



**Hardin County Board of Adjustment
Five Hundred First Meeting**

Hardin County Government Center
Second Floor Meeting Room
March 20, 2025 5:00 p.m

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

- A. **5:00 PM – AMENDED CONDITIONAL USE PERMIT** – EDWARDS WW PROPERTIES LLC are requesting an Amended Conditional Use Permit to continue to allow for a wedding/event venue (Amusement Enterprise – Indoor) on site. The property is an 11.044 acre site located at 495 Gilead Church Road, Glendale, KY, within the Glendale Industrial Park Planning Area, and is zoned Rural Residential (R-2).
- B. **5:15 PM – VARIANCE** – KENNETH ROBERTS is requesting a Variance from the government maintained road frontage requirement to allow for the property to be further subdivided into two lots. The property is a 14 acre site located at 686 Summit Road, Eastview, KY within the West Hardin Planning Area, and is zoned Rural Residential (R-2).
- C. **5:30 PM – VARIANCE** – PAW PAW LEGACY TRUST is requesting a Variance from the front and side building setbacks to allow for the construction of a 50’ x 60’ detached garage. The property is a 1.16 acre site located at 2489 Hodgenville Road, Elizabethtown, KY within the Valley Creek Urban Planning Area, and is zoned Urban Residential (R-1).
- D. Consideration and action on the Minutes for the meeting held on February 20, 2025
(*Attached pgs.3-8*).
- E. Informational Items
- F. Adjourn

Elizabethtown Bicycle & Pedestrian Master Plan On February 27, 2025 Adam and Haley attended the Envision Active Elizabethtown Stakeholder Workshop to review maps regarding existing and potential infrastructure improvements inside of city limits.

Subdivision Regulation Meeting On March 5, 2025 Adam and Haley met with a group of local surveyors and engineers to discuss the proposed amendments to the subdivision regulations.

The next Board meeting is scheduled for April 17, 2025 at 5:00 p.m.



Board Agenda
 March 20, 2025
 Page 2 of 2

SUBDIVISION PLATS RECORDED IN FEBRUARY 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
VERNIE ACRES SUBDIVISION, LOTS 1 AND 2A	110 JAMES DUVALL LANE	0	0.0000	12/27/2024	2/7/2025
		0	0.0000		

Total Records: 1

3/3/2025

FEBRUARY 2025 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 1 Subdivision plats were approved for the month • 16 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 0 New lots approved for the month • 12 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 14 SFD Permits for the year • 78 Building Inspections for the month • 165 Building Inspections for the year • 49 Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 44 Permits for the month • 105 Permits for the year • 103 Electrical Inspections for the month • 226 Electrical Inspections for the year



**Hardin County Board of Adjustment
Five Hundredth Meeting**

Hardin County Government Center
Second Floor Meeting Room
February 20, 2025 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – VARIANCE** – EDWARD & SHERYL PHILPOTT are requesting a Variance from the building setback to allow for the attached carport to be converted into a garage. The property is a 0.32 acre site located at 233 W. Railroad Avenue, Glendale, KY, within the Glendale Rural Village Planning Area and is zoned Urban Residential (R-1).
 - B. **5:15 PM – VARIANCE** – EMILY & TAYLOR RIGGS are requesting a Variance from the front building setback to allow for the construction of a new home. The property is a 12.153 acre site located on Pendleton Lane, Elizabethtown, KY known as Pendleton Subdivision, Section 3, Lot 3, within the East Hardin Planning Area and is zoned Rural Residential (R-2).
 - C. **5:30 PM – VARIANCE** – GLENDALE CHRISTIAN CHURCH is requesting a Variance from the minimum road frontage and 1:4 lot width-to-length ratio. The property is a 1.126 acre site located at 219 S Beech Street, Glendale, KY to be known Sandras Subdivision, Lot 1, within the Glendale Rural Village Planning Area and is zoned Urban Residential (R-1).
 - D. **5:45 PM – VARIANCE** – YELLOW DIAMOND PROPRETY LLC (Owners) and KAREN & CHARLEY HOUSE (Applicants) are requesting a Variance from the front building setback to allow for the construction of a new home in the footprint of the previous home. The property is a 0.22 acre site located on Hickory Hill Drive, Elizabethtown, KY known as Airview Estates, Lot 114 within the North Urban Planning Area and is zoned Urban Residential (R-1).
 - E. Consideration and action on the Minutes for the meeting held on February 6, 2025 (*Attached pgs.4-9*).



Board Agenda
 February 20, 2025
 Page 2 of 3

17 years of Service On February 15, 2025 Director King celebrated his 17th year of service to the Planning Commission!

JANUARY 2025 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 15 Subdivision plats were approved for the month • 15 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 14 New lots approved for the month • 12 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 7 SFD Permits for the year • 87 Total Building Inspections for the month • 87 Total Building Inspections for the year • 25 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 61 Total Permits for the month • 61 Total Permits for the year • 123 Total Electrical Inspections for the month • 123 Total Electrical Inspections for the year

The next Board meeting is scheduled for March 20, 2025 at 5:00 p.m.



Board Agenda
 February 20, 2025
 Page 3 of 3

SUBDIVISION PLATS RECORDED IN JANUARY 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED PLAT OF EXTENDED HANDS SUBDIVISION, LOTS 1-3	97 E RHUDES CREEK RD	0	0.0000	12/26/2024	1/10/2025
GOSELIN ACRES SUBDIVISION	324 WILLYARD LANE	1	34.2280	10/18/2024	1/13/2025
GROEPPE SUBDIVISION, SEC 2, LOT 15	6879 RINEYVILLE BIG SPRINGS ROAD	1	0.0000	12/27/2024	1/14/2025
MANOR RIDGE ESTATES LOT 1C & MANOR RIDGE ESTATES SECTION 2	588 MUD SPLASH ROAD	1	1.1190	1/6/2025	1/15/2025
JEN-LYN ESTATES SUBDIVISION, SECTION 2	279 LAMBERT LANE	1	2.7500	12/23/2024	1/15/2025
SPORTSMAN LAKE LOTS 21-23	314 LAKESHORE DRIVE	-2	0.0000	1/15/2025	1/16/2025
KERR SUBDIVISION, SECTION 3, LOT 4	2730 FORD HWY	1	0.0000	1/15/2025	1/17/2025
REYNOLDS ACRES, SECTION 5 & BOUNDARY SURVEY	2615 NEEDHAM ROAD	1	15.6200	1/6/2025	1/21/2025
BETTYS MEADOWS LOT 1 & SECTION 2	6235 ST JOHN RD	1	0.0000	11/6/2024	1/22/2025
BYRD ACRES SUBDIVISION	458 RED HILL RD	4	51.0150	12/18/2024	1/23/2025
WHIPPOORWILL ESTATES, LOTS 5C & 5D	737 & 753 W BRYAN ROAD	0	0.0000	1/22/2025	1/24/2025
CABIN RIDGE ESTATES, LOTS 6, 7 AND 8 AND BOUNDARY SURVEY OF THE WINKLE PROPERTY	CONSTANTINE ROAD	1	0.0000	11/19/2024	1/24/2025
PENNY LANE, LOT 1	ARBOR LANE	1	8.6500	1/13/2025	1/31/2025
WEBB MILL SUBDIVISION & BOUNDARY SURVEY OF THOMAS E. CUNNINGHAM, TRACT A	WEBB MILL ROAD	1	4.5190	6/28/2023	1/31/2025
BURKHEAD ESTATES, LOT 1B & SECTION 3, LOT 5B	330 BURKHEAD LN	0	0.0000	1/21/2025	1/31/2025
		12	117.9010		

Total Records: 15

2/3/2025



**Hardin County Board of Adjustment
Four Hundred Ninety Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
February 6, 2025 5:00 p.m**

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

- A. **5:00 PM – AMENDED CONDITIONAL USE PERMIT – EXTREME POLISHING & DETAILING** is requesting an Amended Conditional Use Permit to continue to allow for an automotive repair/detailing business on site. The property is a 6.766 acre site located at 6300 Rineyville Road, Rineyville, KY, within the Rineyville Rural Village Planning Area and is zoned Convenience Commercial (C-1).
- B. **5:15 PM – VARIANCE – ASHBY FARMS** is requesting a Variance from the building setbacks to allow for a covered front porch. The property is a 0.189 acre site located at 17 W Rhudes Creek Road, Glendale, KY, within the South Dixie Corridor and is zoned Convenience Commercial (C-1).
- C. **5:30 PM – CONDITIONAL USE PERMIT – TRACY WATHEN** is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the existing garage with living quarters on site to be remodeled and expanded. The property is a 0.6 acre site located at 520 Pine Valley Drive, Elizabethtown, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1).
- D. Consideration and action on the Minutes for the meeting held on January 9, 2025 (*Attached pgs.3-6*).

The next Board meeting is scheduled for February 20, 2025 at 5:00 p.m.

Administrative Assistant Hired On January 24, 2025 Hunter Geoghegan started as our new Administrative Assistant. Hunter has a Bachelor of Science degree in Business Data Analytics from Western Kentucky University. He previously worked as the Office Manager for Robinson’s Insulation & Drywall in Nelson County, KY.



Board Agenda
 February 6, 2025
 Page 2 of 2

DECEMBER 2024 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 125 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 9 New lots approved for the month • 126 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 8 SFD Permits for the month • 137 SFD Permits for the year • 101 Total Building Inspections for the month • 1,384 Total Building Inspections for the year • 536 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 85 Total Permits for the month • 994 Total Permits for the year • 147 Total Electrical Inspections for the month • 1,876 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN DECEMBER 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
UNDERWOOD ESTATES SEC 2	8451 BARDSTOWN ROAD	2	4.7230	11/12/2024	12/2/2024
TURNER SUBDIVISION LOT 1	PATRIOT PARKWAY	3	0.0000	11/18/2024	12/3/2024
MONTICELLO LOTS 1 AND 2	PEAR ORCHARD ROAD	1	0.0000	10/21/2024	12/5/2024
COX RUN SUBDIVISION	10725 S DIXIE HWY	2	15.6790	10/23/2024	12/5/2024
V & R STITH'S ESTATES	480 SALT RIVER ROAD	1	12.3100	10/29/2024	12/9/2024
AMENDED RECORD PLAT OF SPORTSMAN LAKE SUBDIVISION, LOTS 9 AND 10	319 WOODS ROAD	-1	0.0000	10/10/2024	12/12/2024
TREVA'S FARM LOTS 3A. 3D & 3E	829 SLAUGHTER LANE	0	0.0000	12/2/2024	12/18/2024
		8	32.7120		

Total Records: 7

1/3/2025



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Four Hundred Ninety Eighth Meeting**

Hardin County Government Center
Second Floor Meeting Room
January 9, 2025 5:00 p.m

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

A. **5:00 PM – VARIANCE** – RUSSELL HORNBACK is requesting a Variance from the front building setback line to allow for the construction of a covered front porch. The property is a 0.327 acre site located at 33 West Rhudes Creek Road in Glendale, KY, within the South Dixie Corridor and is zoned Urban Residential (R-1).

B. **5:15 – VARIANCE** – JACKIE & DIANE MULLENS are requesting a Variance from the front building setback along Mikes Lane (undeveloped street) to allow for the construction of an attached carport. The property is a 1.03 acre site located at 136 Charlies Trace, Elizabethtown, KY, known as Lot 11 of Pellman Acres within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).

C. Consideration and action on the Minutes for the meeting held on December 19, 2024
(Attached pgs.2-8).

D. Informational Items

E. Adjourn

The next Board meeting is scheduled for February 6, 2025 at 5:00 p.m.