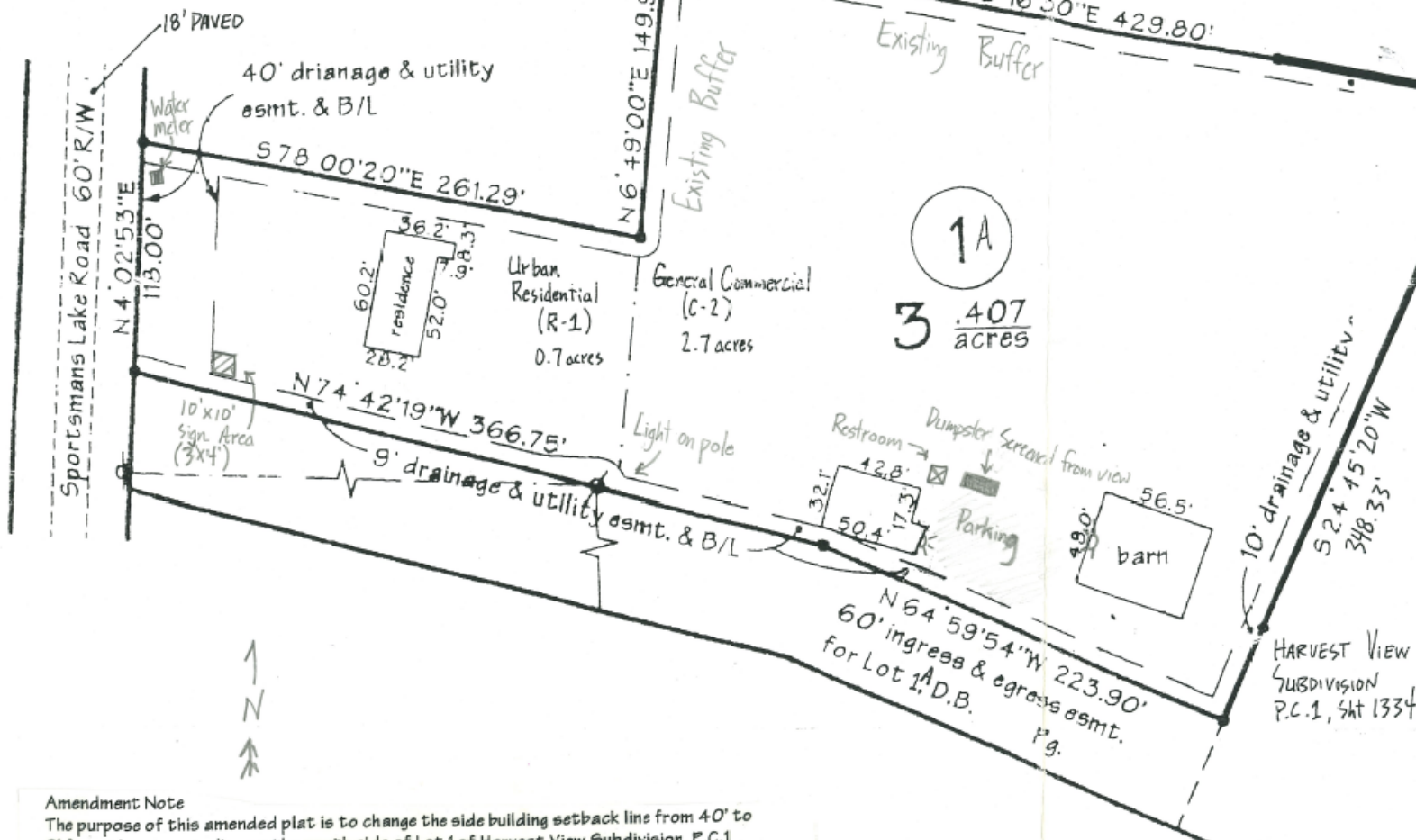
ADOPTED ON THIS TWENTY-EIGHTH DAY OF AUGUST, 2001.


Bob Krausman, Chairman


Chris Hunsinger, Director

Arthur Betram
D.B.168 Pg.131

Rick Payton
D.B.945 Pg.578



Amendment Note

The purpose of this amended plat is to change the side building setback line from 40' to 9' from the property line on the south side of Lot 1 of Harvest View Subdivision, P.C.1 Sht.#1334. Henceforth, this lot shall be known as Lot 1A of Harvest View Subdivision.

Variance Note

A variance was granted by the Hardin County Board of Adjustment on 27 September 2001 to reduce a side building setback line from 40' to 9' from the property line on the south side.

Notes:

- As indicated on map # 21093C0175C of Flood Insurance Rate Maps dated November 4, 1988, this site is located in zone X which has been determined to be outside 100-year flood plane.

HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION

Name of Development Noe's Hydraulic Service PVA Map Number 223-30-00-064
Owner's Name Billy T. Noe
Address 1068 Sportsman Lake Rd.
E. town, KY 42701

One Inch Equals 60' Feet Total Acreage 3.407

(I, We) certify that (I am, we are) the owner(s) of this property, as recorded in deed book 757 page 462 in the Hardin County Clerk's Office, and that (I, we) adopt this plan of development with (my, our) free consent.

Date 1-2-02 Owner Ben Co
Date 1-2-02 Owner May Clam

I certify that I am a notary public for the state-at-large. I further certify that the above signature(s) (is, are) legal and (has, have) been executed voluntarily, to the best of my knowledge and belief.

Date 1-2-02 Notary Public Danny McLean August 15, 2004
(Date Commission Expires)

I certify that this development plan was prepared by me and is a true and correct representation of the indicated land.

Date 1-2-02 Preparer's Name May Clam

I certify that the water supply and sewage disposal systems installed or proposed for installation in this development fully meet the requirements of this jurisdiction are approved.

Date 01/02/02 no facilities Dan Paul
County Health Department Official
Title Supervisor

I certify that the site shown has (a legal and adequate entrance onto the indicated road, Received an Encroachment Permit for access onto the indicated road) as shown.

Date 1-2-02 Road Department Official Danny Clam
Title Supervisor

I certify that this development plan has been approved in accordance with the Regulations administered by the Hardin County Planning and Development Commission.

Date 6 Feb. 2002 Planning Commission Chairman/Director Chris Hursey

DEVELOPMENT PLAN

Owner: Nall & Sons LLC
“Nall’s Specialized Hauling”



Location A 13.594 acre site located at 4880 Bardstown Road,
Elizabethtown, KY, known as Lot 4A of Waco Subdivision

Zoned Heavy Industrial (I-2)

Request for a Variance from the 100’ side building setback to allow for a 60’ x 80’ addition on to an existing truck service building

4880 Bardstown Road

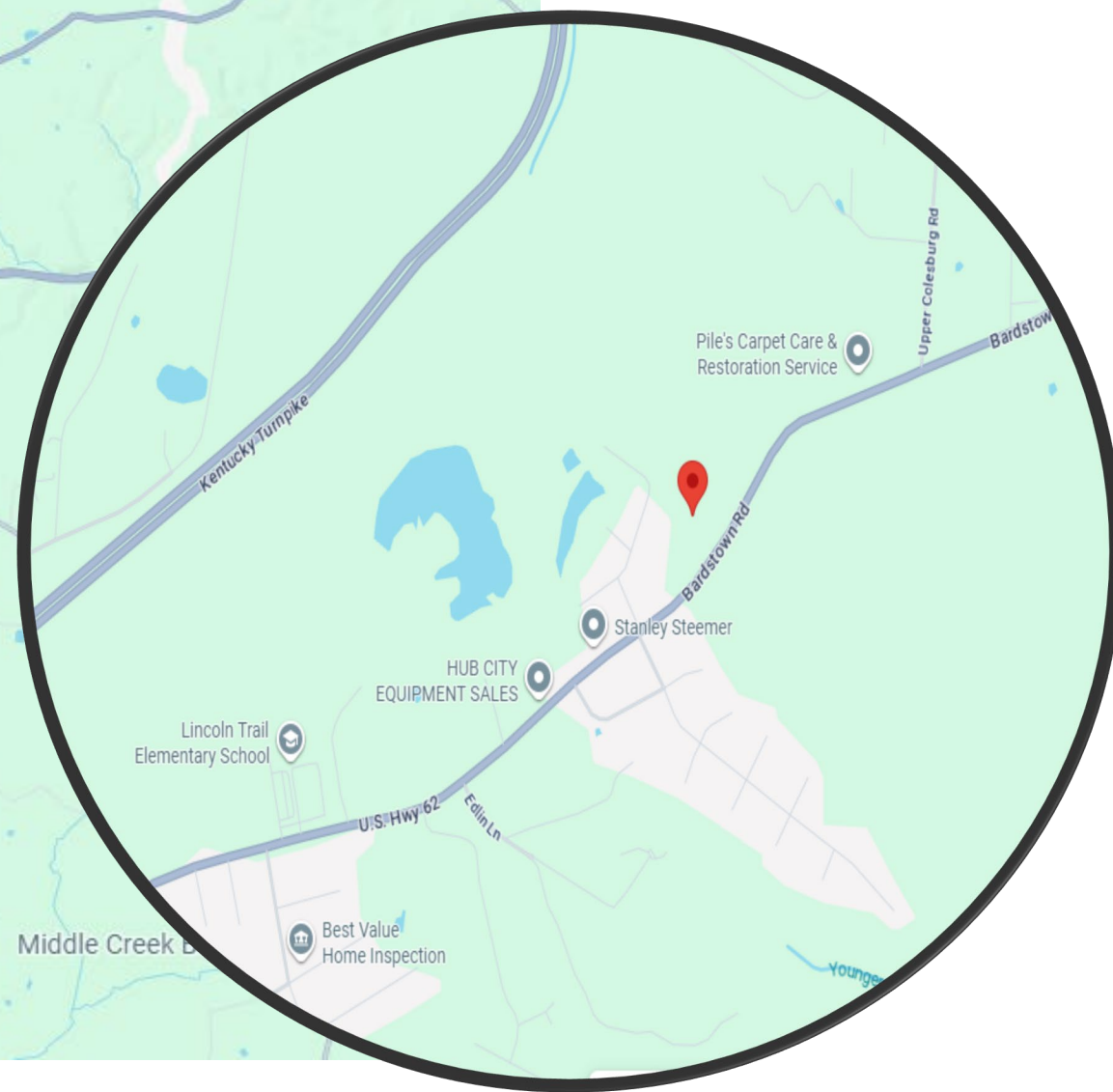
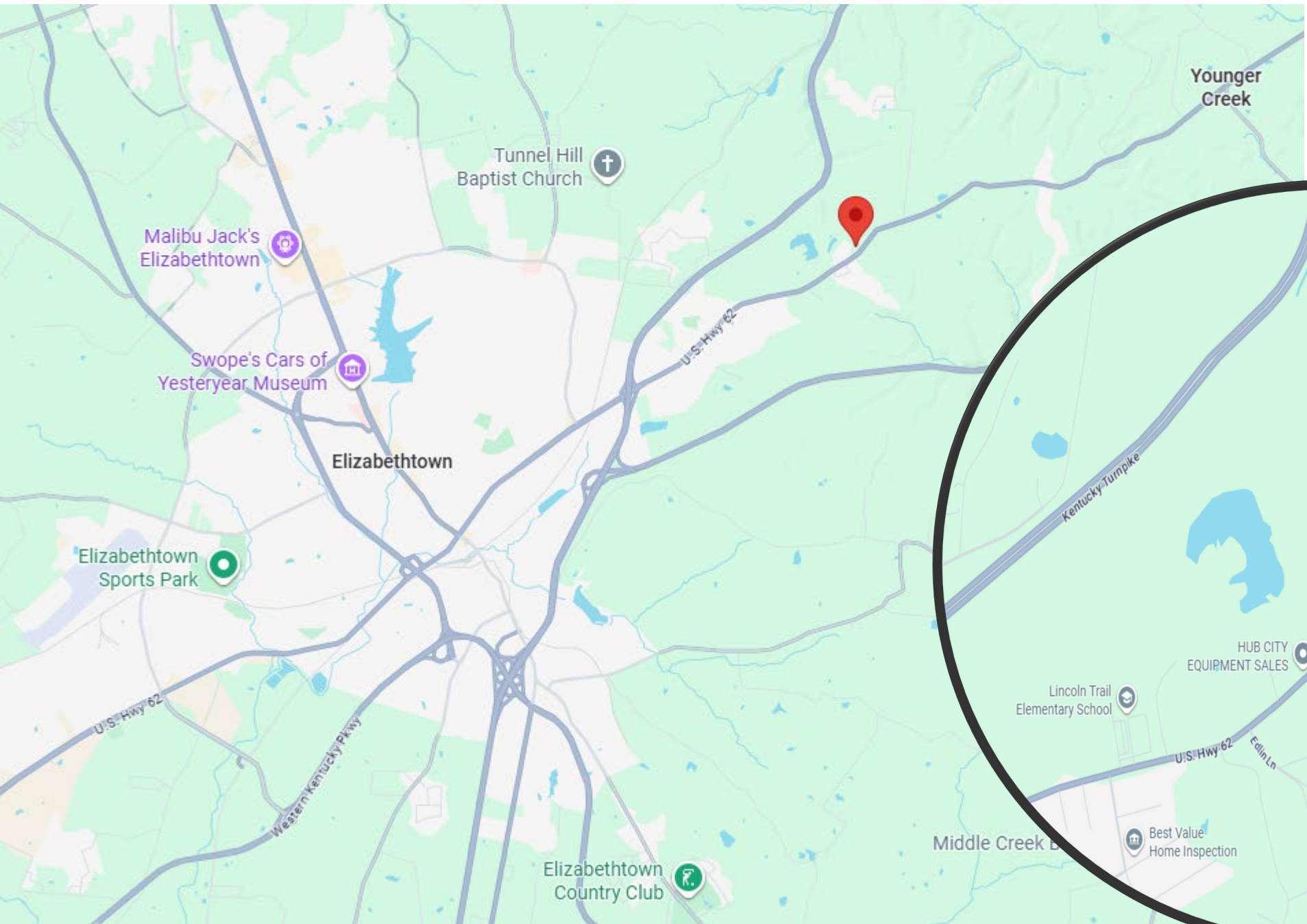
Variance

SUMMARY REPORT

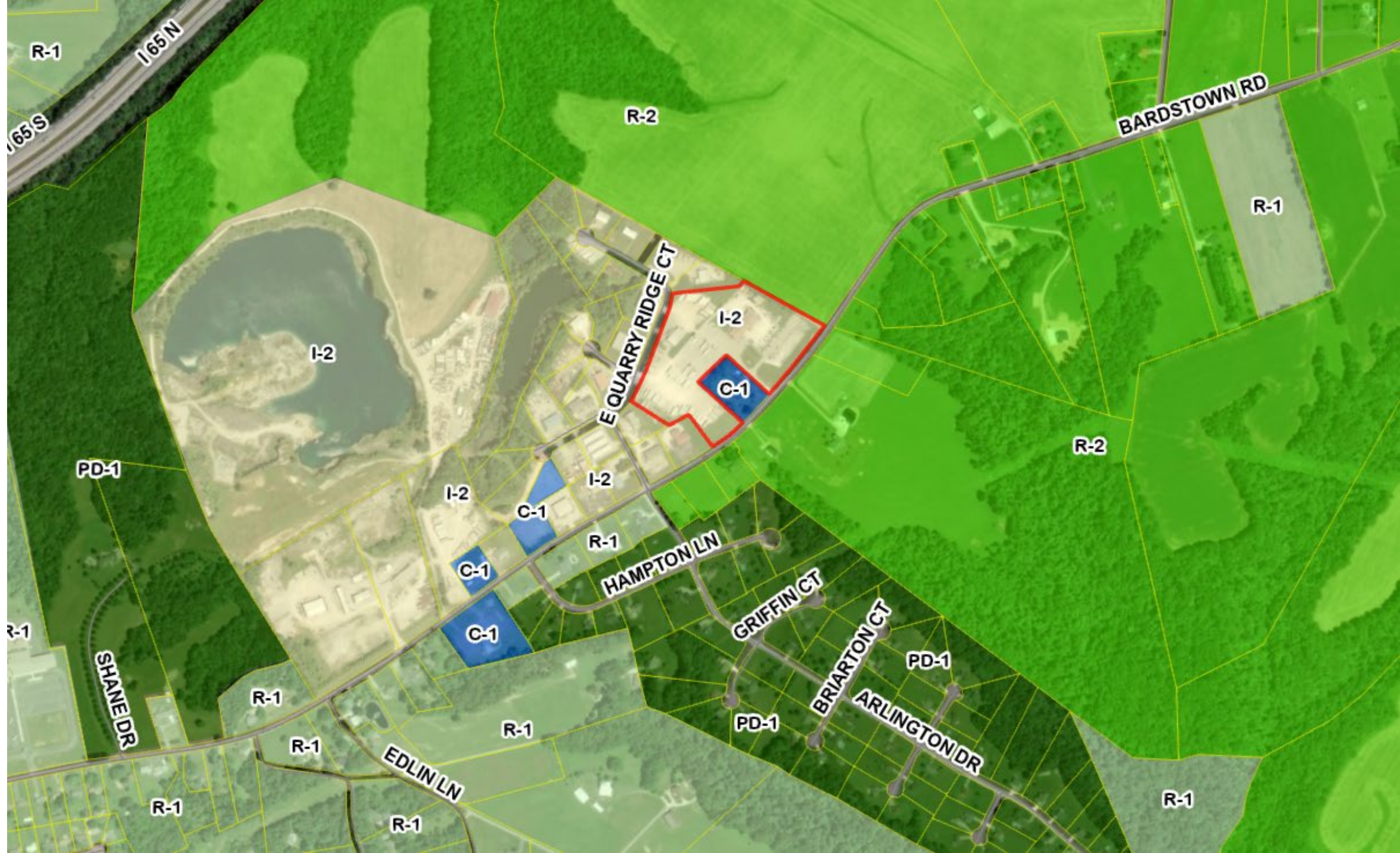
LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Amended Record Plat of Waco Subdivision (2015)**
- E. Amended Development Plan (2013)**
- F. Proposed Development Plan**
- G. Variance Request**
- H. Site Photos**
- I. Other Variances from Setbacks within Industrial Zones**
- J. Land Use History of Site**
- K. *Comprehensive Development Guide**
- L. *Development Guidance System Ordinance**

* Not Provided in PowerPoint

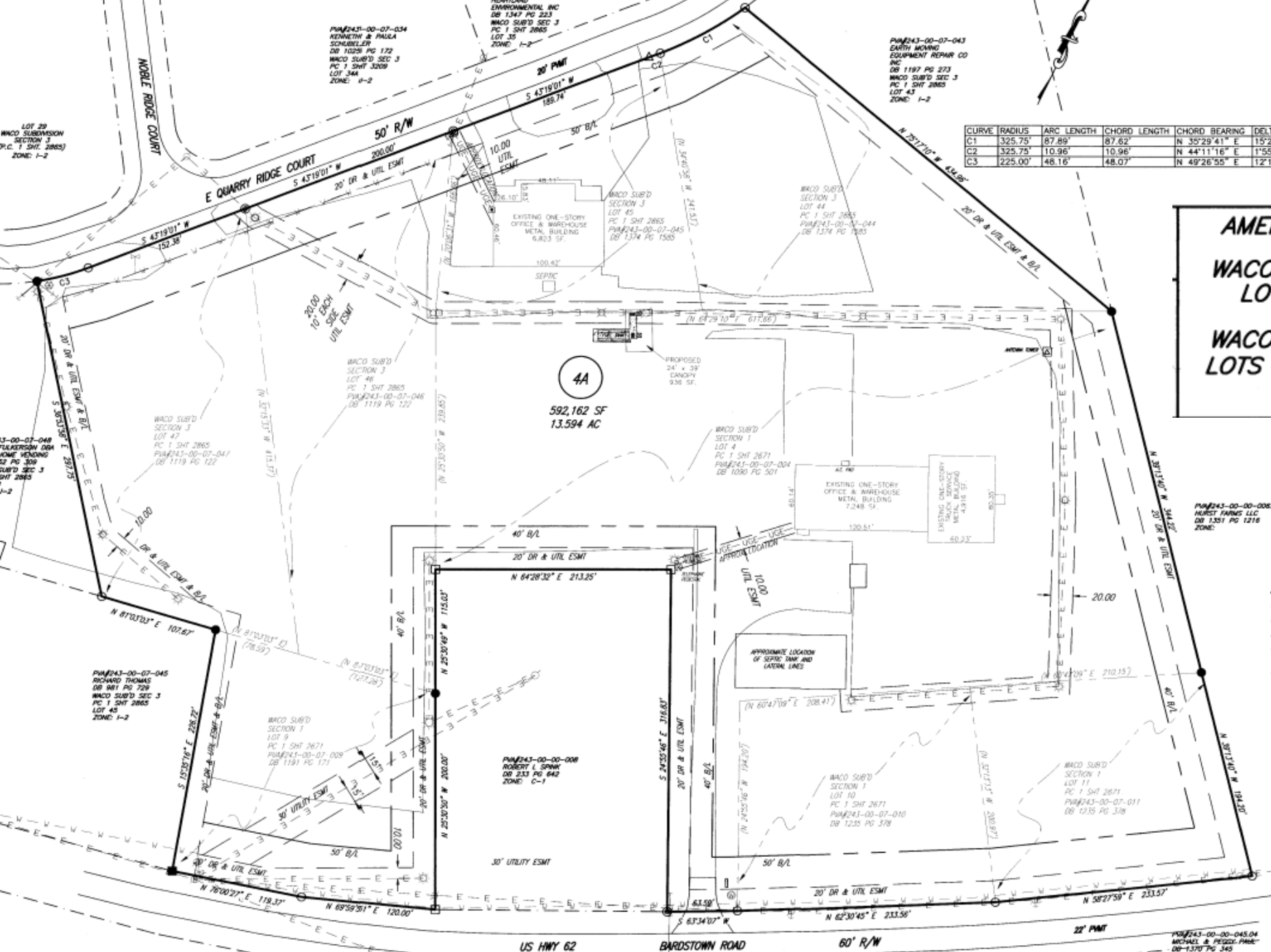


- ☒ MasterZone
- DISTRICT
- A-1
 - B-1
 - B-2
 - C-0
 - C-1
 - C-2
 - I-1
 - I-2
 - IH
 - PD-1
 - R-1
 - R-2
 - R-3
 - R-4



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





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DEL
C1	325.75	87.89'	87.62'	N 30°29'41" E	1°52'
C2	325.75	10.96'	10.96'	N 44°11'16" E	1°55'
C3	225.00'	48.16'	48.07'	N 49°26'55" E	1°21'

AMENDED RECORD PLAT
OF
WACO SUB'D SECTION 1
LOTS 4, 9, 10, 11
&
WACO SUB'D SECTION 3
LOTS 44, 45, 46, & 47

4880 BARDSTOWN ROAD
ELIZABETHTOWN, KENTUCKY

Doc ID: 00982970001 Type: PLA
Kind: PLAT (PINE)
Recorded: 07/27/2015 at 03:18:23 PM
Reclpt#: 2015-0008653
Page 1 of 1
Fees: \$20.00
Hardin County Clerk
Debbie Connelly Clerk
File#5788

I, Debbie Connelly, County Clerk of
Hardin County, Kentucky, hereby certify
that the foregoing instrument has been
duly recorded in my office.

Debbie Connelly
By: DEB LUTZ, do

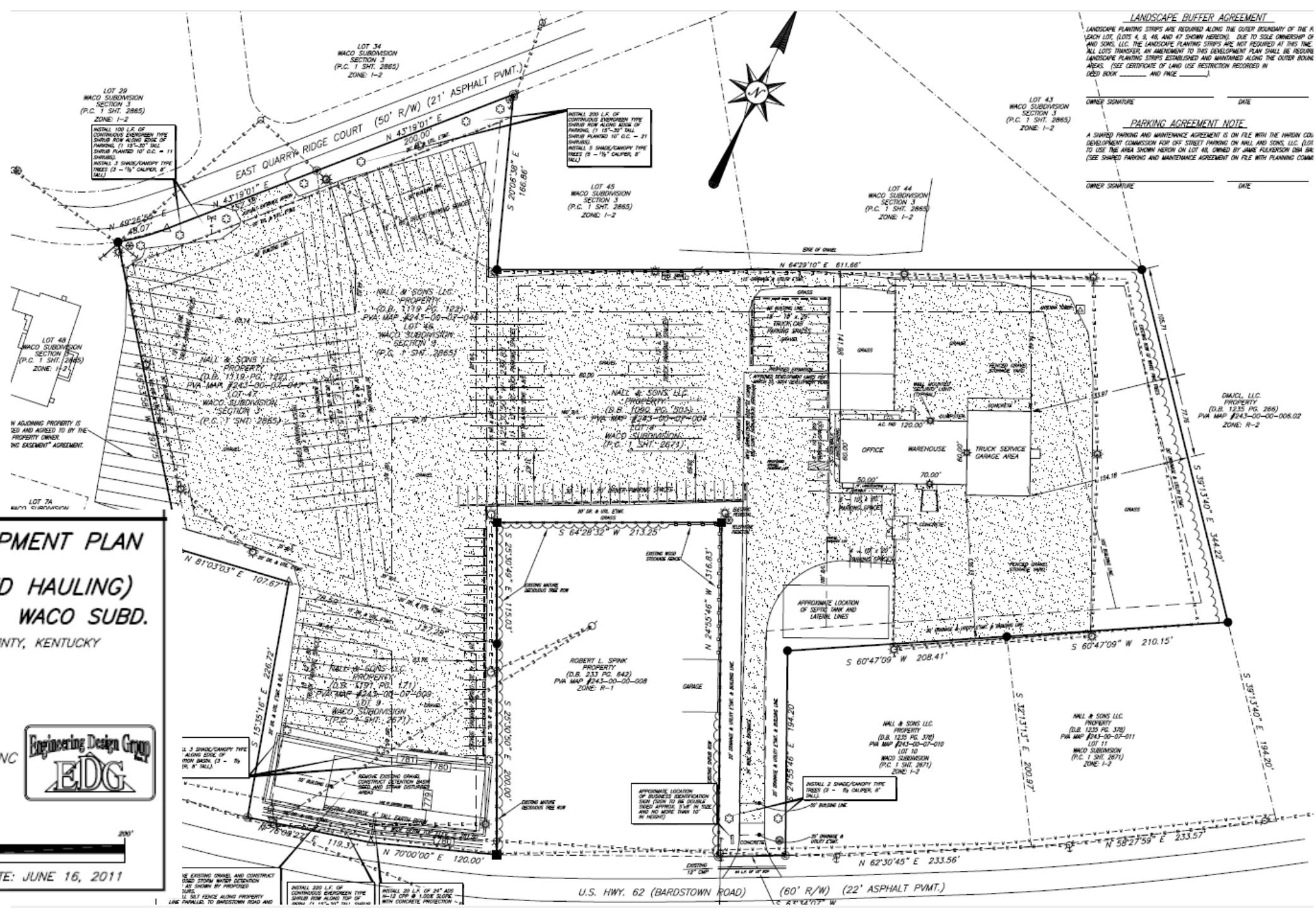
PLA#243-00-00-008
HURST FARM LLC
DB 1351 PG 1216
ZONE: C-1

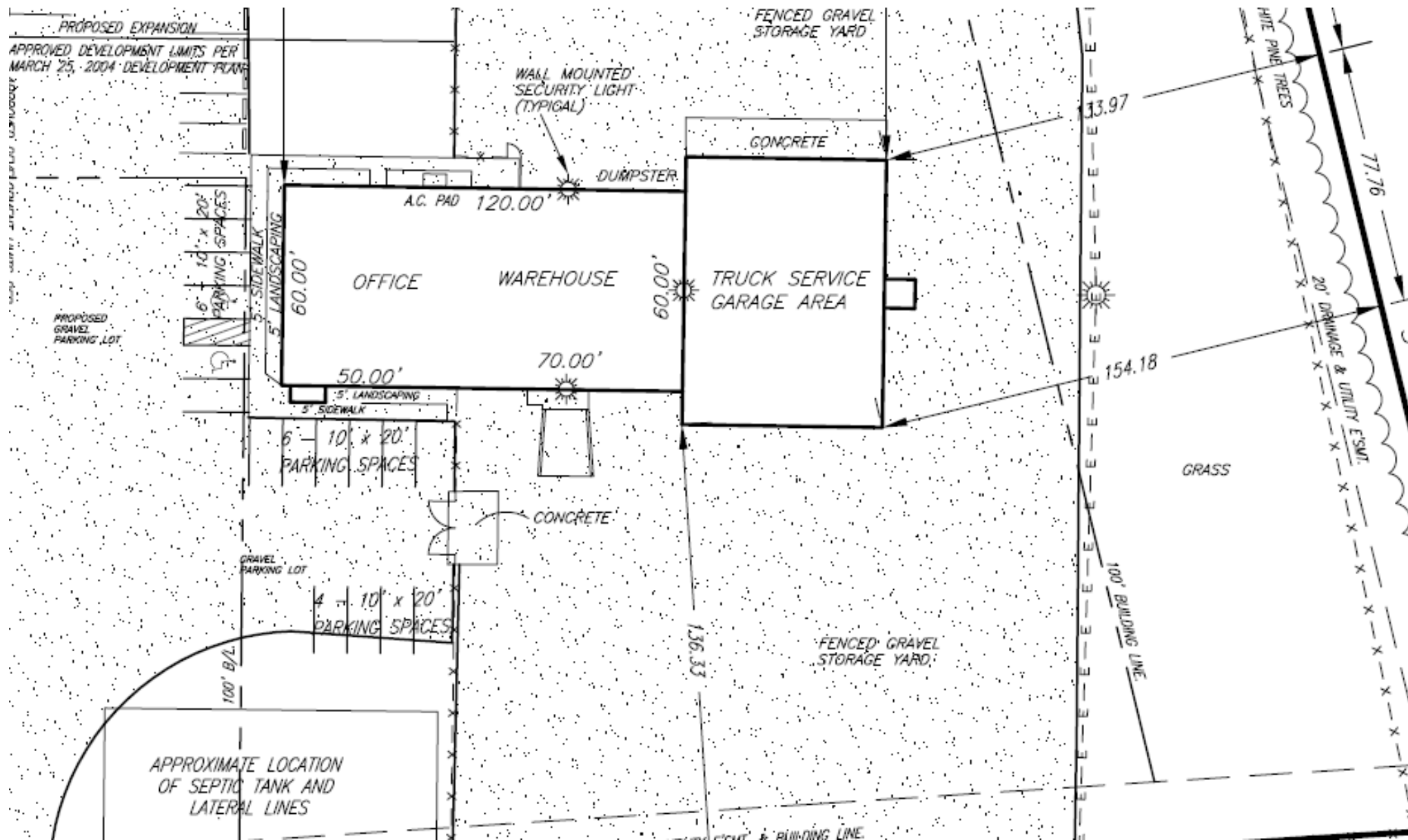
PLA#243-00-00-045.04
MICHAEL & PEGGY PHILLIPS
DB 1370 PG 345
DOLores ACRES
PC 1 SHT 5183
LOT 5
ZONE: C-1

GENERAL NOTES:

PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES, RESTRICTS AND/OR EASEMENTS IN EFFECT TO DATE OF RECORDING. THIS MAP AND INSTRUMENT OR INSTRUMENTS SEARCH FOR EASEMENTS OF RECORD, EMBODIMENT, RESTRICTS,

Amended Development Plan (2013)



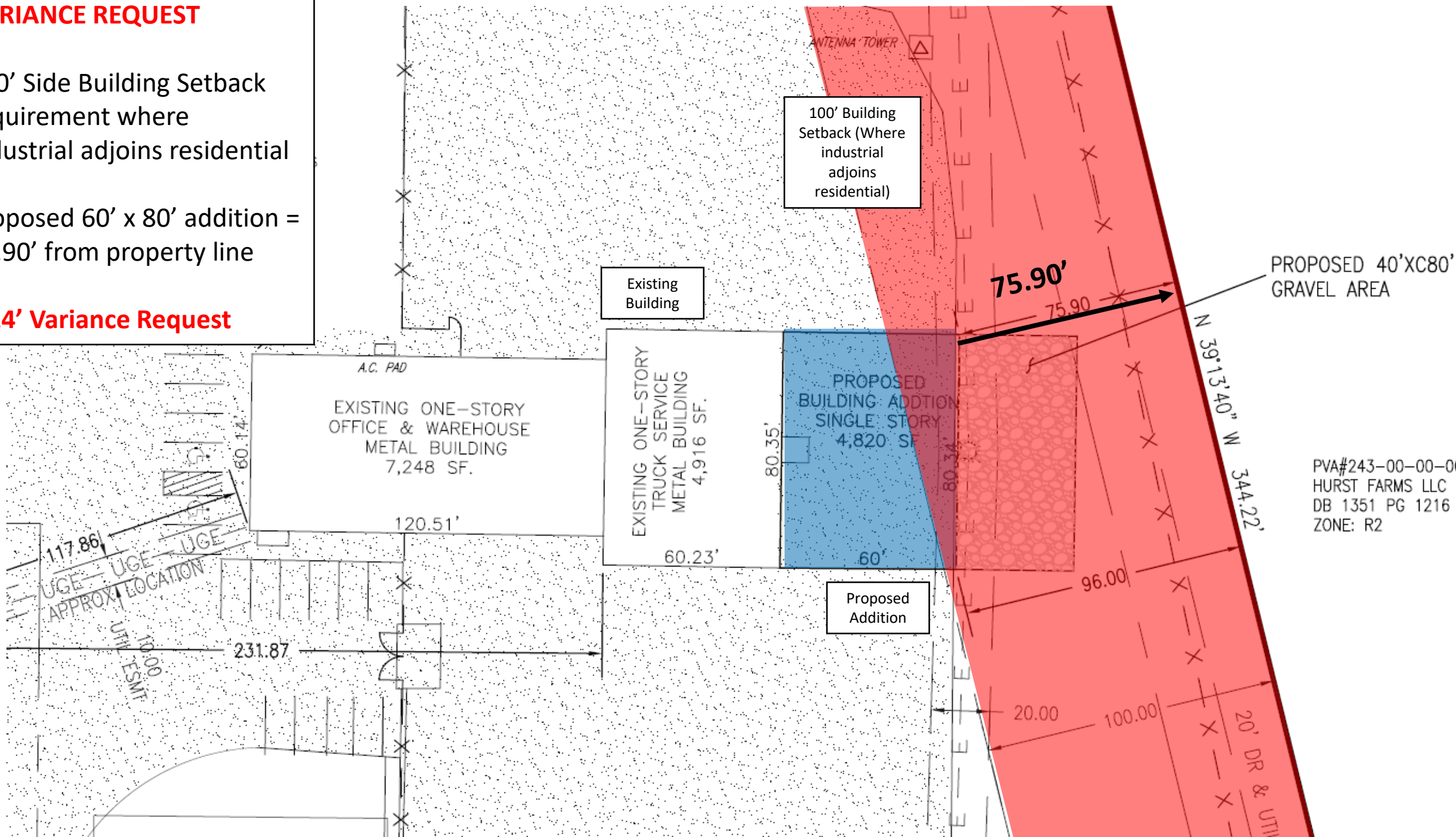


VARIANCE REQUEST

100' Side Building Setback requirement where industrial adjoins residential

Proposed 60' x 80' addition = 75.90' from property line

= 24' Variance Request





Photos





View from US 62





75.90'





Current 60' x 80' portion of
the shop – doubling in size









Variances from Setbacks in Industrial Zones

10/16/2025	NALL & SONS LLC	243-00-07-004	VARIANCE	I-2 - HEAVY INDUSTRY ZONE	WACO SUBDIVISION, LOT 4A - NALL TRUCKING	VARIANCE FROM THE 100' BUILDING SETBACK WHERE INDUSTRIAL ZONED PROPERTY ADJOINS RESIDENTIAL ZONE TO ALLOW FOR A 60'X80' ADDITION TO THE EXISTING SHOP	4880 BARDSTOWN ROAD, ELIZABETHTOWN, KY	PENDING
07/25/2023	DUKE & COOPER INVESTMENTS LLC	243-00-07-003 & 243-00-07-023	VARIANCE	I-2 - HEAVY INDUSTRY ZONE	WACO SUBDIVISION, LOT 3 & WACO SUBDIVISION, SECTION 3, LOT 23	VARIANCE FROM THE SIDE BUILDING SETBACKS TO ALLOW FOR THE MINI STORAGE UNITS TO BE NO CLOSER THAN 10' FROM THE SIDE PROPERTY LINES (ADJOINS INDUSTRIAL)	BARDSTOWN ROAD, ELIZABETHTOWN, KY 42701	APPROVED
05/03/2023	VH PROPERTIES LLC	216-00-00-038.05	VARIANCE	I-1 - LIGHT INDUSTRY ZONE	ABSOLUTE SERVICES	TO ALLOW FOR A PROPOSED 100'X120' WAREHOUSE TO BE WITHIN THE 100' SETBACK THAT ADJOINS RESIDENTIAL PROPERTY	6671 SHEPHERDSVILLE ROAD, ELIZABETHTOWN, KY 42701	APPROVED
01/13/2022	OWEN HARRY & JANE	235-10-00-018.06	VARIANCE	I-1 - LIGHT INDUSTRY ZONE	BOBCAT EQUIPMENT SALES PROPOSED 20' WIDE COVERED OVERHANG- HARVEST VIEW, LOT 2A	FROM THE FRONT BUILDING SETBACK ALONG LINCOLN PARKWAY, TO ALLOW FOR A PROPOSED 20' WIDE COVERED OVERHANG	51 HARVEST DRIVE, ELIZABETHTOWN, KY 42701	APPROVED
06/09/2020	BEARD RONALD C & TAMBERLY	224-00-00-048	VARIANCE	I-2 - HEAVY INDUSTRY ZONE	BUSH PROPERTY LOT 1	TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK AND A CONDITIONAL USE PERMIT TO ALLOW FOR AN EXPANSION OF THE SLAUGHTERHOUSE	64 FIRST UNION CHURCH ROAD	APPROVED
06/19/2015	OWEN HARRY & JANE	235-10-00-018.02	VARIANCE	I-1 - LIGHT INDUSTRY ZONE	HARVEST VIEW SUBDIVISION LOT 2B	TO ALLOW FOR TWO MOBILE OFFICE TRAILERS TO REMAIN IN THE REAR BUILDING SETBACK LINES.	51 HARVEST DRIVE	APPROVED
03/26/2014	F L TANKS	243-00-07-029	VARIANCE	I-2 - HEAVY INDUSTRY ZONE	F L TANKS / WACO SUBDIVISION, LOT 29	RELIEF FROM THE FRONT BUILDING SETBACK REQUIREMENT FOR THE EXISTING METAL BUILDING (65' X 100)	11 QUARRY RIDGE CT E	APPROVED
07/15/2010	GOHMANN ASPHALT & CONSTRUCTION, INC. C/O MIKE KOPP	217-00-00-006.07	VARIANCE	I-2 - HEAVY INDUSTRY ZONE	FRONT SETBACK - GOHMANN ASPHALT /	RELIEF FROM THE FRONT SETBACK LINE TO ACCOMMODATE THE EXISTING EQUIPMENT BUILDING	2776 BATTLE TRINING ROAD (KY 434)	APPROVED
02/15/2007	KENTUCKY CONCRETE INC.	138-10-00-002	VARIANCE	I-2 - HEAVY INDUSTRY ZONE	FRONT SETBACK /	TO REDUCE FRONT SETBACK TO ACCOMODATE STORAGE SHED.	ILLINOIS ROAD	APPROVED
04/04/2000	HERITAGE TRANSFORMER COMPANY INC	089-00-00-119	VARIANCE	I-1 - LIGHT INDUSTRY ZONE	HERITAGE TRANSFORMER COMPANY INC /	VARIANCE REQUEST TO REDUCE SIDE SETBACK FROM 40' TO 10'	LEITCHFIELD ROAD (US 62) AND KY 84 (SONORA-HARDIN SPRINGS RD)	APPROVED

9 Total:8 Approved, 1 Pending
1 other within Waco Subdivision
4 from Side Building Setbacks
3 from Adjoining Residential

Land Use History for 4880 Bardstown Road

[illegible]

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

1. To allow for a Variance from the 100' side building setback to allow for the proposed 60' x 80' shop addition to the existing facility.
2. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
4. Building & electrical permits must be obtained through the KBC program of our office.

OR

Motion to Deny