

# **Hardin County**

# **Planning & Development Commission**

## **16 December 2025**



**Hardin County Government Center**  
**2<sup>nd</sup> Floor Meeting Room**

# MAP AMENDMENT

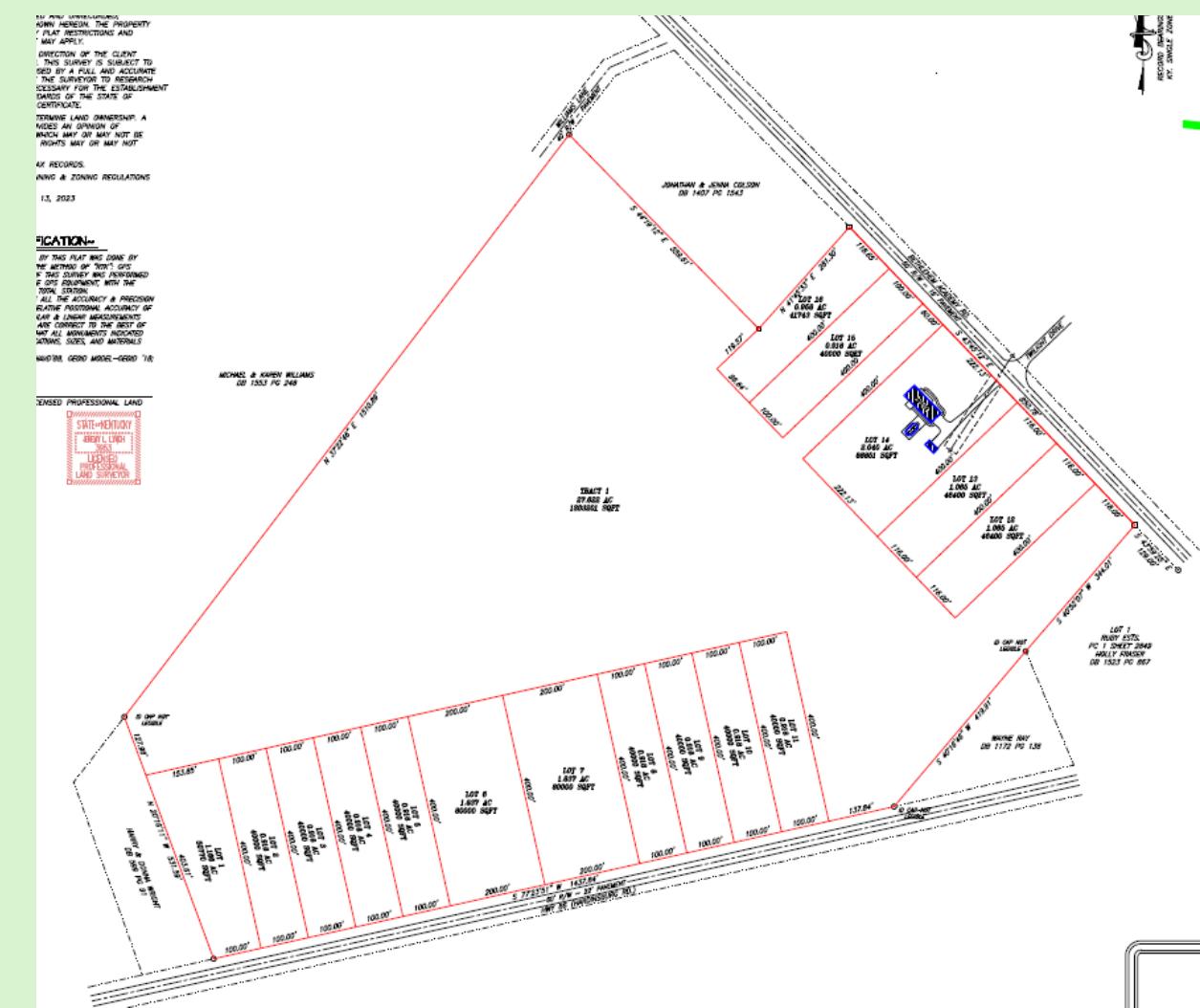
Owners: Joseph Coombs

16 December 2025

## 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 a proposed 16 lot subdivision with an over 25 acre tract. The property is a 45.85 acre site located at 199 Bethlehem Academy Road, Cecilia, KY at the intersection of Hardinsburg Road (KY 86) and Bethlehem Academy Road (KY 253).

# 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

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- A. Meeting Notification
- B. Vicinity Map \*Not provided in PowerPoint
- C. Future Land Use Map
- D. Planning Area Maps & Analysis
- E. Zoning Map
- F. Environmental Features
- G. US Fish & Wildlife Service – Wetlands Inventory Map
- H. Character of the Site Analysis
- I. “Site Plan” of Potential Subdivision Plat
- J. Site Plan with KYTC Entrance approvals
- K. Photos of the Site
- L. Soil Maps
- M. New Single Family Dwellings Analysis
- N. Adjoining Subdivisions (Enchanted Acres, Ruby Estates and Ada’s View)
- O. Zone Changes from R-2 to R-1 Since 2009
- P. Zone Change Application
- Q. Staff Report and **COMPREHENSIVE PLAN ANALYSIS**
- R. \* Zone Change Application from Crisp Holdings, LLC
- S. \*Comprehensive Development Guide
- T. \*Development Guidance System Ordinance



## Newspaper Ad on Saturday December 6, 2025



3 Signs posted on site since November 28, 2025



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

November 28, 2025

### NOTICE OF PUBLIC HEARING

To Surrounding Property Owners:

The purpose of this letter is to notify you of the scheduled hearing before the Hardin County Planning and Development Commission for the property located at 199 BETHLEHEM ACADEMY ROAD, CECILIA, KY. The owner, JOSEPH COOMBS, is requesting a Zoning Change for a +/- 45.853 ACRE SITE LOCATED AT THE INTERSECTION OF BETHLEHEM ACADEMY ROAD & HARDINSBURG ROAD, CECILIA, KY. – See Enclosed Map

The hearing will be held as follows:

DATE: 16 DECEMBER 2025

TIME: 5:00 PM

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 THE R-2 TO R-1 ZONE 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.

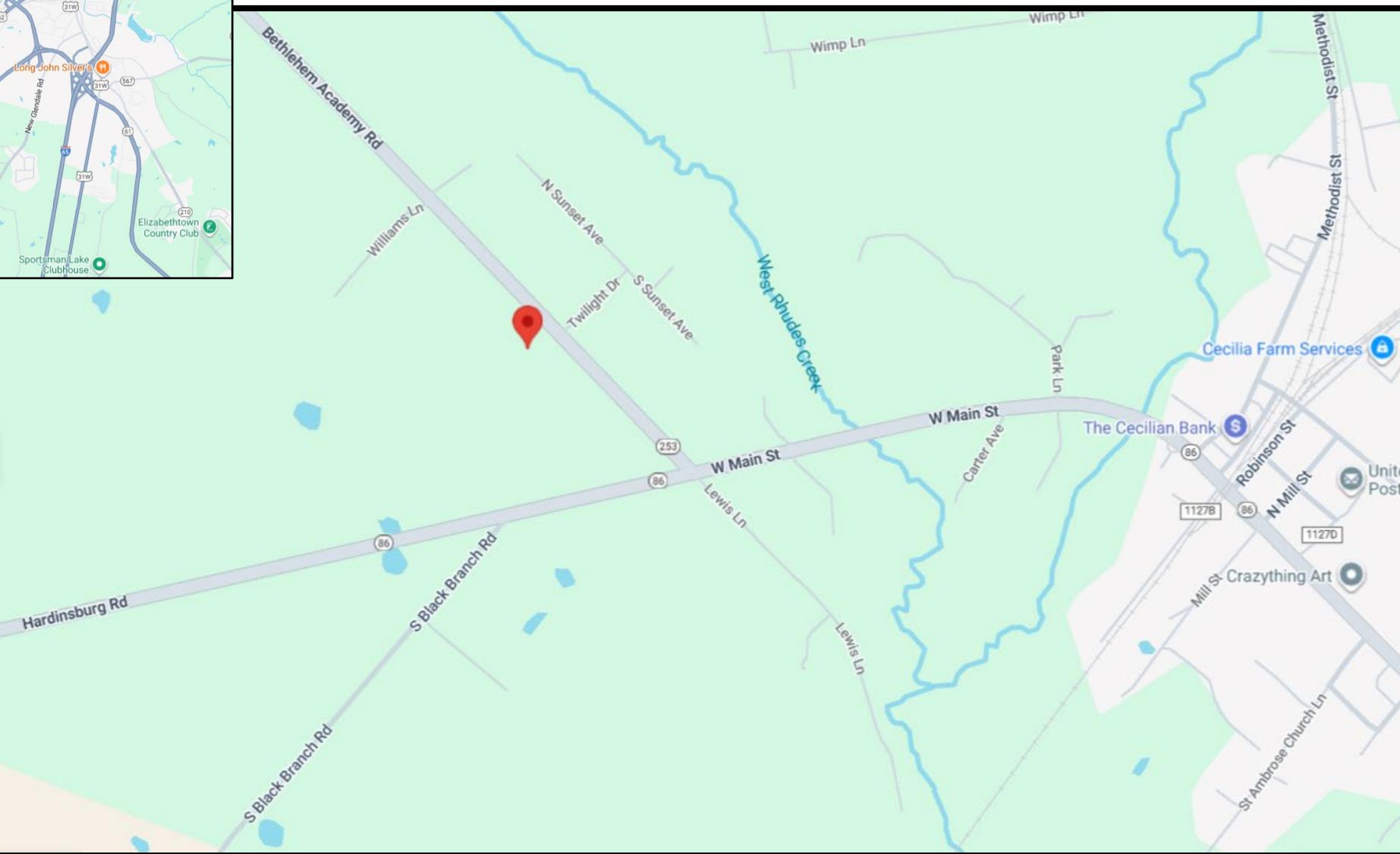
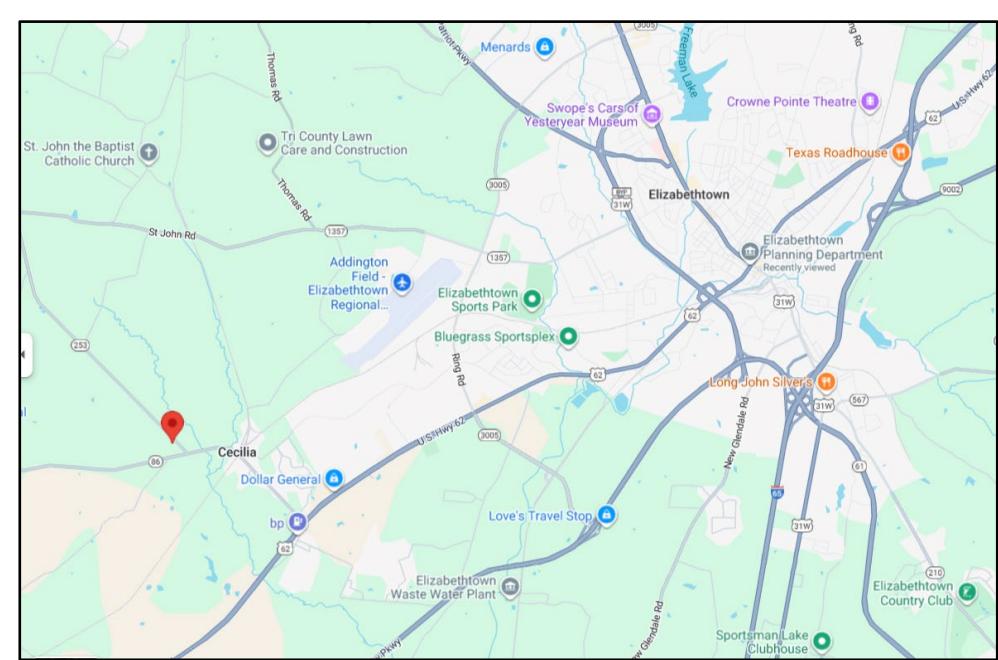
Please call the Planning Commission office at 270-769-5479 if you have any questions.

Adam C. King, AICP  
Director

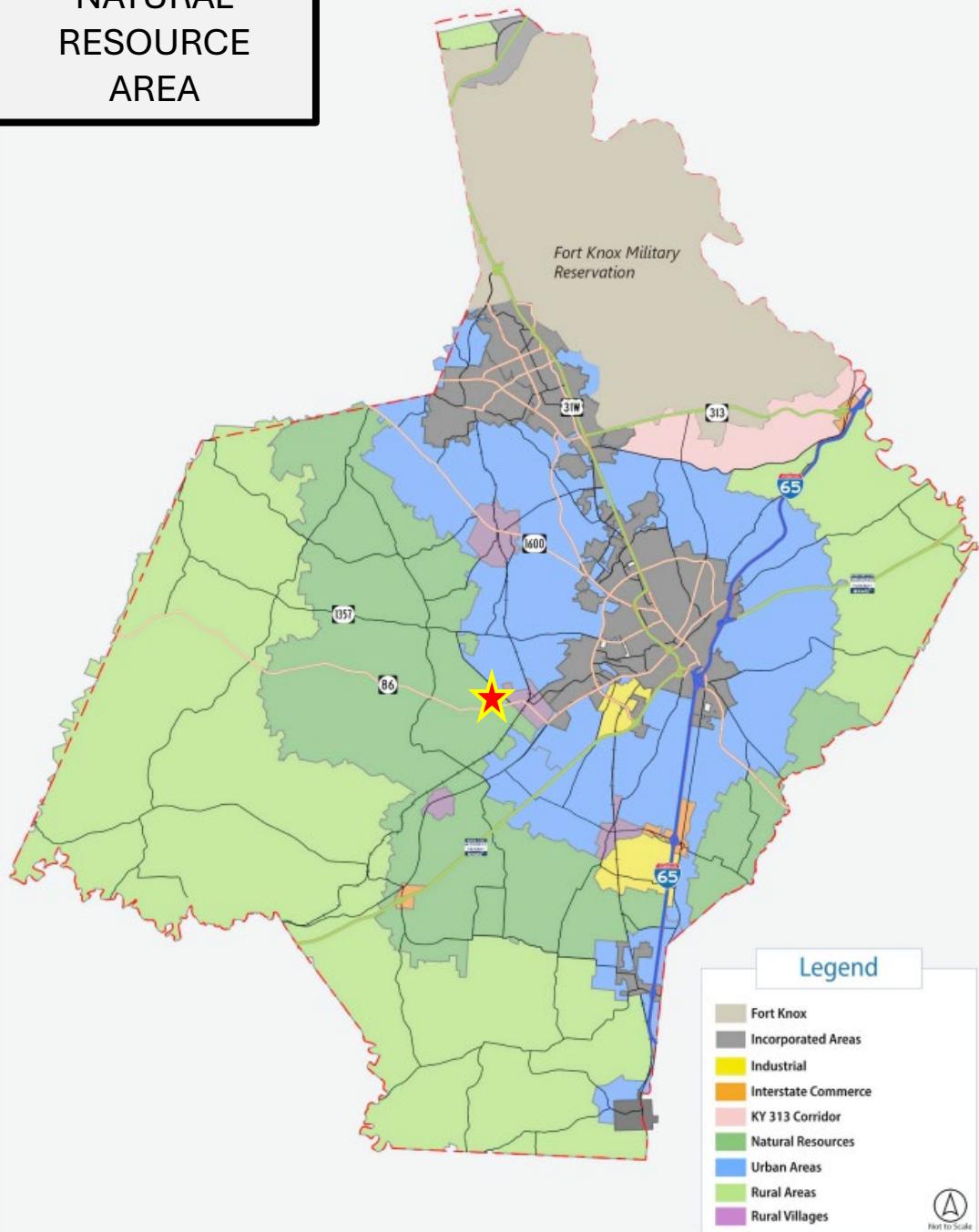
c: LARRY HICKS, Magistrate

First class mailings sent to 60 owners that adjoin  
or are within 1200' of road frontage

# VICINITY MAPS



# NATURAL RESOURCE AREA



## Natural Resources Area

**Introduction:** Hardin County has a diverse and varying landscape. The natural environment provides many opportunities but also imposes many issues. The natural resources areas are worthy of special recognition and efforts are needed to protect the natural resources contained in these areas. The natural resources areas are centered around wellheads, productive agricultural land, and other natural features that cannot be easily replaced if lost.

**Natural Features:** This area has very gently rolling to flat land and includes some of the best soils and agricultural land in the community. It is also the location of source water protection areas that provide drinking water for the community and numerous creeks and streams that present flood hazards (including Mays Run, West Rhudes Creek, Nolin River, Valley Creek, Rose Run, Middle Creek, Jackson Branch, Pup Run, Clear Run, Cox Run, Neely Branch and Sandy Creek).

The majority of this area is considered to have the best soils in the county, and therefore, is also considered prime farmland. These natural features directly impact the development potential of this area.

**Existing Land Use:** Agricultural uses are the most predominant use in the natural resources area. It also includes low-density single family residential uses and occasional non-residential and community facility uses, such as churches and schools.

**Recommended Land Use Pattern and Development Criteria:** The following criteria are intended to guide development decisions within the natural resource areas and should supplement the more site-specific guidelines outlined for each planning area (see Step 3).

### ***Recommended Land Uses***

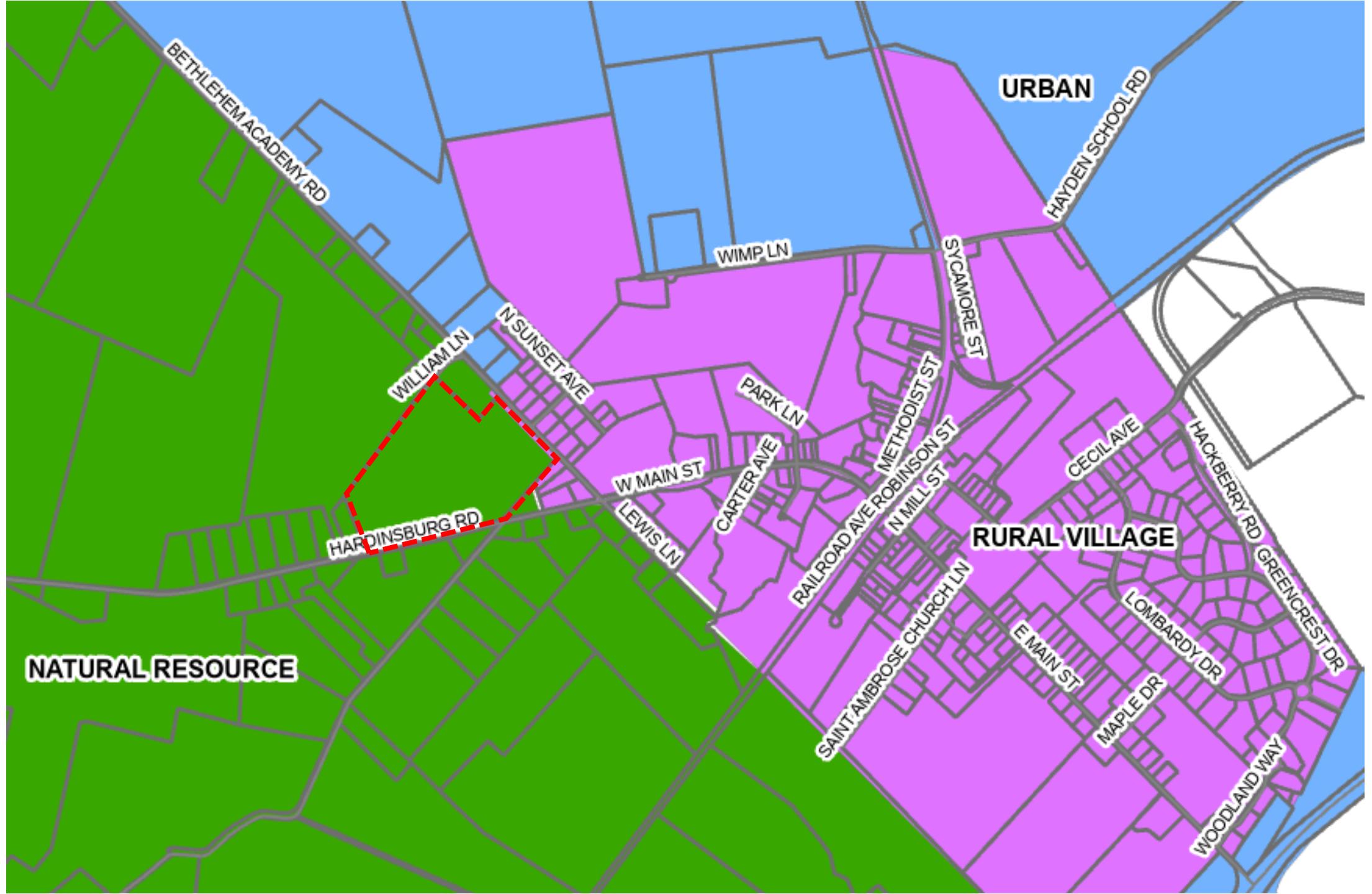
- Productive agricultural land should be preserved and agricultural operations should be protected.
  - Open spaces and natural areas should be supported and encouraged in this area.
  - Agriculturally zoned land and commercial or industrial uses related to agriculture should be permitted or conditional.
  - Productive farmland and natural resources should be protected and encouraged through techniques such as residential clustering, conservation easements, and right to farm regulations.
  - Land uses should avoid impacts to natural resources with more dense residential development only at strategic intersections and crossroads.
  - Low density residential uses are appropriate with denser residential development only at strategic intersections and crossroads.
  - Any commercial development should be located at major crossroads, only permit lower intensity uses that serve a smaller geographic area, including neighborhood commercial and convenience commercial, and be carefully reviewed for impacts to the area.
  - Industrial uses are acceptable provided they are accessory to existing agricultural operations or are expansions of existing operations.
  - Community facilities, such as schools and churches, may be considered if the use can adequately mitigate the impact to the natural resources.
  - All development activities should preserve and reinforce the existing rural character of this area.

### Access Criteria

- Development should have access to roads that have adequate pavement width to safely allow people and emergency services to access the site.

### Utility Criteria

- Wellhead protection areas should be established and protected through strict regulatory controls on development type, density, and timing.
  - Because sewer service is not anticipated in this area within the next 20 years, utility infrastructure with long-term management, operation, and maintenance, such as decentralized sewage disposal systems, should be provided where feasible and practical.



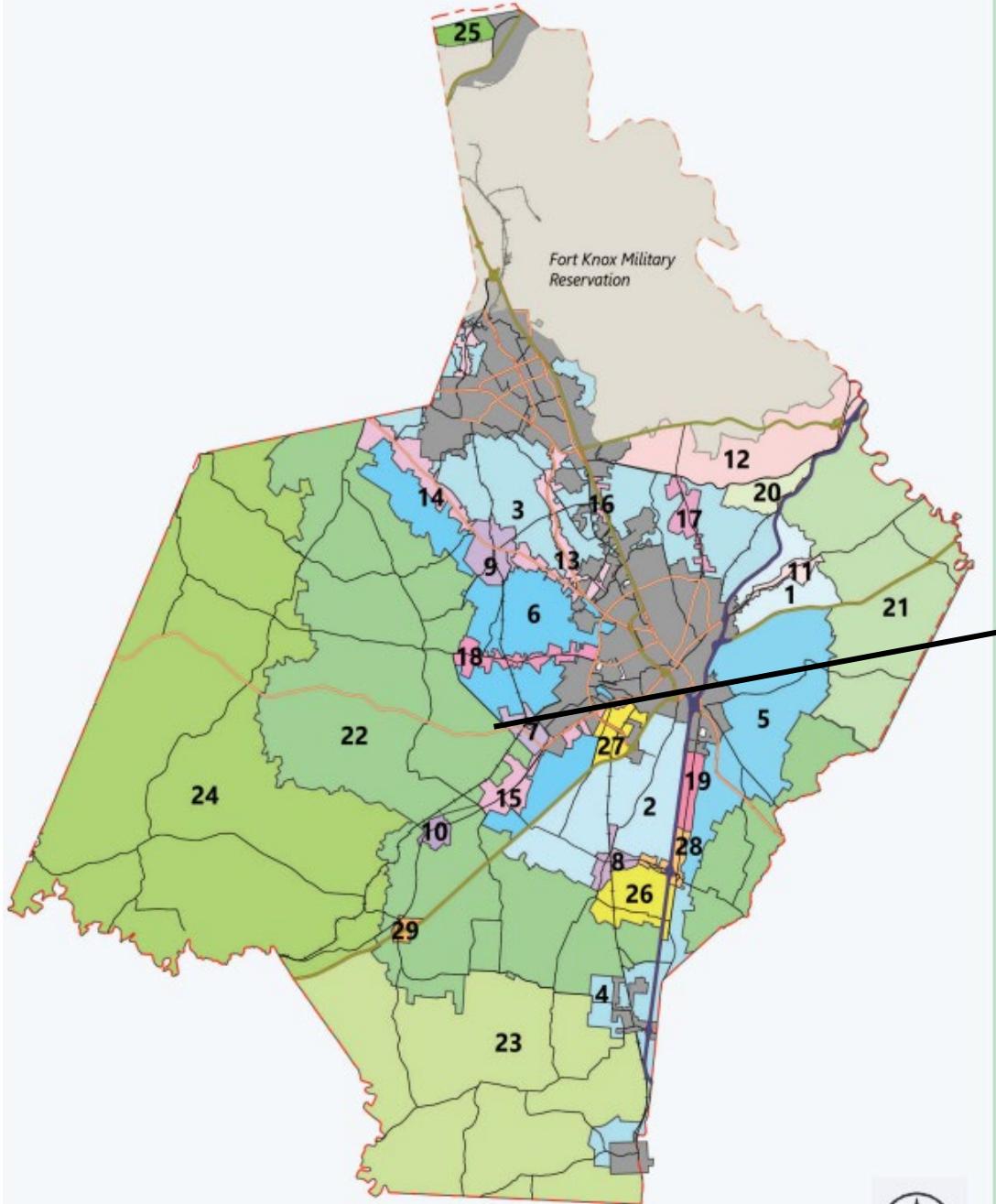
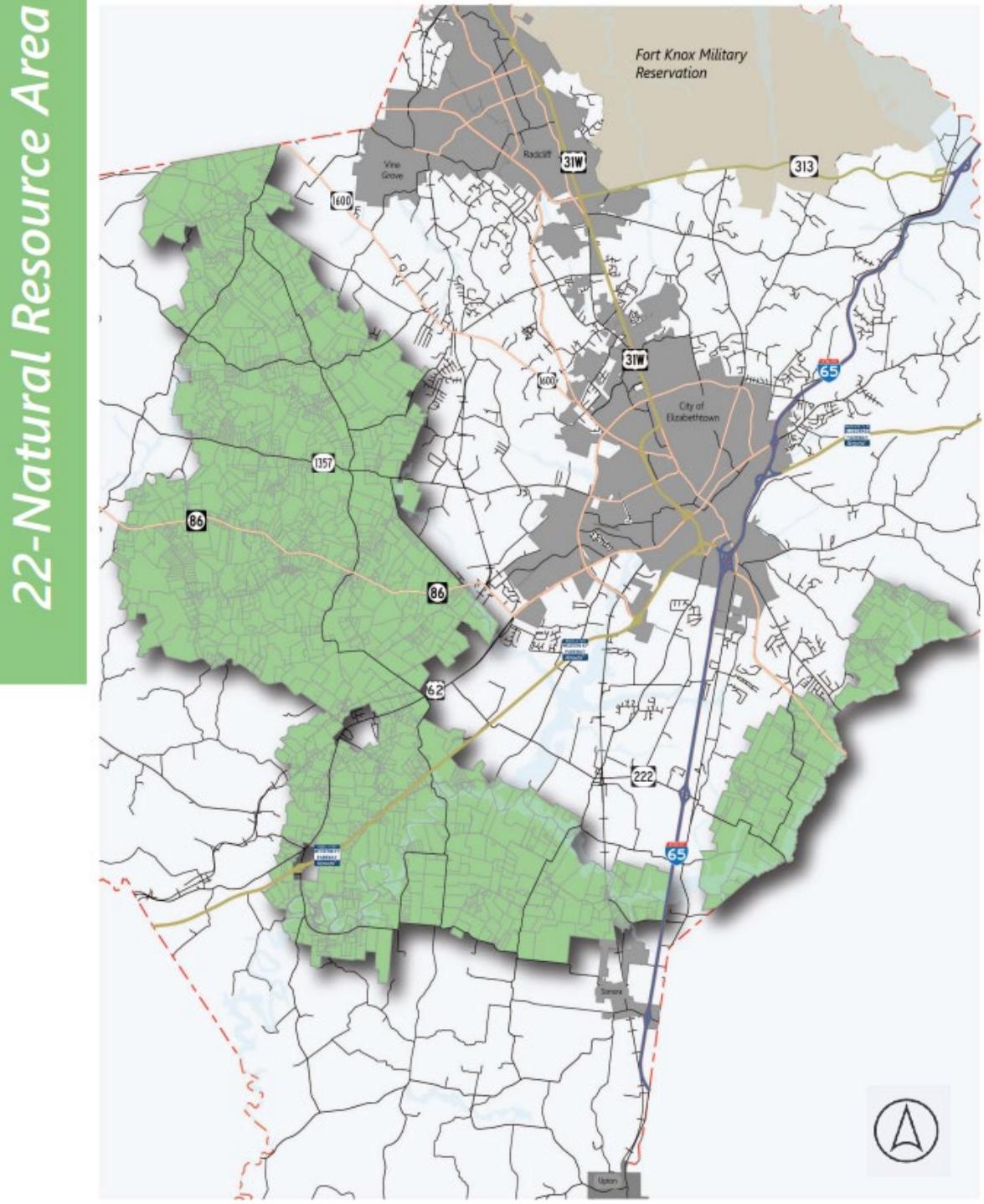
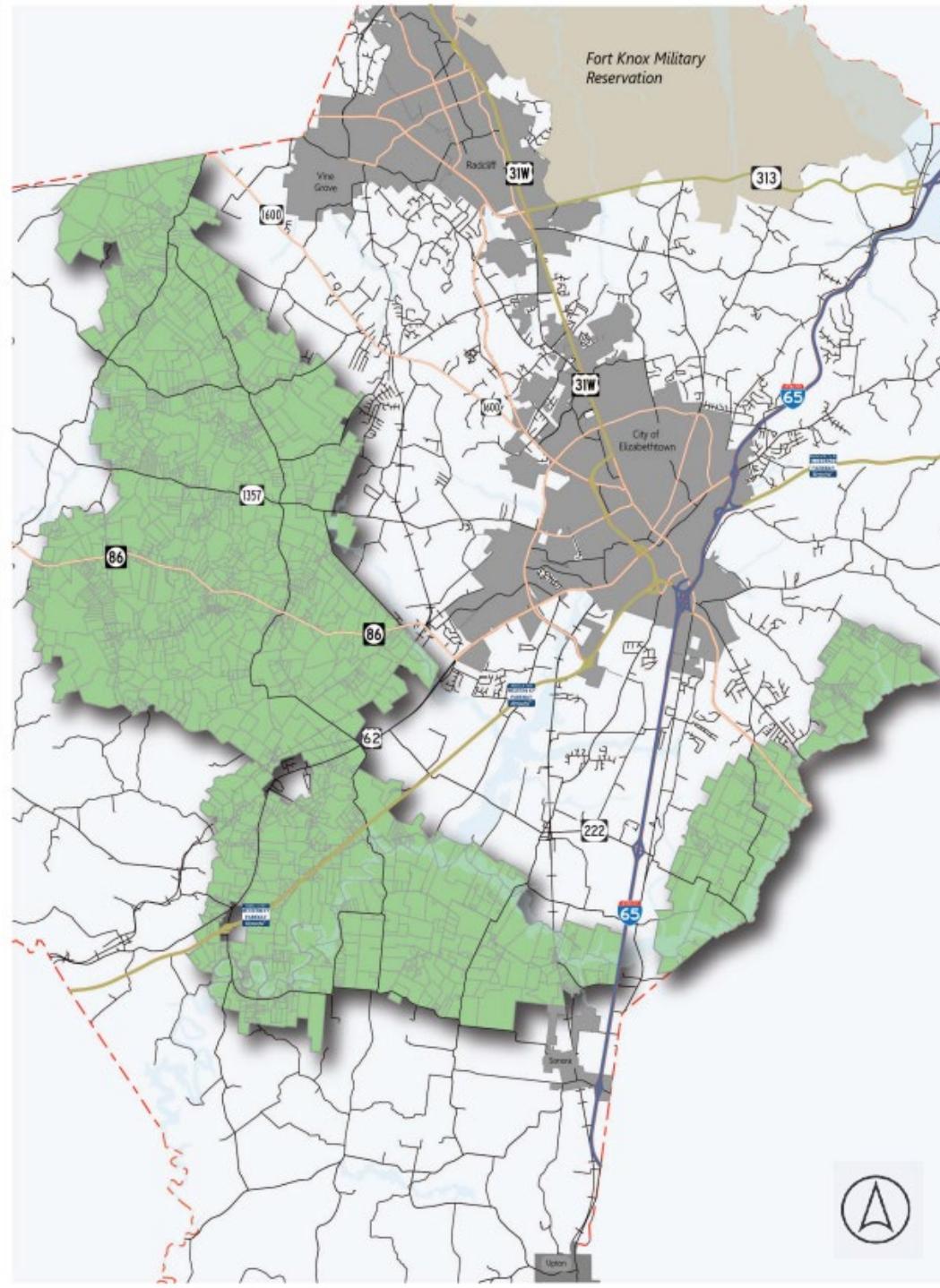


Figure 2-2: Planning Areas



22-Natural Resource Area



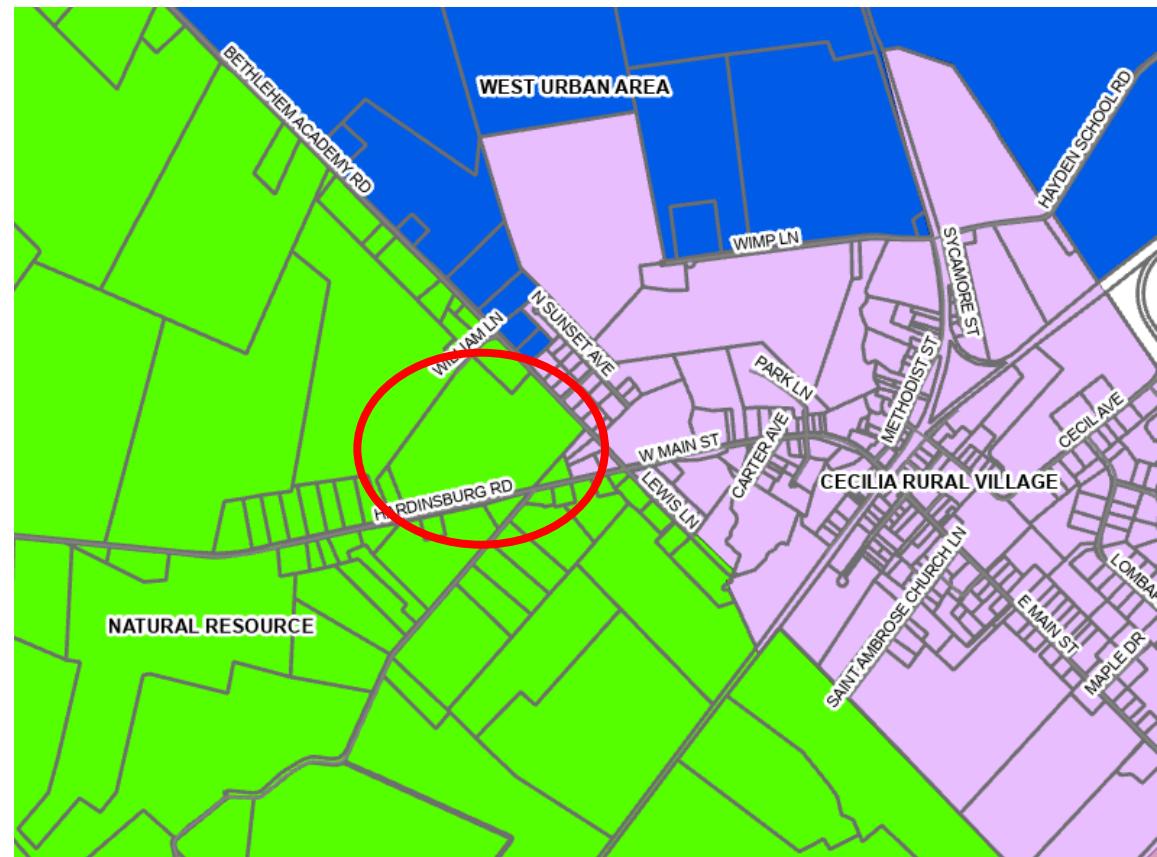


### Natural Resources Area

This planning area is part of the Natural Resource future land use group on the Recommended Land Use Patterns Map in Step 2 and is not further divided into planning areas. The Natural Resources Area Planning Area is approximately 483.85 square miles (309,666 acres) in size. The criteria for the Natural Resource Planning Area is provided in the previous section (Step 2) of the plan.

### Target Areas: Parcels at Strategic Intersections

- Neighborhood and convenience commercial uses are appropriate at the following intersections of state highways, when adequate infrastructure and utilities are in place:
  - North Long Grove Road (KY 1375) and St John Road (KY 1357)
  - North Long Grove Road (KY 1375) and Hardinsburg Road (KY 86)
  - New Glendale Road (KY 1868) and Sonora Hardin Springs Road (KY 84)
  - Lincoln Parkway (KY 61) and Round Top Road (KY 1135)

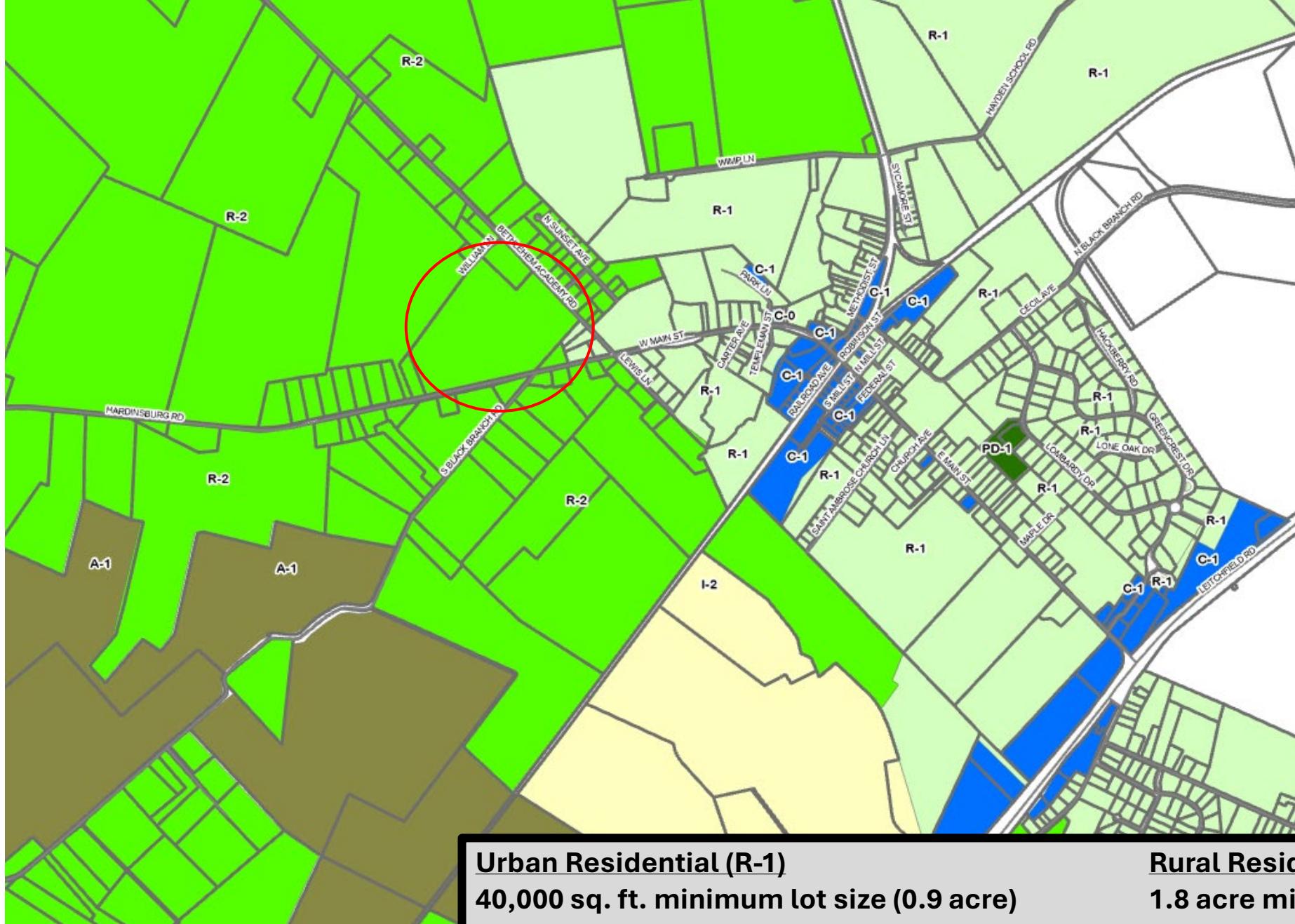


# ZONING MAP

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

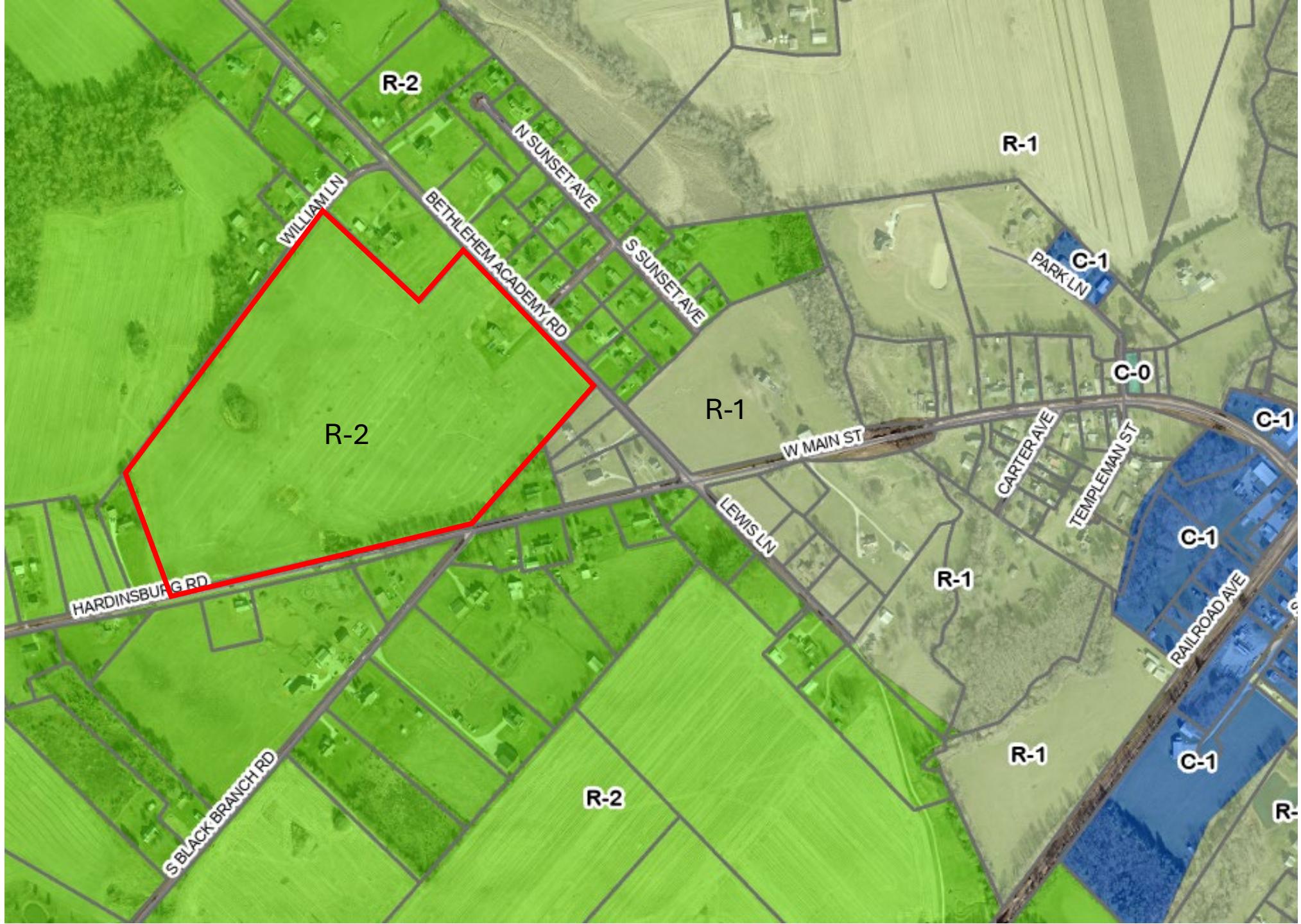


## Urban Residential (R-1)

**40,000 sq. ft. minimum lot size (0.9 acre)  
100' minimum road frontage  
1:4 lot width-to-length ratio**

## **Rural Residential (R-2)**

**1.8 acre minimum lot size  
200' minimum road frontage  
1:3 lot width-to-length ratio**



## Character of the Site



2,958 sq. ft. house (2008)

45.853  
acres

- Hardin\_Wetlands
- Hardin\_100Flood
- Streams 2023
- hardin\_sinkhole



**LEGEND****Wetlands**

- Estuarine and Marine
- Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub
- Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

**Riparian**

- Forested/Shrub
- Herbaceous

**Riparian Mapping Areas**

- Riparian Mapping Areas

**Areas of Interest**

- Ramsar site

**FWS Managed Lands**

- PUBH
- R5UBH

**GENERAL PLAT NOTES**

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS, RECORDED AND UNRECORDED; INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. THE PROPERTY SHOWN HEREON IS ALSO SUBJECT TO ANY PLAT RESTRICTIONS AND PLANNING AND ZONING REGULATIONS THAT MAY APPLY.
2. THIS SURVEY WAS PERFORMED AT THE DIRECTION OF THE CLIENT WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IS SUBJECT TO ANY AND ALL THE FACTS THAT WERE PROVIDED BY THE CLIENT. NO TITLE SEARCH WAS ATTOMIT BY THE SURVEYOR TO RESEARCH THE TITLE OTHER THAN THAT WHICH IS NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY BY THE MINIMUM STANDARDS OF THE STATE OF KENTUCKY AS NOTED IN THE SURVEYOR'S CERTIFICATE.
3. THE BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED PROPERTY LINES WHICH MAY OR MAY NOT BE UPHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON THE SUBJECT PROPERTY.
4. ADJOINING OWNERS ARE SHOWN PER TAX RECORDS.
5. THIS SURVEY IS SUBJECT TO ANY PLANNING & ZONING REGULATIONS THAT MAY APPLY.
6. FIELD WORK WAS COMPLETED ON DEC. 13, 2023.



**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RTK GPS EQUIPMENT OR BY RANDOM TRAVESS. NONE OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD L5HV & T3 BASE GPS EQUIPMENT, WITH THE REMAINDER USING A TOPCON PISTOL ROBOTIC TOTAL STATION. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS  $\pm 2.00$  FT. THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLIPPING AND ARE CONSIDERED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL ANGLEMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED.

HORIZONTAL DATUM—NAVD88 VERTICAL DATUM—NAVD88 GEOD MODELS—KGS90 '98 KENTUCKY SINGLE ZONE; US SURVEY FEET

DATE OF SIGNATURE **JEREMY L. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR #3953**  
12/13/23  
DATE OF FIELD SURVEY

**MICHAEL E. KAREN WILLIAMS**  
DB 1503 PG 249



STATE OF KENTUCKY  
JEREMY L. LYNCH  
3953  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

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**SITE PLAN FOR:**

**JOSEPH COOMBS PROPERTY**

199 BETHLEHEM ACADEMY ROAD, CECILIA, HARDIN CO., KENTUCKY

**OWNER/CLIENT:** JOSEPH COOMBS  
199 BETHLEHEM ACADEMY RD.  
CECILIA, KY. 42724

SCALE 1 IN. = 100 FT.	PLAT # J. HALL	PARA # 215-00-00-013
DATE 11/03/25	ACRE 45.853 ACRES	DR. NARCS UNIVERSAL CHARTS BETHLEHEM ACADEMY ROAD
BLK# 25-555	SOURCE DEED BOOK 1535 PG 877	

**Lynch Land Surveying**  
(270) 401-8140 ~ [Lynch3953@gmail.com](mailto:Lynch3953@gmail.com)  
3049 LEXAC ROAD, LEXCAPED, KENTUCKY 42734

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18-130.



STATE OF KENTUCKY  
JERRY L. LYNCH  
#053  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

TRAFFIC COUNTS  
FROM KYTC

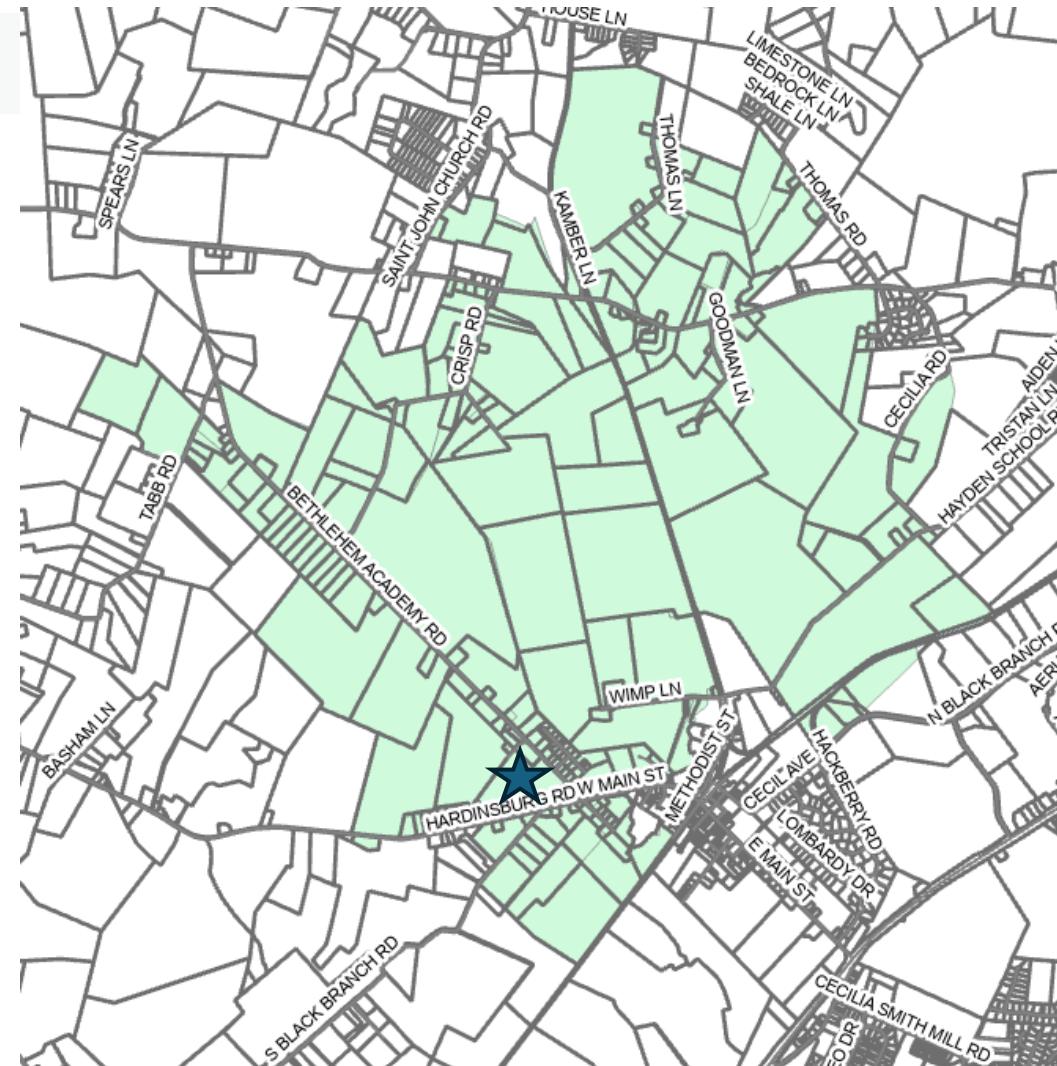


## NATURAL GAS STORAGE AREA:

Areas shown on this subdivision plat are within the Cecilia Gas Storage Field operated by the City of Elizabethtown Natural Gas System and are subject to restriction due to recorded leases for the property. Portions of the lots or the entire lot may be subject to restrictions due to these leases. Specific restrictions, including, but not limited to, access and well development are based on the location of facilities necessary for underground storage of natural gas. Detailed information on the restriction for the lots shown on this plat is available at the City of Elizabethtown, Department of Natural Gas, Elizabethtown City Hall.



- UTIL-G-LEASE
- 





**ZONING CHANGE**  
PUBLIC HEARING R2 to R1  
TIME: 5:00 DATE: 12-16  
PLACE: HARDIN COUNTY  
GOVERNMENT BUILDING 2ND FLOOR

HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION  
150 N. PROVIDENT WAY, ELIZABETHTOWN, KY 42701 PHONE: 270-769-5479

**Improvement Information**

Description	1-STORY RANCH	Finished Basement %	0
Type of Residence		Bedrooms	3
Year Built	2008	Full Baths	2
Num Stories	1	Half Baths	0
Above Ground Sqft	1479	Exterior	BRICK
Total Living Area	1479	Heat	GAS
Basement	FULL	Air Condition	CENTRAL/AC
Basement Sqft	1479	Fireplace	1
Basement Sqft Finish	0		

**Outbuildings**

Description	POOL REINFORCED CONCRETE POOL	Square Footage	512
Year Built	2016	Condition	C

















**FARMCLAC**

- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland
- Prime farmland if drained
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if protected from flooding or not frequently flooded during the growing season

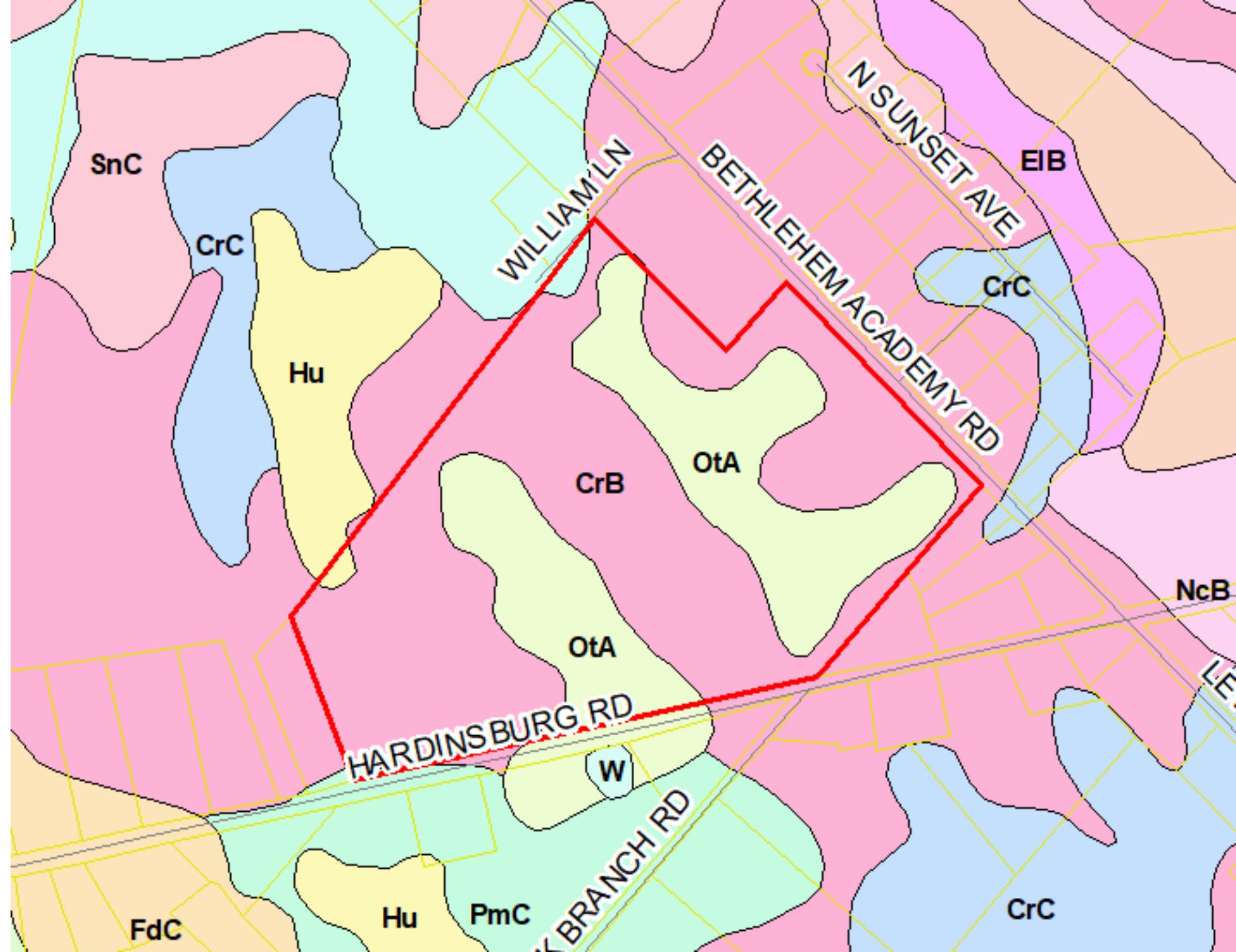


CrB = Crider Silt  
Loam, 2-6% slopes

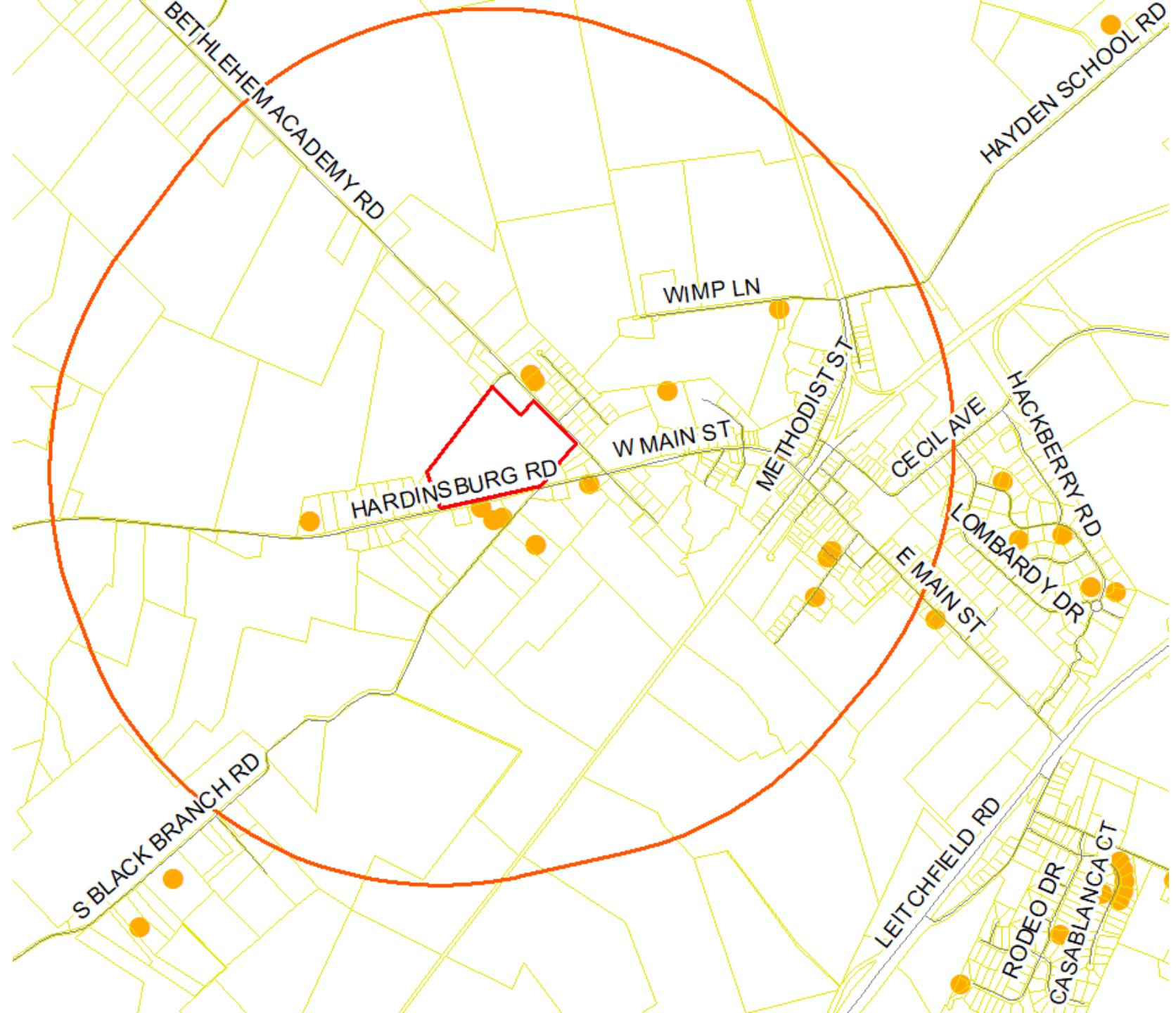
OtA = Otwell Silt  
Loam, 0-2% slopes

Hu = Huntington Silt  
Loam

SnB = Nicholson Silt  
Loam, 2-6%



14 new single family  
homes within 1  
square mile in the  
last 10 years



RECORD PLAT  
of  
RUBY ESTATES  
HARDIN COUNTY, KY

HARDIN COUNTY, 

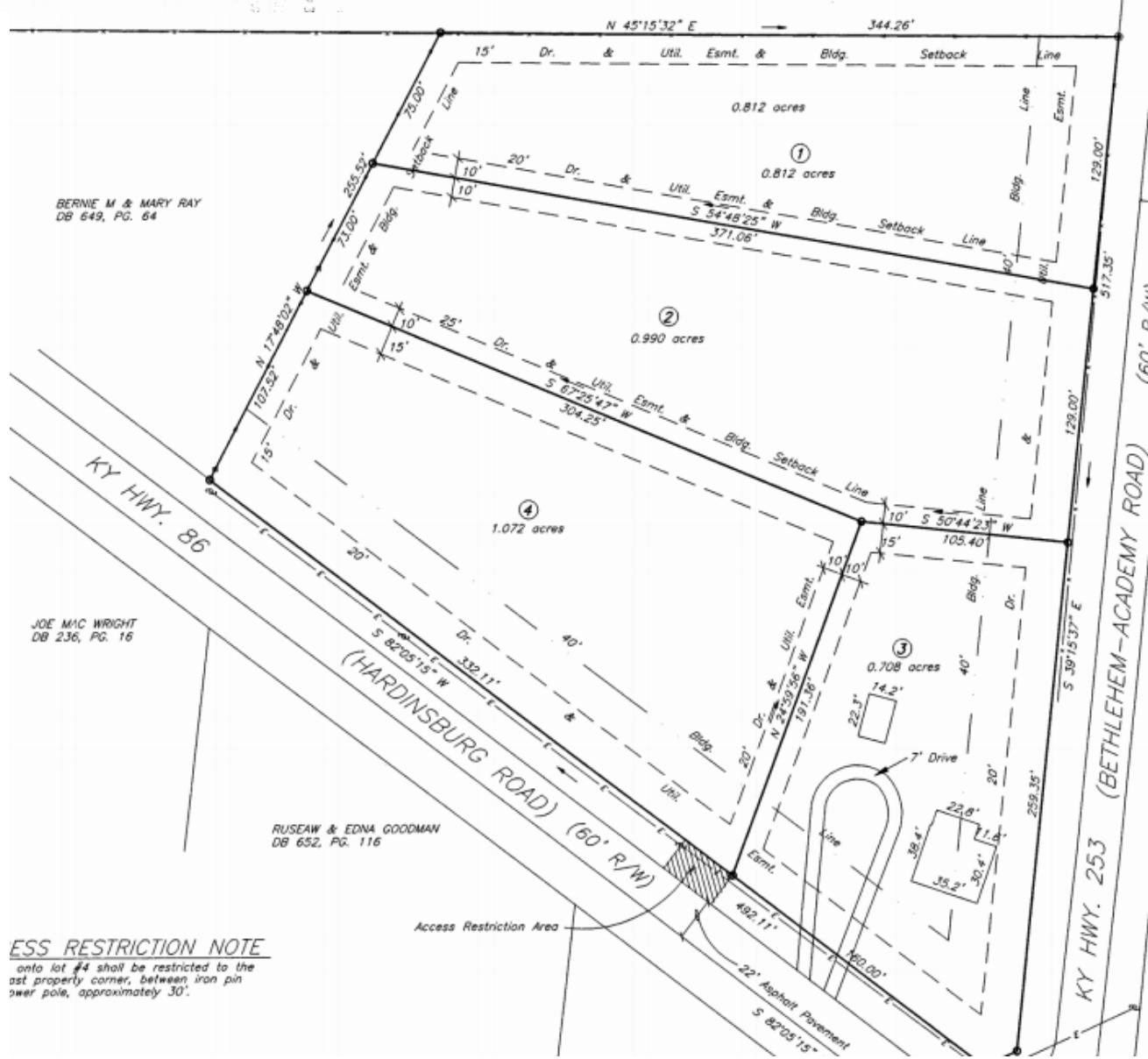
BERNIE M & MARY RAY  
DB 649, PG. 64

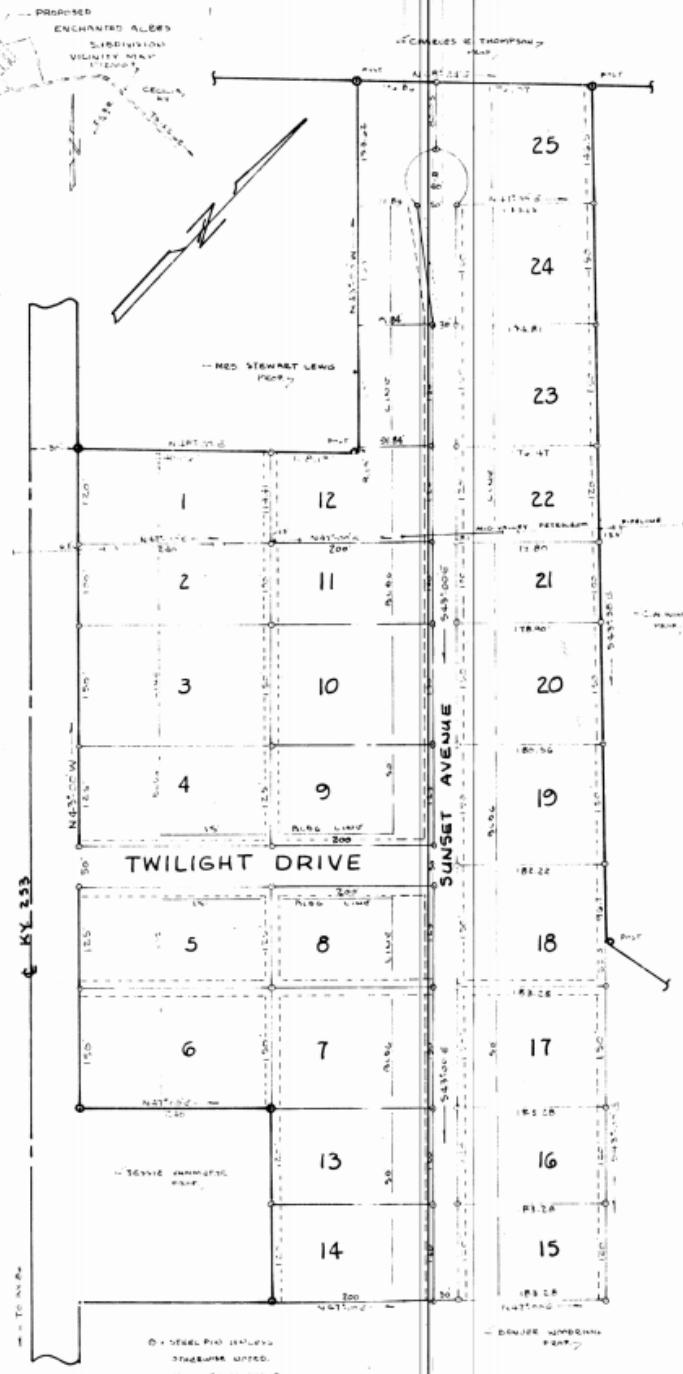
MMC WRIGHT  
236 PG. 16

RUSEAW & EDNA GOODMAN  
DB 652 PG. 116

ESS RESTRICTION NOTE

onto lot #4 shall be restricted to the east property corner, between iron pin 2 over pole, approximately 30'.





Correct Plat - Bldg lines  
ENCHANTED ACRES

## ENCHANTED ACRES

SUBDIVISION TO  
HARDIN COUNTY, KENTUCKY

DENVER H. & FAYE E. WOODRING

OWNERS

CECILIA, KENTUCKY

## SURVEY & PLAN

BY  
GEISON EVANS JR. - LAND SURVEYOR

RE: 1 - Box 32 - ELIZABETHTOWN, KY

AUGUST 26, 1972 - SCALE 1":100'

2014-04-06 14:00:00 THURSDAY APR 3 2014 14:00:00 6:20

OWNER'S CERTIFICATE

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY  
ENTITLED HEREIN WHICH IS LOCATED IN EAST BOSTON, MASS., PARCELS 300, 301, 302, IN THE  
HARVARD TRACT, COMMONS DISTRICT, IN HOPKINTON, N.H., THE PLAN OF WHICH IS FILED  
THIS PROPERTY, IN HOPKINTON, N.H., THE STREETS AND ANY OTHER SPOTS  
OR LOCALITIES IN PUBLIC USE, AND OF HOPKINTON, DURHAM, AND BELLEME  
THE ESTIMATED ASSESSMENT FOR PUBLIC UTILITY AND TAXES AND REVENUE.

20 June 74 *Denny H. Woodbury*  
LATE *in Washington*

NOTARY, STATE OF KENTUCKY, COUNTY OF HARDIN

I, Shawn Rose, a Native, PUBLISH IN AND FOR THE STATE AND  
COUNTY OF GEORGIA, DO HEREBY CERTIFY THAT THE FOREGOING STATE  
MENT WAS THIS DAY PUBLISHED TO ME IN STATE AND COUNTY BY THE PERSON  
NAMED AND I HEREBY CERTIFY THAT THEY HAVE DELIVERED SAME TO  
WITNESS MY HAND THIS 20 day of June 1974.  
SIXTY EIGHTH EDITION Brownell 1974 S-7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO, THAT THE INFORMATION CONTAINED HEREIN IS TRUE, CORRECT AND THAT THIS PLAT ACCURATELY SHOWS THE PREMISES DESCRIBED AND LOCATED; THE INFORMATION SHOWN HEREON IS OF MY OWN KNOWLEDGE AND BELIEF; AND THAT ALL REQUIREMENTS OF THE APPROPRIATE REGULATIONS HAVE BEEN MET.

CERTIFICATE OF APPROVAL OF  
WATER AND SEWER SYSTEMS

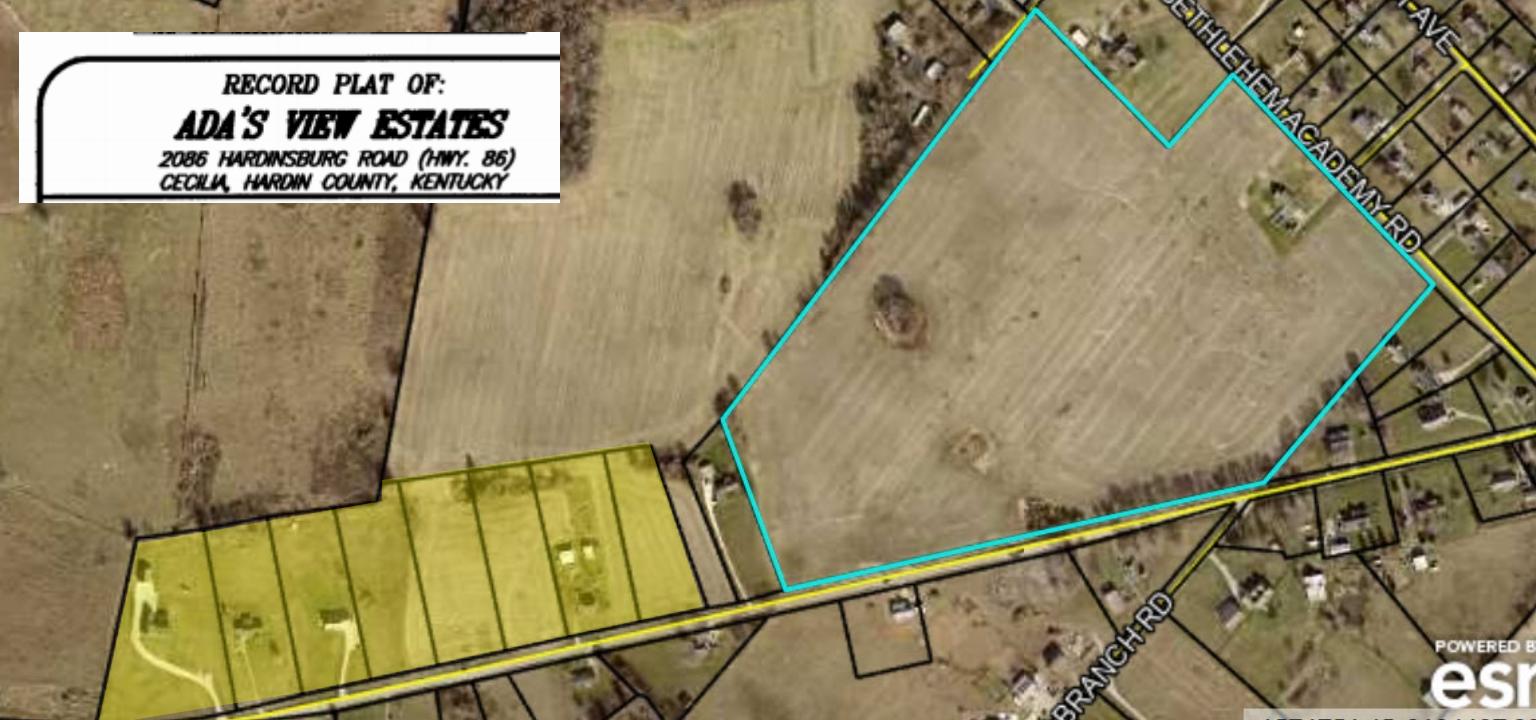
THESEBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENCHANTED VALLEY WILL FULLY MEET THE REQUIREMENTS OF HEALTH DEPARTMENTS OF MARION COUNTY AND THE STATE OF KENTUCKY AND ARE APPROVED AS SHOWN.



RECORD PLAT OF:

**ADA'S VIEW ESTATES**

2086 HARDINSBURG ROAD (HWY. 86)  
CECILIA, HARDIN COUNTY, KENTUCKY



POWERED BY  
**esri**

1574751.45 2124627.28





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**Step 4: Your request is not in compliance with the Comprehensive Plan. To gain approval you must address either Item A or Item B below:**

- A. The existing zoning classification assigned to the property is inappropriate and the proposed zoning classification is appropriate; or:
- 
- 
- 
- 
- 

- B. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Development Guide and which have substantially altered the basic character of such area:

- 1) There is currently a shortage of single family building lots in the Cecilia area. With the opening of Cecilia Valley elementary school & the construction of the new middle school there will be an increased demand for building lots.
- 2) The proposed site currently is adjacent to the current R1 zone
- 
-

# Zone Changes from R-2 to R-1 since 2009 (15 total: 11 approved, 2 withdrawn, 1 denied and 1 pending)

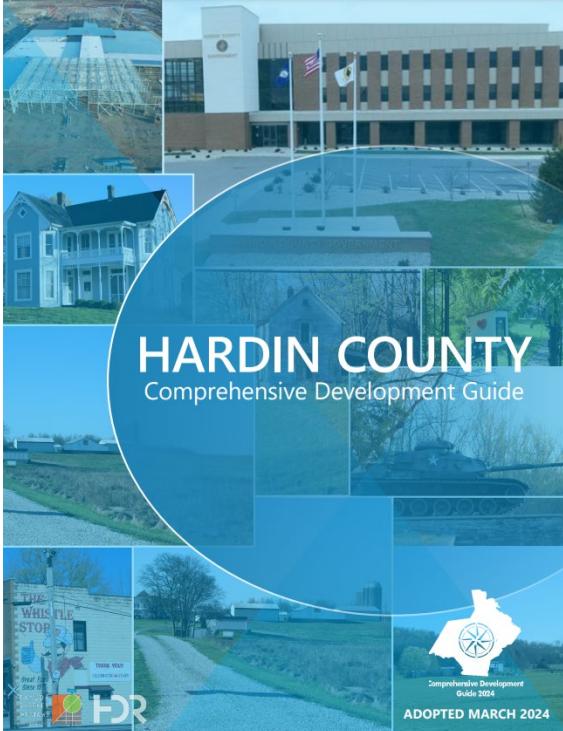
Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
11/04/2025	COOMBS JOSEPH W	147-00-00-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	JOSEPH COOMBS PROPERTY	TO ALLOW FOR A ZONE CHANGE FROM THE R-2 TO R-1 ZONE TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED	199 BETHLEHEM ACADEMY ROAD	PENDING	
08/19/2025	CRISP HOLDING LLC	145-00-00-033.06	MAP AMENDMENT	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 SUBDIVISION	CRISP ROAD	DENIED	10/14/2025
03/11/2025	BRENTWOOD FARMS, INC	206-00-00-021.01; 206-00-021.07	MAP AMENDMENT	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	121-00-00-005	MAP AMENDMENT	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	253-00-00-030	MAP AMENDMENT	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	254-00-00-006	MAP AMENDMENT	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	145-00-00-033.06	MAP AMENDMENT	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	098-00-00-031.05	MAP AMENDMENT	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	241-00-00-005.06	MAP AMENDMENT	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	122-00-00-005	MAP AMENDMENT	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	246-00-00-027	MAP AMENDMENT	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	225-00-00-048	MAP AMENDMENT	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	098-00-00-031.04	MAP AMENDMENT	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	098-00-00-044.05	MAP AMENDMENT	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 RAINES	098-00-00-019	MAP AMENDMENT	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	

# Reasons for Granting a Map Amendment

## **KRS 100.213**

Before any map amendment may be granted, the planning commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts that one or more of the following apply:

1. The proposal is in agreement with the language of the Comprehensive Development Guide;
2. There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area; or that,
3. The existing Zone assigned to the property is inappropriate and the proposed amendment is appropriate.



# HOW TO USE THE RECOMMENDED LAND USE PLAN

As development proposals are considered, the three steps in this land use plan should be used to determine if it complies with the comprehensive plan. This process can be used independently by property owners and developers to determine the appropriateness of a development idea and also to identify the expectations that will be placed on any development proposal submitted to the Hardin County Planning Commission. In addition to outlining the three-step process, a series of terms that are used throughout the land use plan are also included in this chapter.

## Step 1: Compliance with Community-Wide Development Policies

This step includes a checklist of broad development policies and criteria that are applicable to all types of development within the county. These policies and criteria should be met prior to development occurring.

## Step 2: Compliance with the Recommended Future Land Use Patterns

This step is intended to give guidance on the types of development that should occur throughout the county. It includes a map that includes seven general types of development patterns as well as corresponding criteria that relate to the compatible land uses, recommended densities, and recommended intensities of those uses. Additional guidance and criteria are listed to provide guidelines for future development within each of the planning areas of the county.

## Step 3: Compliance with the Planning Area Guidelines

This step provides more definition to each geographic area of the county through 29 planning areas. Within each planning area, specific development issues or constraints are outlined and guidelines for development that are specific to each area are included.



## ZONE CHANGE STAFF REPORT

Hardin County Planning and Development Commission  
150 N. Provident Way, Suite 225  
Elizabethtown, Kentucky 42701  
(270) 769-5479

**Summary:** The owner, Joseph Coombs, is proposing to rezone a 45.853 acre site located at 199 Bethlehem Academy Road in Cecilia, KY, from Rural Residential (R-2) to Urban Residential (R-1) to allow for a proposed 16 lot subdivision with a 27 acre tract remaining.

<b>Pre-application Conference:</b>	September 29, 2025	<b>Owner:</b> Joseph Coombs 199 Bethlehem Academy Road Cecilia, KY
<b>Public Hearing Date:</b>	December 16, 2025	
<b>Location of Proposed Zone Change:</b> 199 Bethlehem Academy Road, Cecilia, KY		<b>Zone Map Amendment Request:</b>
<b>Acreage:</b> ±45.853		FROM: R-2 (Rural Residential) TO: R-1 (Urban Residential)
<b>PVA Parcel Number:</b> 147-00-00-013		<b>Land Use Group:</b> Natural Resource  <b>Planning Area:</b> Natural Resource  <b>Existing Land Uses:</b> Single Family Residential & Agriculture  <b>Zoning History:</b> R-2 (Rural Residential) was the original zoning for the subject property since July of 1995.  <b>Adjacent Zoning:</b> North: R-2, Williams (70 acres), Lovall (2.89 acres) South: R-2, Bland (16.7 acres), Vessels (1.2 acres), Sparks (1.7 acres) East: R-2, Ray (1 acre), R-1, Fraser (0.8 acre) and Enchanted Acres Subdivision West: R-2, Wright (1.6 acres)
<b>Flood Plain:</b> The property is located outside of the floodplain according to FEMA Map 21093C0286D (dated 16 August 2007).		
<b>History of the Property:</b> Mr. Coombs was willed the property in 2022 from his late wife, Susan Wright Smith / Coombs. She had owned the property since 1997 when she purchased it from Eula Wright. The property has been owned by members of the Wright family since 1979. Prior to this, it was owned by Mary & Archie Young since 1923.		
<b>Soil Map:</b> The site is almost entirely considered prime farmland (Otwell Silt Loam and Crider Silt Loam).		
<b>Utility Services:</b> Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 4" line along Bethlehem Academy Road and a 6" line along Hardinsburg Road.		<b>Transportation Considerations:</b> The site has road frontage along Hardinsburg Road (KY 86), a state maintained highway with 60' dedicated right-of-way and 22' pavement width and Bethlehem Academy Road (KY 253), a state maintained highway with a 60' dedicated right-of-way and 19' of pavement width.
<b>Wastewater Treatment:</b> Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected by the Environmental Services Office of the Health Department.		<b>Increases in the Urban Area:</b> With the 2009 Comprehensive Plan and again with the 2024 Comprehensive Plan, the urban area of the county has been increased beyond what was zoned R-1 at the adoption of zoning in July of 1995. While the railroad was the dividing line in 1995, the urban area now extends as far west as Bethlehem Academy Road.

## COMPREHENSIVE PLAN COMPLIANCE

### Comprehensive Plan Policy –

### STEP 1: Compliance with Community-Wide Development Policies

#### General Policies:

*Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.*

This site is directly adjacent to both the Urban Area and the Cecilia Rural Village.

*The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.*

The proposal is in character with the adjacent Enchanted Acres Subdivision (lots sizes range from 0.5 to 1 acre) as well as the adjoining Ruby Estates (0.7 to 1 acre) at the intersection of Hardinsburg Road & Bethlehem Academy Road.

*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.*

14 new single family dwellings have been built within one square mile of the site in the past 10 years.

The 2008 Comprehensive Plan increased the Urban Area by 16,552 acres and the 2024 Comprehensive Plan increased the Urban Area by an additional 8,741 acres.

#### Utility and Infrastructure Policies:

*New development should be encouraged in areas where public water service is available and can accommodate additional customers (including hydraulic analysis report or wellhead protection).*

Public water is provided via Hardin County Water District #2 with a 4" line along Bethlehem Academy Road and a 6" line along Hardinsburg Road.

*Development should comply with all requirements for on-site sewage disposal, if applicable, and use effective, environmentally sound practices when implemented.*

Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected by the Health Department as part of the plat & building permit approval process.

#### Public Services Policies:

*New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.*

The KY 86 Volunteer Fire Department is approximately 1 mile away to the west. There is an existing fire hydrant at Bethlehem Academy Road & Williams Lane and at Hardinsburg Road & South Black Branch Road.

*Residential development should be adequately served by public schools.*

The site would be served by Cecilia Valley Elementary, West Hardin Middle and Central Hardin High schools.

#### Road and Access Policies:

*Individual lots, particularly residential lots, should have limited access points onto arterial and collector roads. Other existing county roadways should be assessed to determine the need for additional access controls.*

KYTC has determined that 8 of the lots along Hardinsburg Road (KY 86) will require shared driveways.

*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.*

The site has road frontage along Hardinsburg Road (KY 86), a state maintained highway with 60' dedicated right-of-way and 22' pavement width (ADT of 3,318) and Bethlehem Academy Road (KY 253), a state maintained highway with a 60' dedicated right-of-way and 19' of pavement width (ADT of 444).

## COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Natural Resource Area	STEP 2: Agreement with the Future Land Use Map & Guidelines
<p>The Recommended Land Use Pattern and Development Criteria notes that, “Land uses should avoid impacts to natural resources with more dense residential development only at strategic intersections and crossroads” It also notes that, “low density residential uses are appropriate with denser residential development only at strategic intersections and crossroads.”</p> <p>The intersection of Hardinsburg Road (KY 86) and Bethlehem Academy Road (KY 253) at the western edge of the Cecilia Rural Village is a major intersection / crossroads.</p>	
Comprehensive Plan Policy – PA #22 Natural Resource	STEP 3: Compliance with the Planning Area Map & Guidelines
<p>While the site lies within the Natural Resource Planning Area it is also directly adjacent to both the Cecilia Rural Village that outlines a traditional small downtown with a mix of small-scale commercial shops and, “urban residential that support the revitalization and preservation of the area” and the West Urban Area where, “the recommended land use pattern is predominately urban residential”.</p>	

### 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 Hardinsburg Road (KY 86) and Bethlehem Academy Road (KY 253) which are state maintained highways that have adequate pavement width and right-of-way for residential development,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The property is located in the Natural Resource Area at a major crossroads / intersection but also adjacent to the Urban Area Future Land Use Group and Cecilia Rural Village,
- The proposal will allow for the property to be further subdivided into single family residential lots that are 40,000 sq. ft. in size with 100' of road frontage,
- 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 2025-009**  
**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 Natural Resource Future Land Use Group of Hardin County and within the Natural Resource Planning Area (#22);

**WHEREAS** this proposal is a request to rezone the 1995 designation of Rural Residential (R-2) to Urban Residential (R-1) for a 45.853 acre site located at 199 Bethlehem Academy Road, Cecilia, KY.

**NOW THEREFORE, BE IT RESOLVED**, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Joseph Coombs known as PVA #147-00-00-013 and being 45.853 acres located at 199 Bethlehem Academy Road, Cecilia, KY 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: Natural Resource
Step 3:	Planning Area: Natural Resource Planning Area

**Goal 5:** HOUSING : Promote Hardin County as a place to live.  
**Objective 1.4:** Support a supply of housing that responds to population and employment growth.

ADOPTED THIS SIXTEENTH DAY OF DECEMBER 2025.

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Mark Hinton, Chairman

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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 2025-009 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: Natural Resource
Step 3:	Planning Area: Natural Resource Planning Area

**Goal 5:** HOUSING: Promote Hardin County as a place to live.

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

**OR**

I make a motion to **Deny** the proposed Zoning Map Amendment based upon:

- the testimony provided by Staff and those in attendance at the Public Hearing

The proposed Map Amendment from R-2 & R-1 is NOT in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.

More specifically, the request does not meet the following recommended Land Uses for the Natural Resource Future Land Use Pattern & Planning Area (Steps 2 & 3):

- Productive agricultural land should be preserved and agricultural operations should be protected.
- Open spaces and natural areas should be supported and encouraged in this area.
- Productive farmland and natural resources should be protected and encouraged through techniques such as residential clustering, conservation easements, and right to farm regulations.
- All development activities should preserve and reinforce the existing rural character of this area.

**Goal 4:** CONSERVATION & ENVIRONMENT: Encourage development that is sensitive to the environment, non-renewable resources, prime farmland, and natural areas that reinforces the county's rural character and promotes the utilization of existing community resources.

**Objective 4.2:** Encourage the preservation of productive agricultural land and protection of prime farmland and existing agricultural operations as new development occurs.

# PRELIMINARY PLAT – CONSIDERATION & ACTION

## Crisp Meadows Subdivision

Applicant:  
Surveyor/Engineer:

Crisp Holdings, LLC  
Heritage Engineering

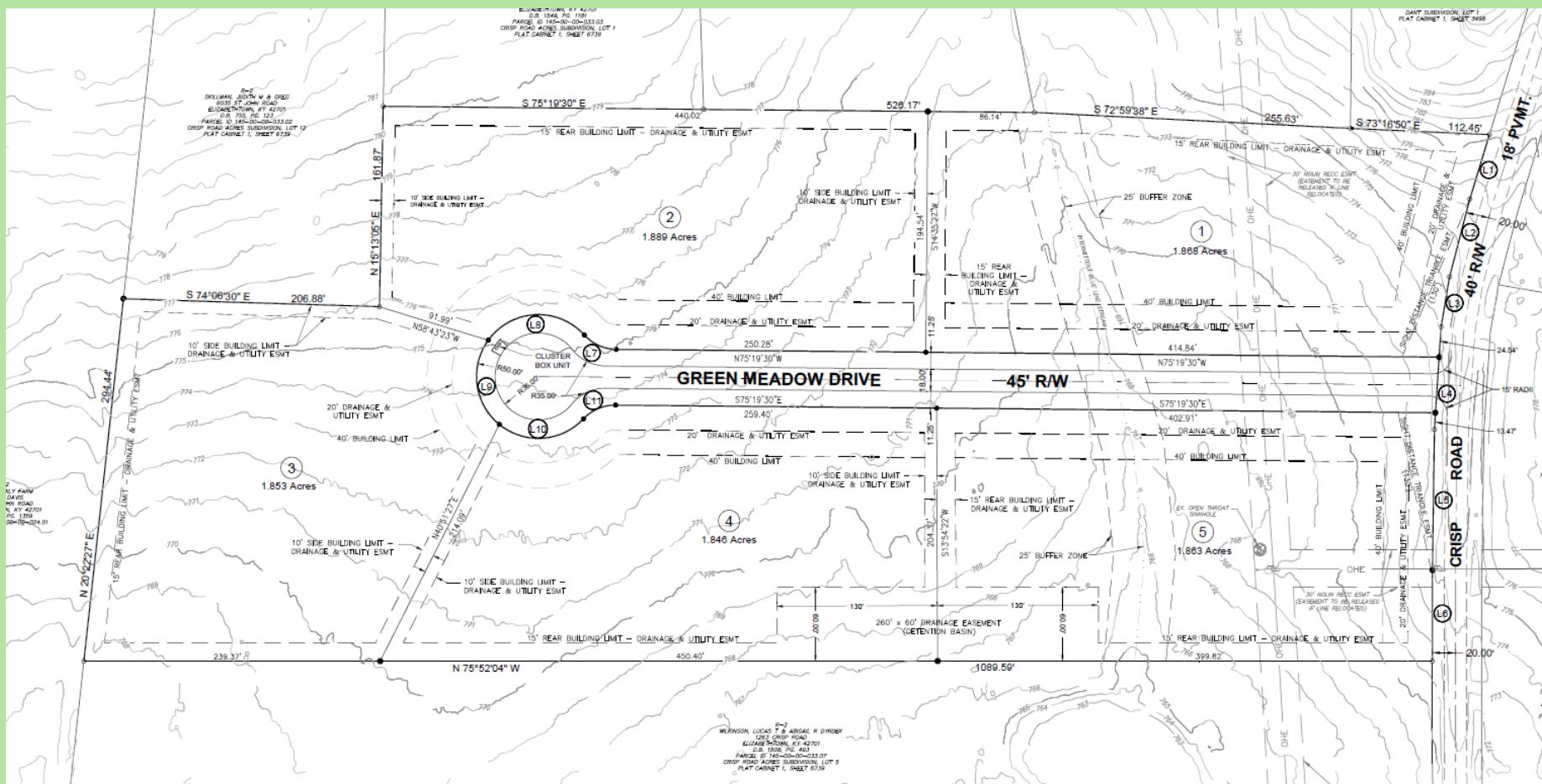
Proposal: 5 single-family residential lots

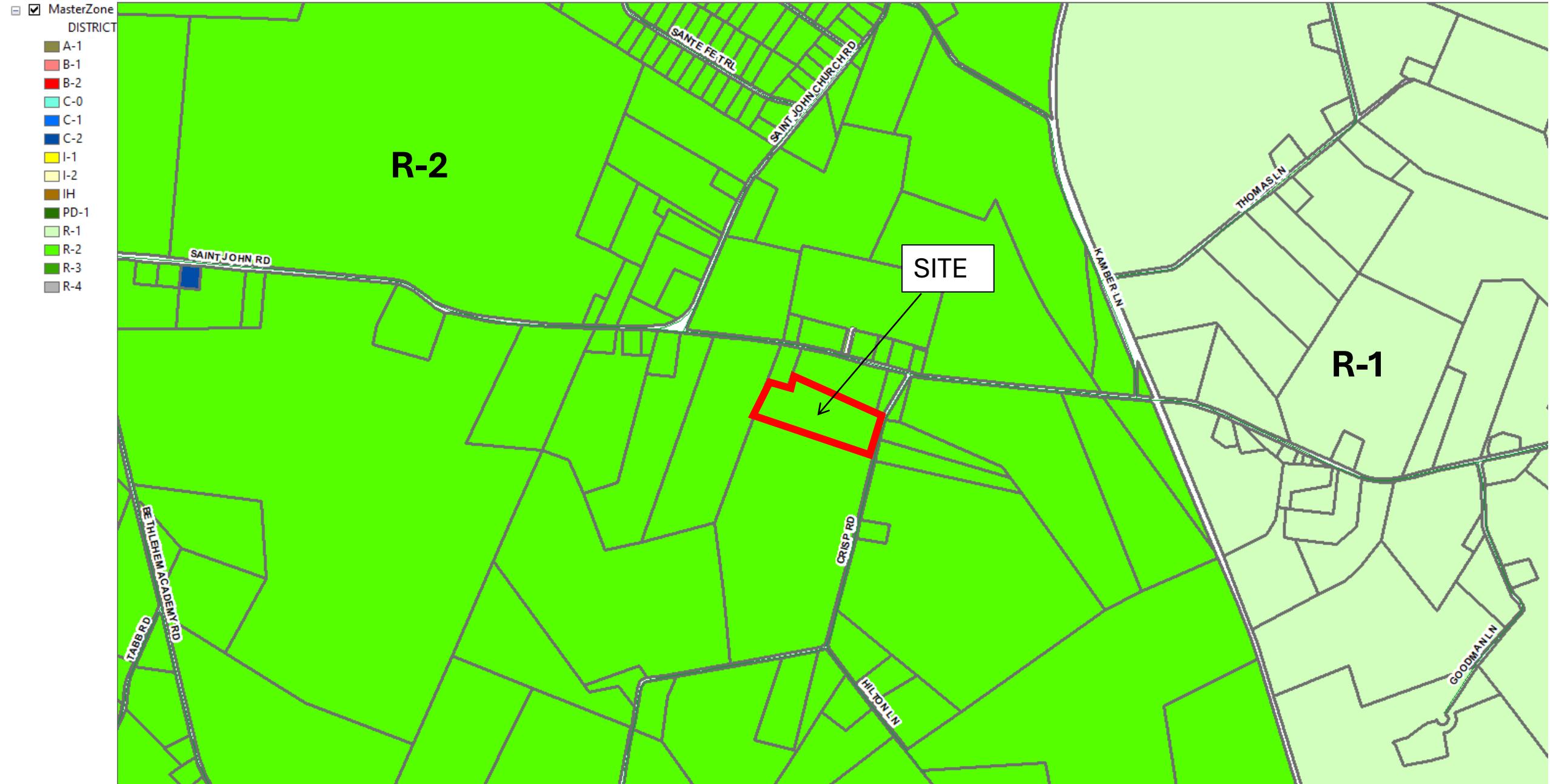
Site: 10.02-acre site outside of Elizabethtown, KY

Location: Crisp Road

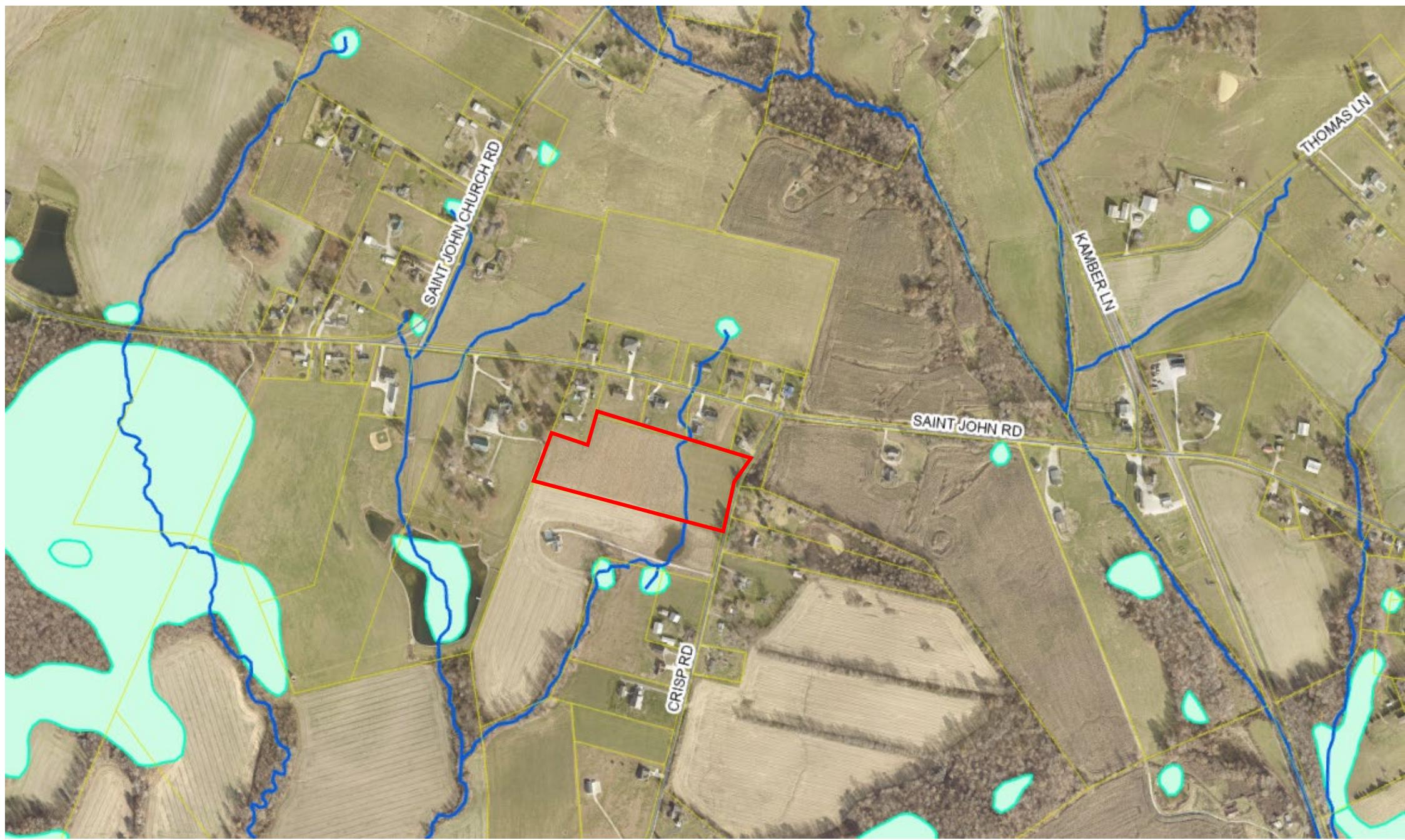
PVA: 145-00-00-033.06

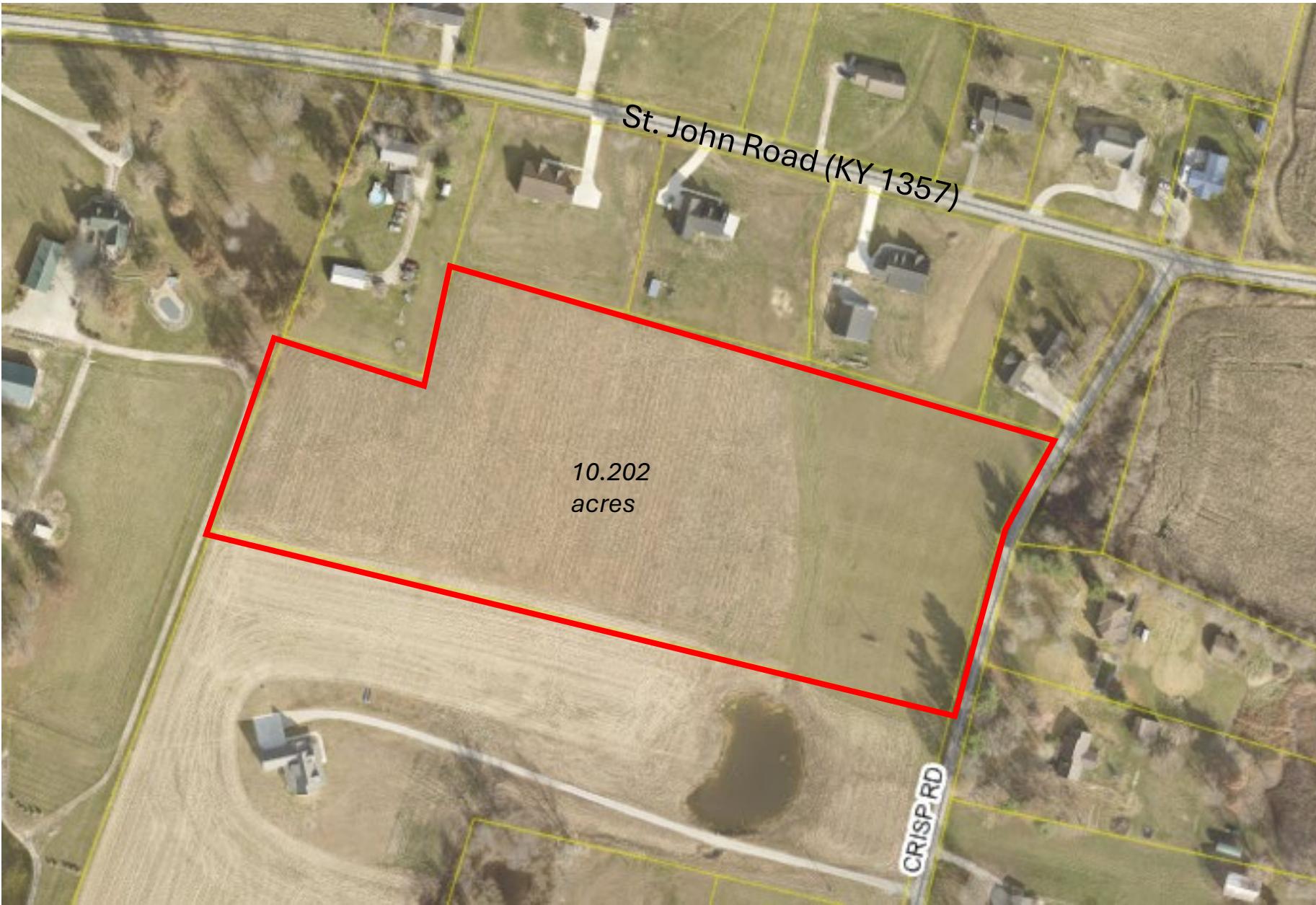
Zoning: Rural Residential (R-2)





- Hardin\_Wetlands
- Hardin\_100Flood
- Streams 2023
- hardin\_sinkhole





COMPLIES WITH 201 KAR 18:150.

**RECORD PLAT OF:**

**Crisp Road Acres Subdivision**

**OWNER AND DEVELOPER** Barbara Thomas Estate  
1245 Crisp Road, Elizabethtown, Ky. 42701

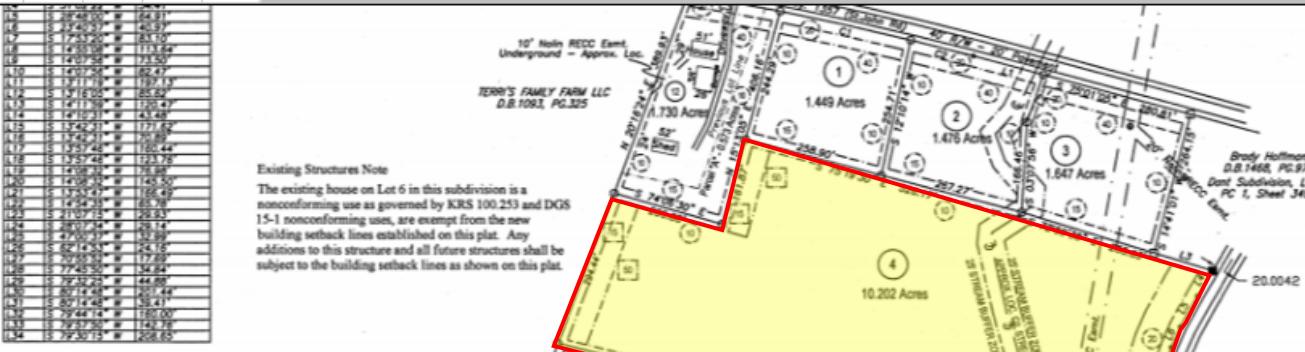
**OWNER AND DEVELOPER** Judith and Greg Skillman  
6035 St John Road, Elizabethtown, Ky. 42701

**SURVEYED BY** CLEMONS AND ASSOCIATES - DARREN L. CLEMONS  
522 NORTH MULBERRY STREET, ELIZABETHTOWN, KY. 42701

TOTAL # OF LOTS: 12    TOTAL AREA OF LOTS BEING SUBDIVIDED: 66.234 ACRES

PVA# 145-00-00-033-033.02    SOURCE OF TITLE: 217/271 (W.B.63, PG.750); 755/123 & 972/218

DATE SURVEYED: 10/10/2018    DATE PLATTED: 10/10/2018    LOCATION: CRISP ROAD



**GAS STORAGE AREA:**

TERRY'S FAMILY FARM LLC  
D.B.1083, PG.325

on this subdivision plat are within the Cecilia Gas Storage System by the City of Elizabethtown Natural Gas System and are restricted due to recorded leases for the property. Portions of the entire lot may be subject to restrictions due to these leases. Restrictions, including, but not limited to, access and well placement are based on the location of facilities necessary for the storage of natural gas. Detailed information on the restrictions for the lots shown on this plat is available at the City of Elizabethtown, Department of Natural Gas, Elizabethtown City Hall.

Development of construction activity including site grading may be subject to the City of Elizabethtown's lease rights.

**NONCONFORMING UTILITY EASEMENT CROAEMENT NOTE**

It is the intent of the property owner that no structures or fences be placed within the 25' stream buffer zone. If any structure or fence has been placed within the 25' stream buffer zone, then the owner must be addressed accordingly. Nolin RECC may relinquish any of its rights to utilize its utility if it so wishes for any damage to any property or structures on a property owner's property. Nolin RECC may use its utility on a property owner's property in the performance of their duties. The property owner must provide access to Nolin RECC if requested. It is understood that in an emergency situation, the property owner may not have time to notify the owner and may have to cut through a structure or fence within the established easement in order to gain access.

R.L.P. - 2018  
Greg A. Bully - 2022-21

TERRY BWP - CRAL  
D.B.1218, PG.752

**OPEN SPACE SUBDIVISION**  
Crisp Road

GRAY ENTRANCES MUST BE PROVIDED WITH ORANGE

OPEN SPACE SUBDIVISION

Crisp Road

2021



## Hardin County Water District No. 2

1951 West Park Road • P.O. Box 970 • Elizabethtown, KY 42701  
Telephone (270) 737-1056 • Fax (270) 737-2301 • TTY 1-800-648-6956 or 711  
[www.hcwd2.org](http://www.hcwd2.org)

September 4, 2025

### Preliminary Approval from Hardin County Water District No. 2

Gregg Bennett  
Heritage Engineering

RE: Crisp Meadows Subdivision  
Crisp Road  
Elizabethtown, Kentucky

Dear Mr. Bennett,

Hardin County Water District No. 2's (the District) drinking water service area includes the property located at Crisp Rd, Elizabethtown, Kentucky. The District has the capacity and facilities to provide adequate water service for the proposed development at this location under our current tariffs and regulations.

I have reviewed the Preliminary Plat of Crisp Meadow Subdivision, and the project is preliminary approved. Development plans and utility plans must be submitted to the District for final review and approval. Hardin County Water District No. 2 is a public drinking water provider with a Public Water System Identification number of KY0470175.

Should you have any questions concerning this matter, please feel free to contact me at (270) 737 – 1056 ext. 212 or by email [fpollock@hcwd2.org](mailto:fpollock@hcwd2.org).

Sincerely,

Forrest Pollock  
Projects & Systems Manager  
Hardin County Water District No. 2

# PRELIMINARY PLAT

Staff Review Comments  
August 27, 2025

## Subdivision Name: Crisp Subdivision

Owner: Crisp Holdings, LLC

Engineer: Heritage Engineering, LLC

## Location: Crisp Road, Elizabethtown, KY

PVA Map Parcel Number: 145-00-00-033.06

### Lot Design:

Total Acres: 10.2      Lot Area: 9.21

R/W Area: 0.99

Proposed Number of lots: 5

Average Lot Size: 1.84 acres [9.10 acres / 5 lots]

Range of Lot Size: 80,071 sq. ft. to 80,309 sq. ft.

**Land Use:** Property is vacant without structures

Zoning Sector: Rural Residential (R-2)

### Adjoining Properties:

North: R-2, Hoffman (0.926 Acres), Burris (1.647 Acres), Hill (1.476 Acres), Behr (1.449 Acres), Skillman (1.73 Acres)

South: R-2, Wilkinson (18.907 Acres)

East: R-2, Smith (4.1 Acres), D & D Trust (3.95 Acres), Drake (0.53 Acres)

West: R-2, Davis (39.843 Acres)

### Government Services & Utilities

Access Road: Crisp Road (County Maintained – 40' R/W, pavement 18 feet)

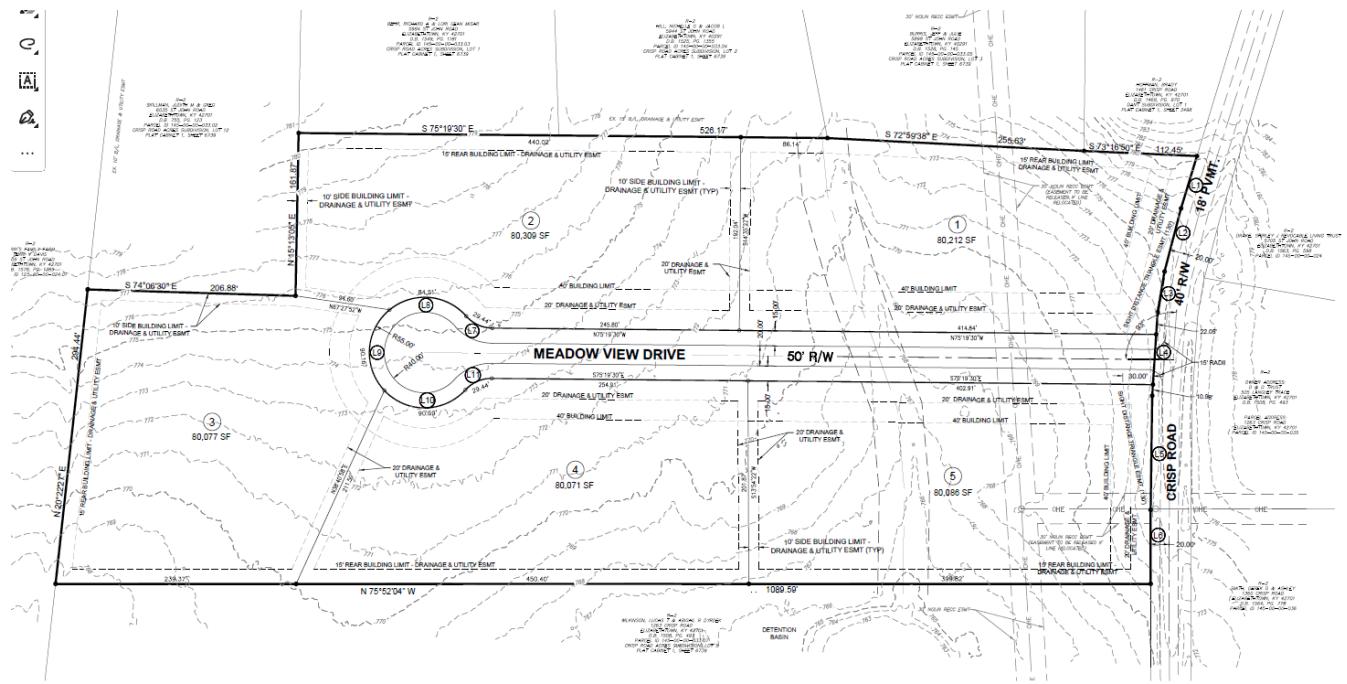
Classification: Minor Collector

Water: Hardin County Water District #2

Electric: (Nolin RECC or Kentucky Utilities)

Schools: Elementary Cecilia Valley Middle School West Hardin High School Central Hardin

Fire Department: KY 84 Volunteer Fire Department



# MOTION

I make a motion to Conditionally Approve the Preliminary Plat of Crisp Meadows Subdivision:

- Pending correction of the 30 items listed in the Staff Review Comments.

