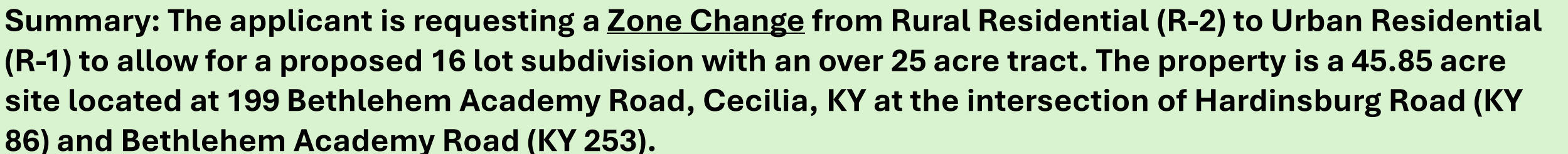


# **Hardin County Planning & Development Commission**

**16 December 2025**



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



# 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	



Public Notification

LEGAL NOTICE




NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, December 16, 2025, in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the zoning map from the R-2 Rural Residential Zone to the R-1 Urban Residential Zone for a +/- 45.853 acre site located at 199 Bethlehem Academy Road, Cecilia, KY 42724.

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

COPY

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.

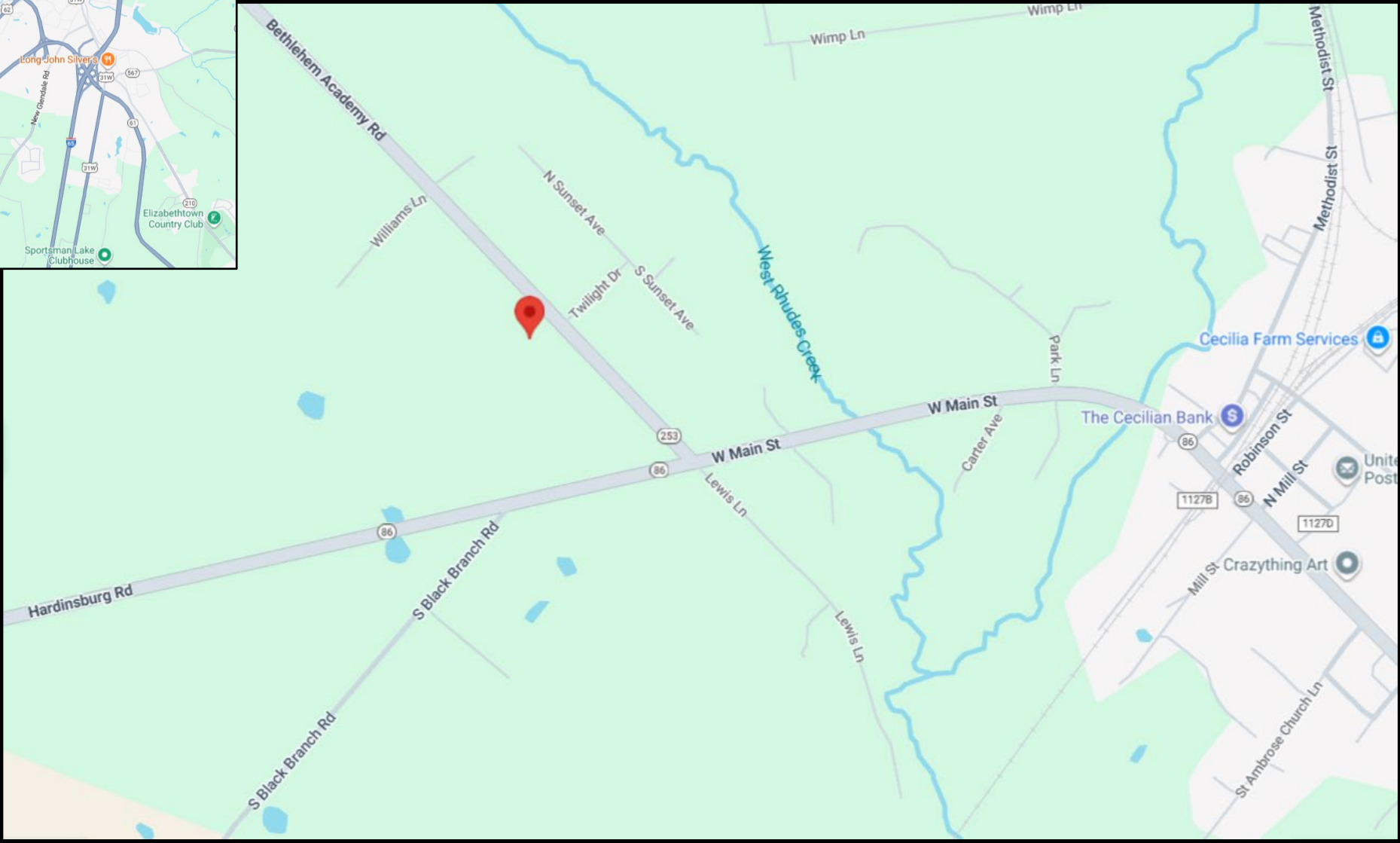
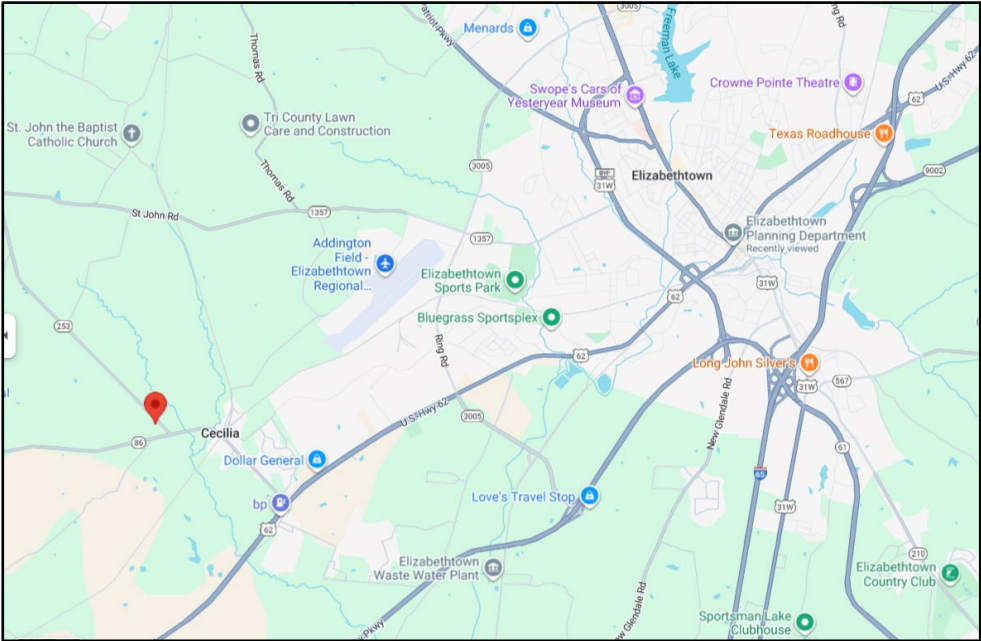


Adam C. King, AICP  
Director

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

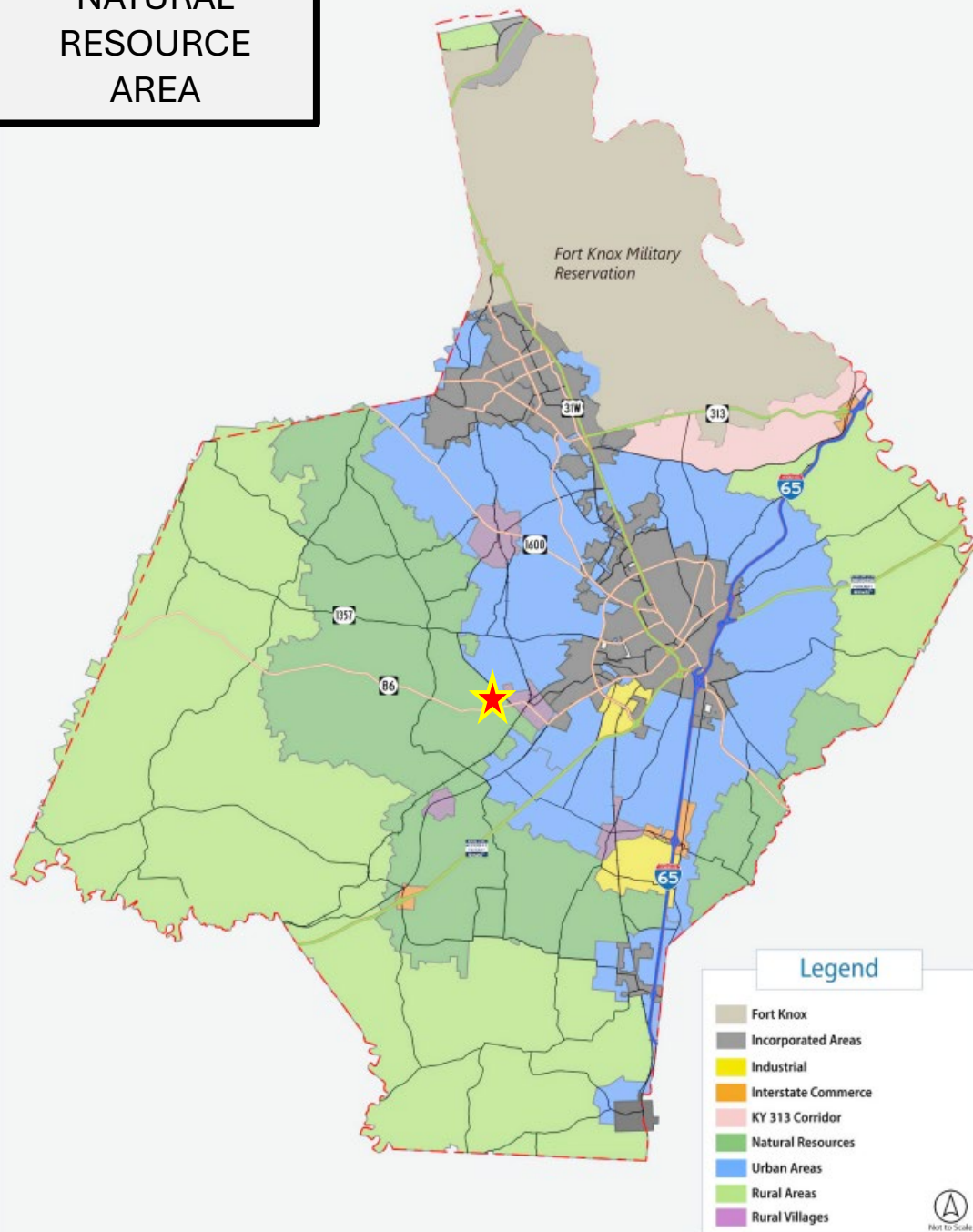


Figure 2-1: Future Land Use Map

## 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.

**NATURAL RESOURCE**

**URBAN**

**RURAL VILLAGE**

BETHLEHEM ACADEMY RD

HAYDEN SCHOOL RD

WIMP LN

WILLIAM LN

N SUNSET AVE

SYCAMORE ST

PARK LN

W MAIN ST

LEWIS LN

CARTER AVE

METHODIST ST

RAILROAD AVE ROBINSON ST

N MILL ST

CECIL AVE

HACKBERRY RD

GREENCREST DR

LOMBARDY DR

MAPLE DR

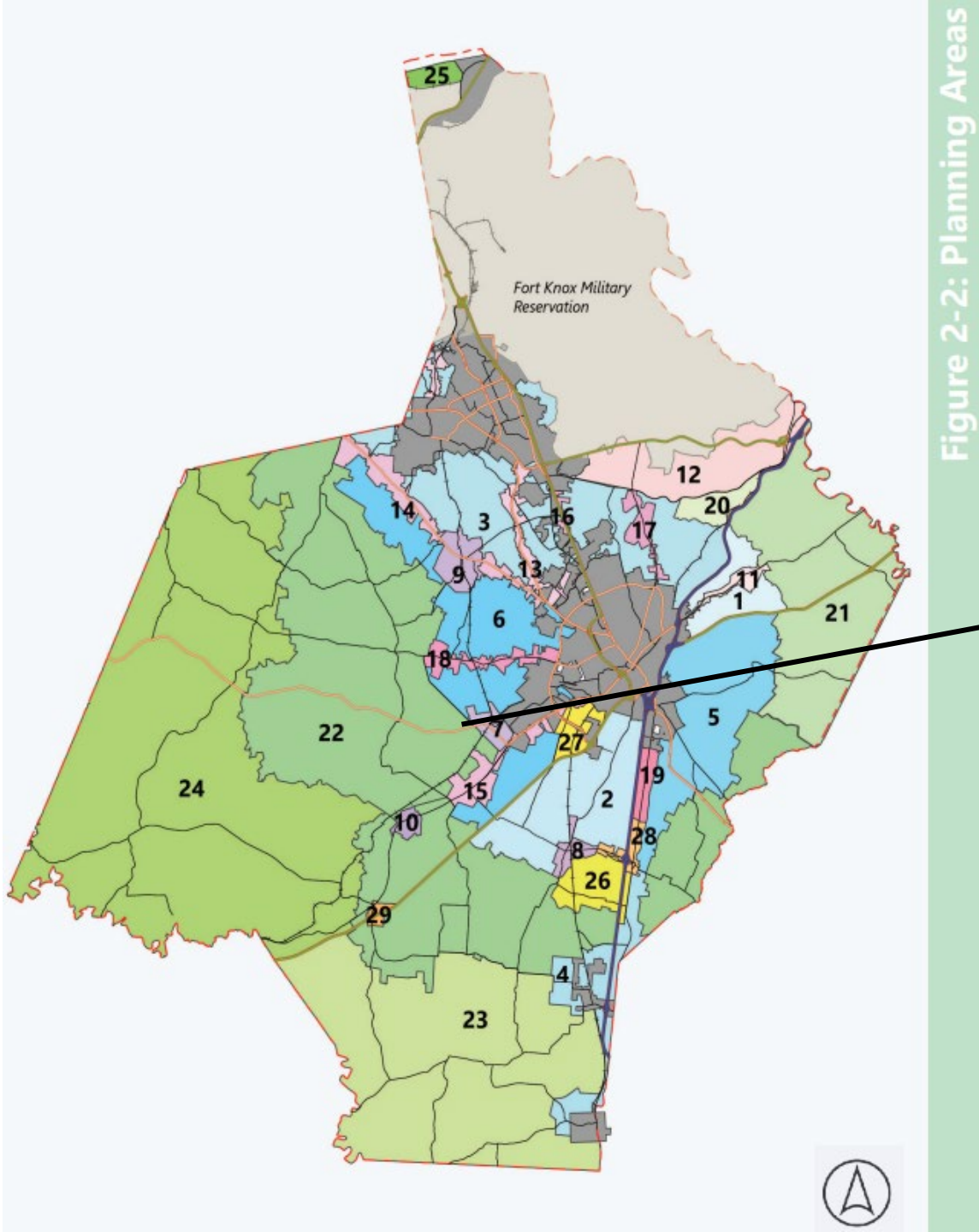
WOODLAND WAY

E MAIN ST

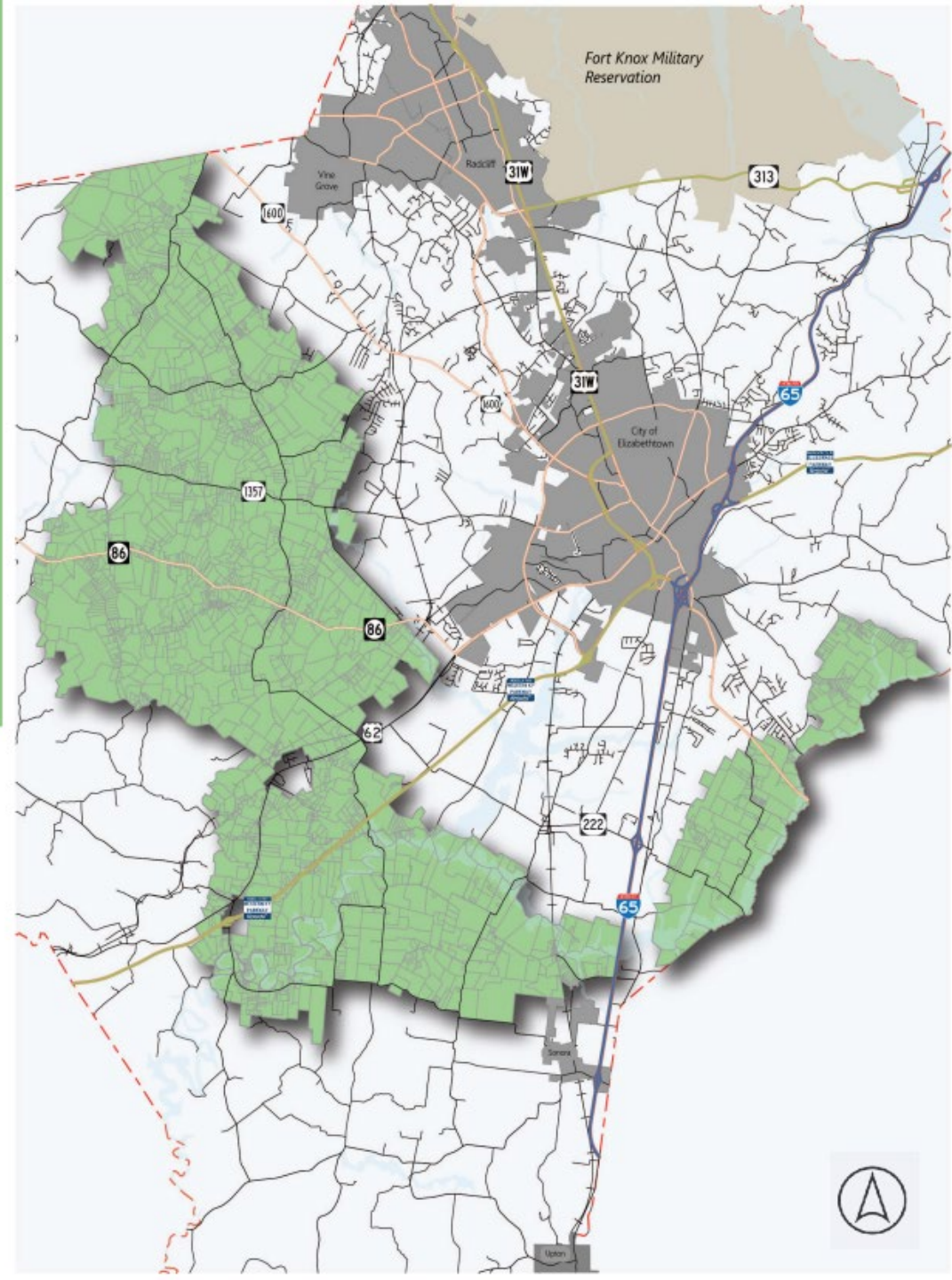
SAINT AMBROSE CHURCH LN

HARDINBURG RD

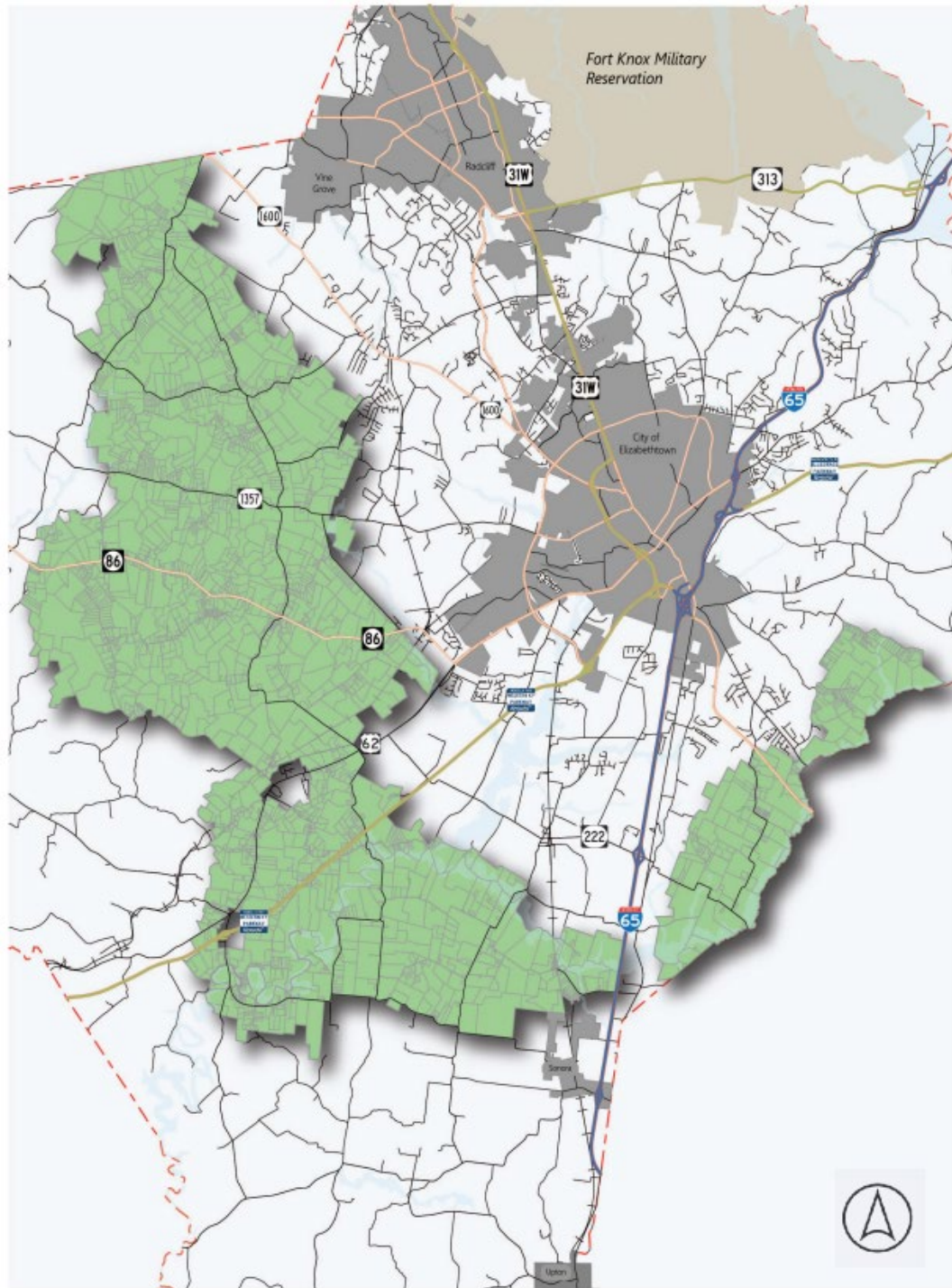




## 22-Natural Resource Area





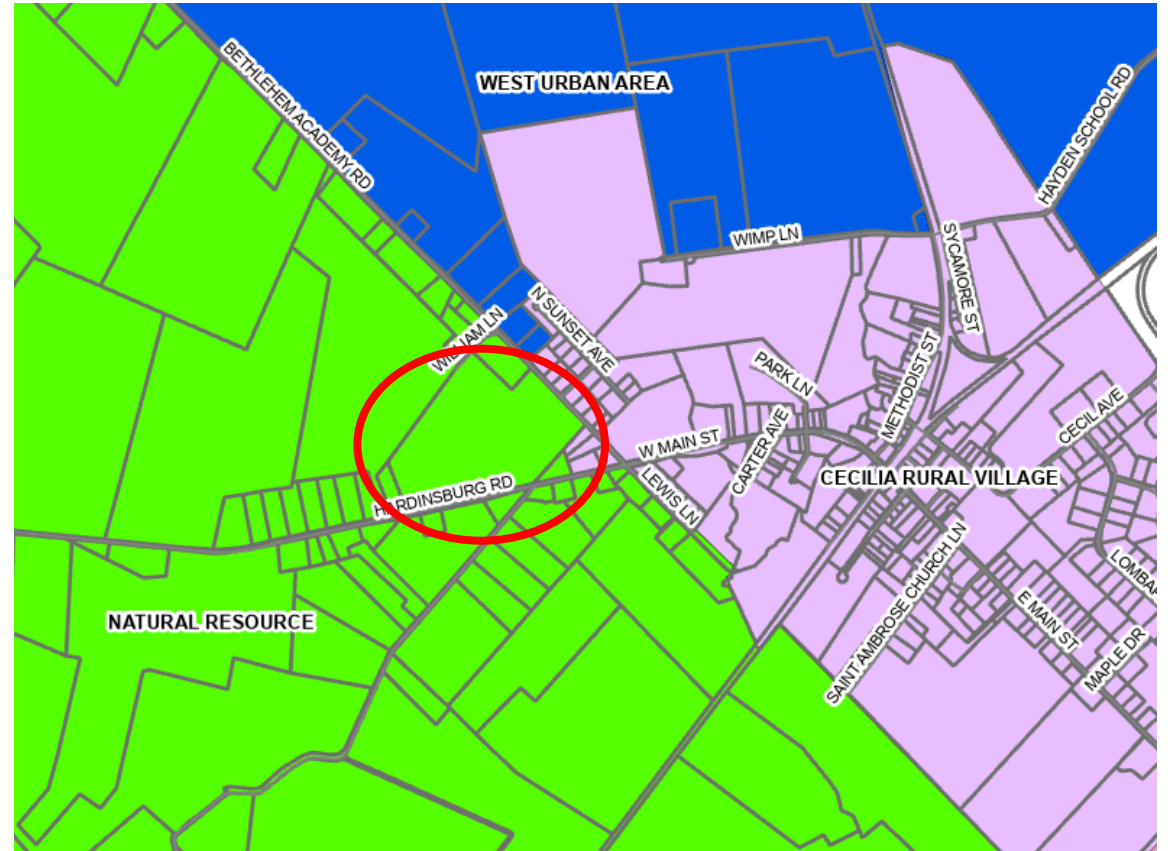


## Natural Resources Area

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)





☐ ☒ MasterZone  
DISTRICT

DISTRICT

**B-1**

□ C-0

C-2

☐ L1  
☐ L2

■ IH  
■ DD 1

■ R-1

R-3

## 1:4 lot width-to-length ratio

### 1:3 lot width-to-length ratio







## Character of the Site



2,958 sq. ft. house (2008)

45.853  
acres

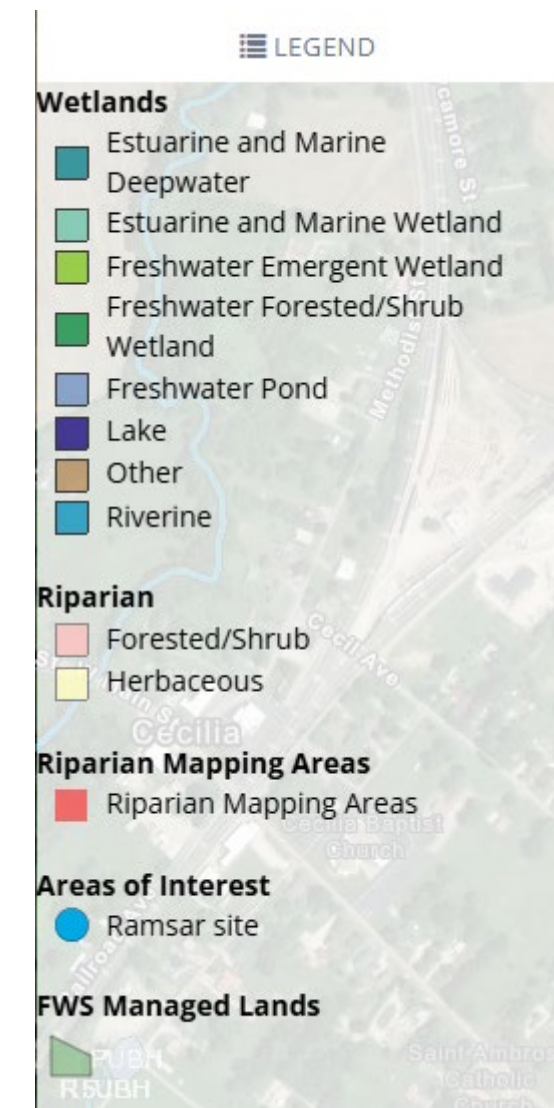




- ☒ Hardin\_Wetlands
- ☒ Hardin\_100Flood
- ☒ Streams 2023
- ☒ hardin\_sinkhole







# ~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 FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. NO ATTEMPT WAS MADE 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 SURVEYORS CERTIFICATE.
3. THIS 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 UPHOLD 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 "TOTX", GPS EQUIPMENT OR BY RANDOM TRAVERS. NONE OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JUNG LSH & T3 BASE GPS EQUIPMENT, WITH THE REMAINDER USING A TOPCON POSITION ROBUST TOTAL STATION. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS (±0.01' + 100PPM). THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED.

HORIZONTAL: DATUM=NAVD83, VERTICAL: DATUM=NAVD83, GRID MODEL=GRID 18, KENTUCKY SINGLE ZONE, US SURVEY FEET

DATE OF SIGNATURE: JEREMY L. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR #33253

12/13/23  
DATE OF FIELD SURVEY



MICHAEL & KAREN WILLIAMS  
DB 1553 PG 248

JONATHAN & JEWAN COLSON  
DB 1407 PG 1543

TRACT 1  
87,682 AC  
100,000 SQFT

LOT 1  
HOLLY FRASER  
PC 1 SHEET 2849  
HOLLY FRASER  
DB 1523 PG 867

WAYNE RAY  
DB 1172 PG 136



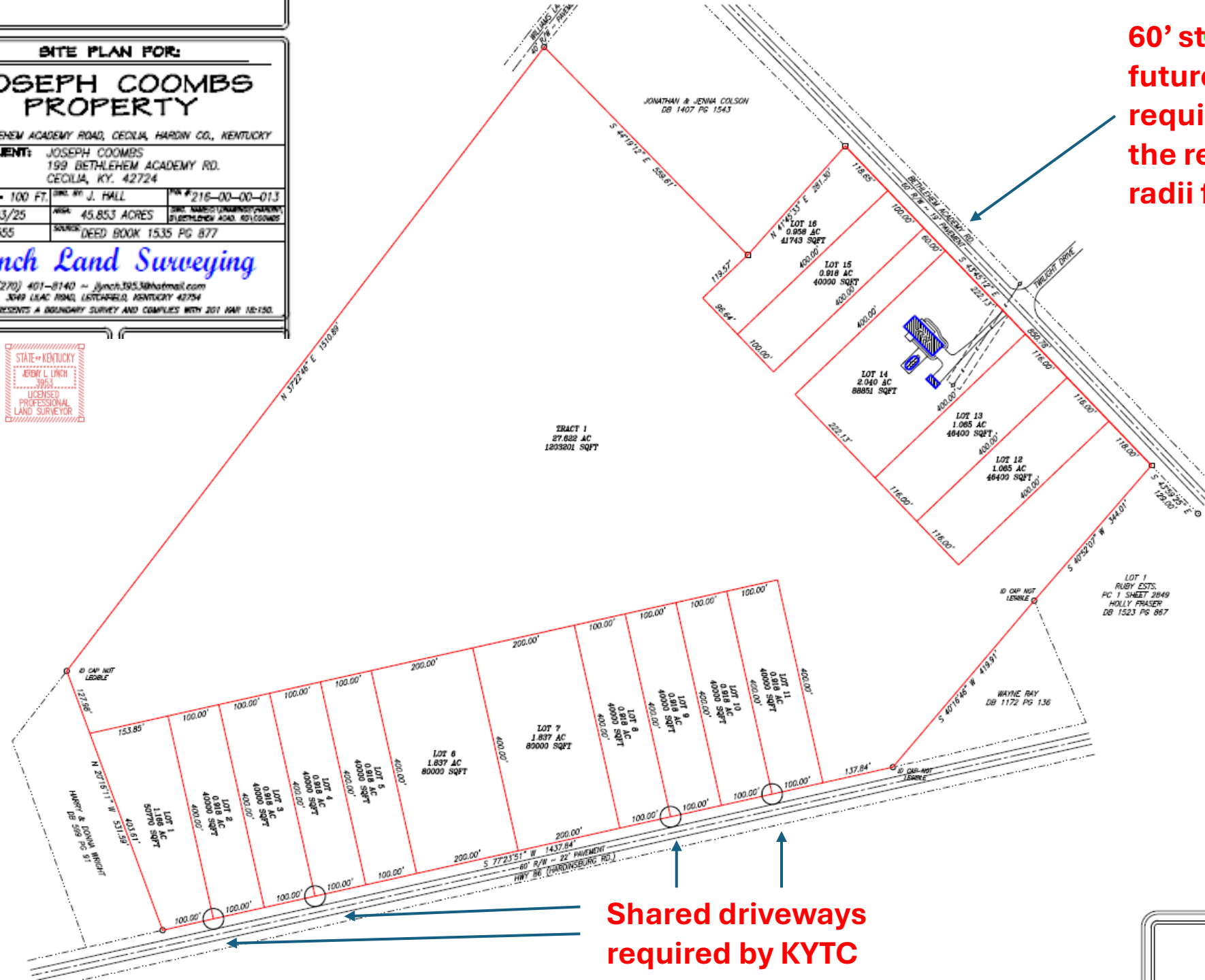


**SITE PLAN FOR:**  
**JOSEPH COOMBS**  
**PROPERTY**

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

<b>OWNER/CLIENT:</b> JOSEPH COOMBS 199 BETHLEHEM ACADEMY RD. CECILIA, KY. 42724		
SCALE: 1 IN. = 100 FT.	DRAWN BY: J. HALL	FILE # 215-00-00-013
DATE: 11/03/25	AREA: 45.853 ACRES	SITE ADDRESS (UNDERSTANDING): BETHLEHEM ACADEMY ROAD, CECILIA, KY.
WELL# 25-555	SOURCE: DEED BOOK 1535 PG 877	

**Lynch Land Surveying**  
 (270) 401-8140 ~ lynch3953@hotmail.com  
 3049 USAC ROAD, LITCHFIELD, KENTUCKY 42754  
 THIS PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.



**TRAFFIC COUNTS  
FROM KYTC**



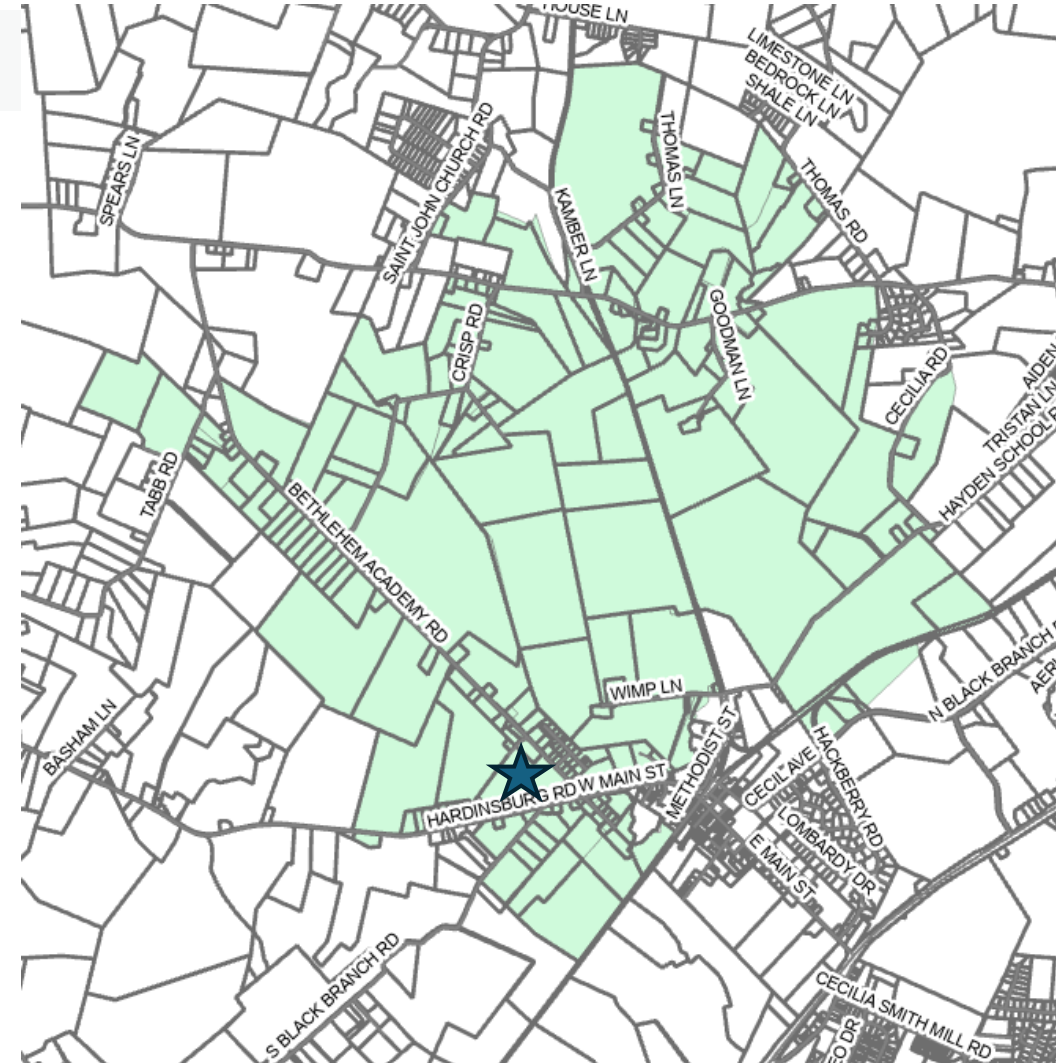
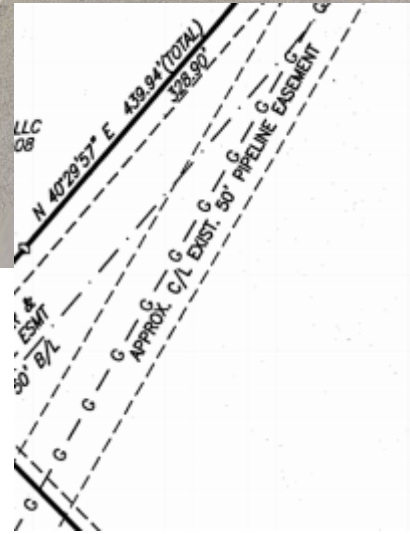
**Hardinsburg Road  
(KY 86)  
60' R/W  
22' Paved  
3,318 ADT (2024)**

**Bethlehem Academy Road  
(KY 253)  
60' R/W  
19' Paved  
444 ADT (2023)**



## 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.







### Improvement Information

Description		Finished Basement %	0
Type of Residence	1-STORY RANCH	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

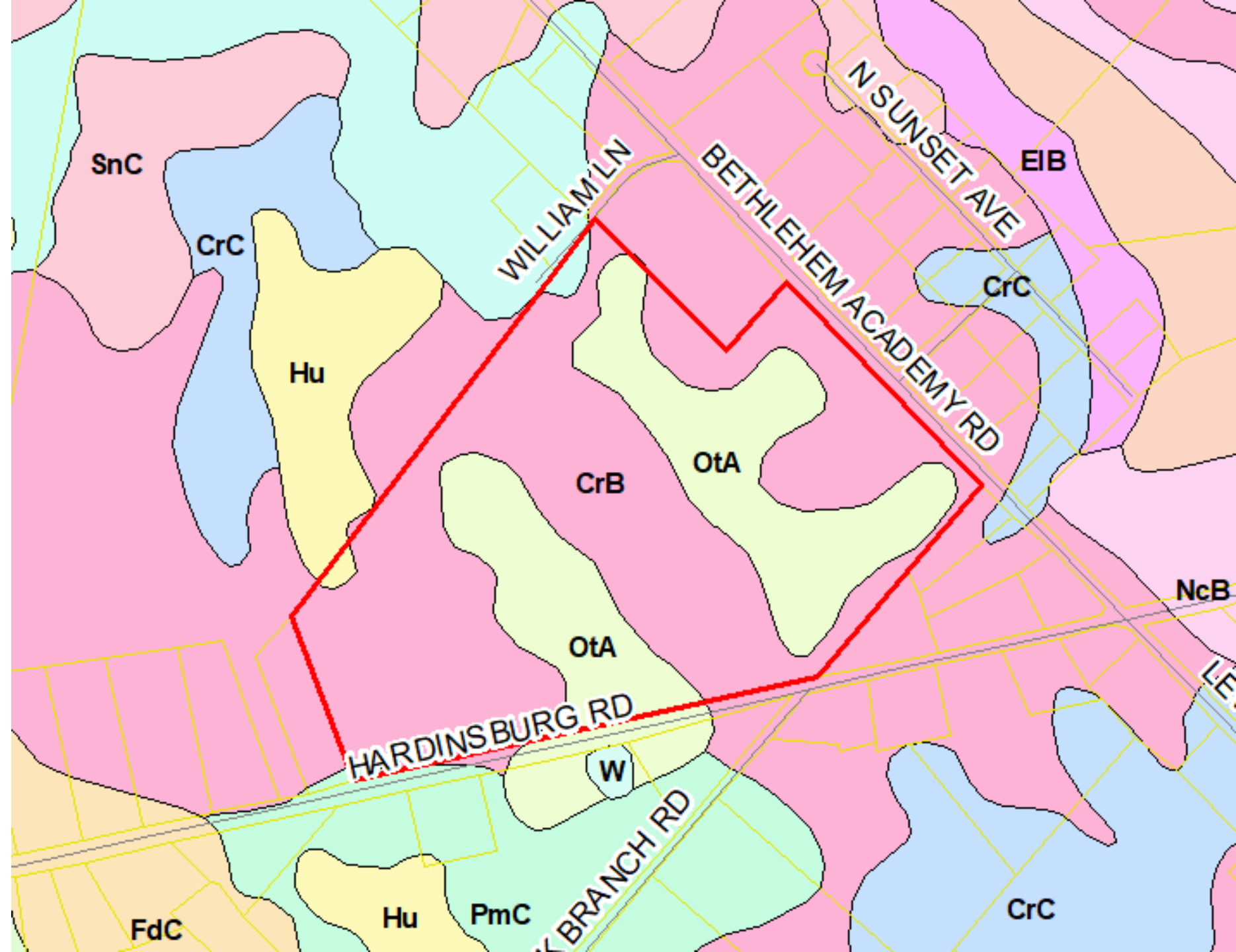


CrB = Crider Silt  
Loam, 2-6% slopes

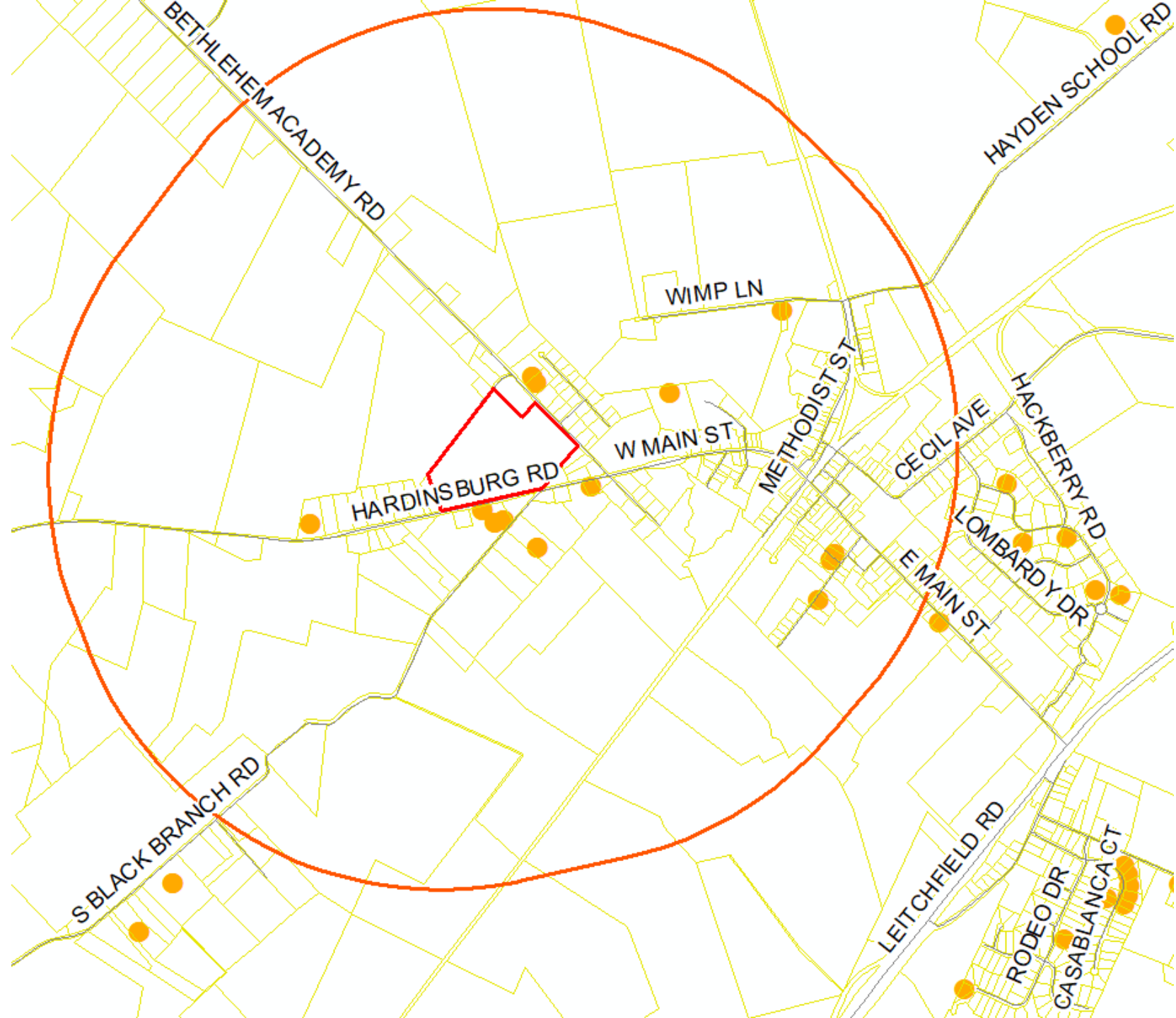
OtA = Otwell Silt  
Loam, 0-2% slopes

Hu = Huntington Silt  
Loam

SnB = Nicholson Silt  
Loam, 2-6%

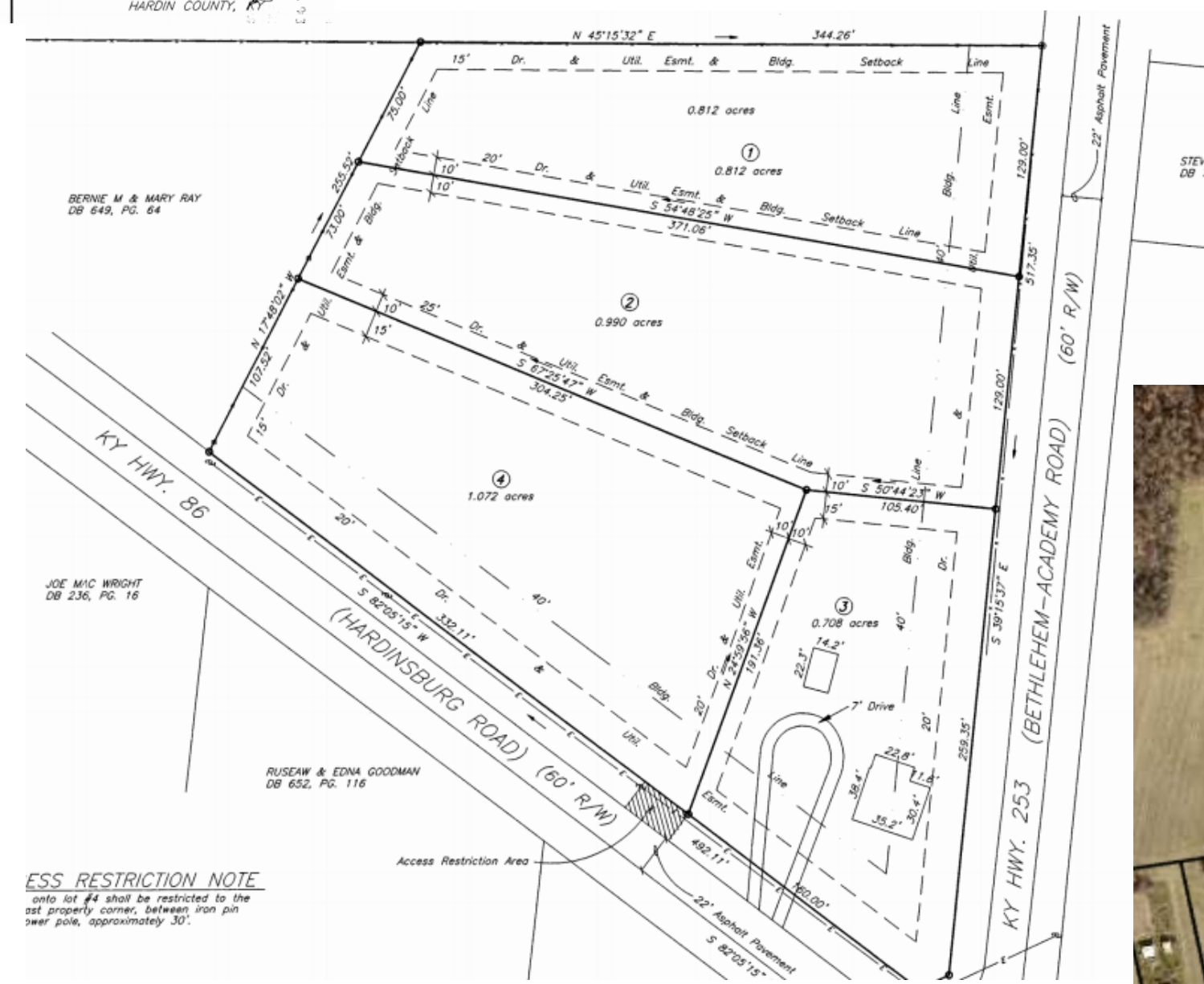


14 new single family  
homes within 1  
square mile in the  
last 10 years





& DIVISION  
 TOTAL # OF LOTS = 4  
 TOTAL AREA = 3.583 Acres  
**RECORD PLAT**  
 of  
**RUBY ESTATES**  
 HARDIN COUNTY, KY  
 1993



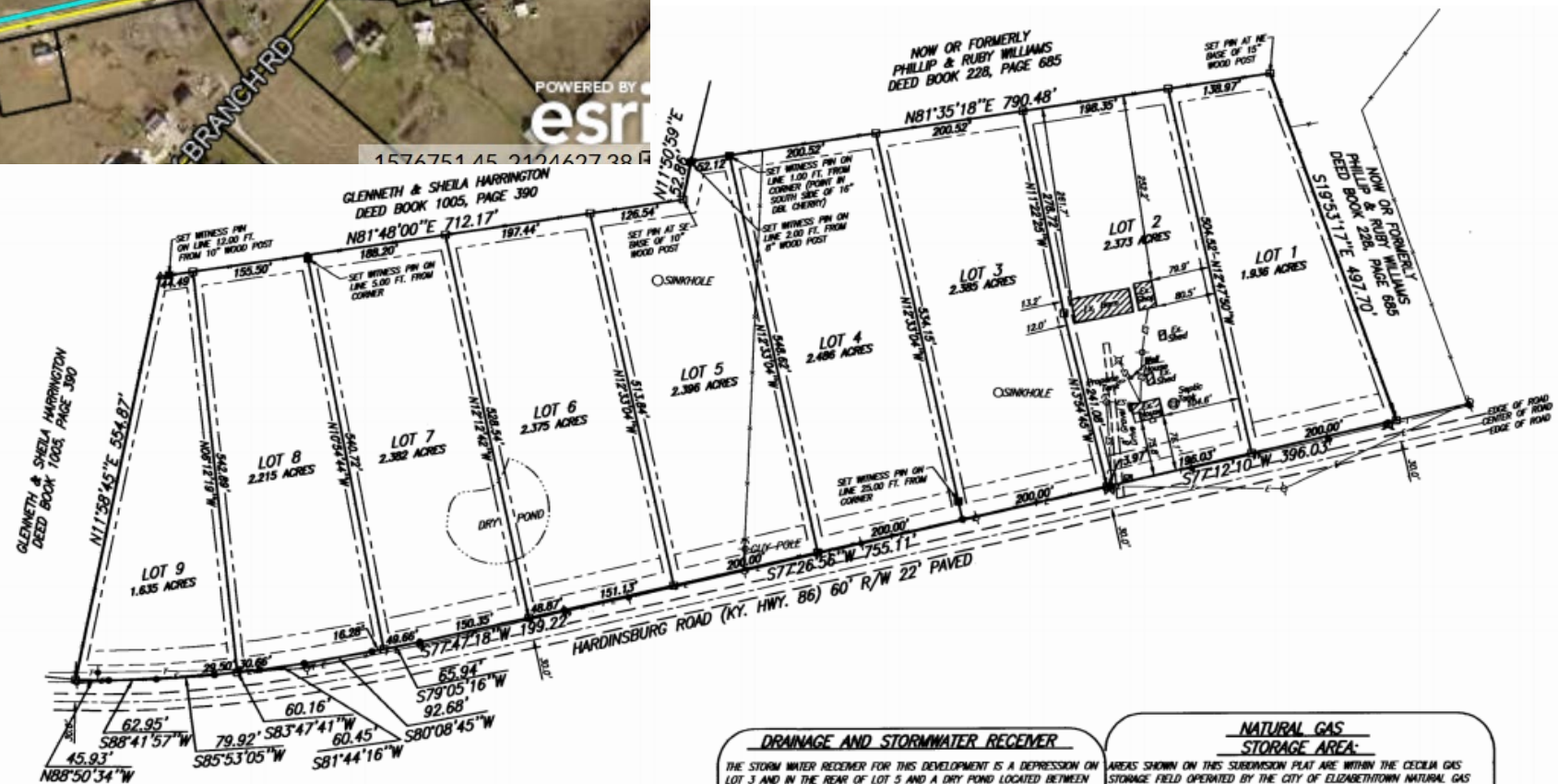




2086 HARDINBURG ROAD (HWY. 86)  
CECILIA, HARDIN COUNTY, KENTUCKY

POWERED BY  
**esr**

1576751 45 2124627 38



THE STORM WATER RECEIVER FOR THIS DEVELOPMENT IS A DEPRESSION ON LOT 3 AND IN THE REAR OF LOT 5 AND A DRY POND LOCATED BETWEEN LOTS 6 AND 7 OF SUBJECT SITE.

AREAS SHOWN ON THIS SUBDIVISION PLAT ARE WITHIN THE CEDULA GAS STORAGE FIELD OPERATED BY THE CITY OF ELIZABETHTOWN NATURAL GAS SYSTEM AND ARE SUBJECT TO RESTRICTION DUE TO RECORDED LEASES



**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:

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- 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, 1denied 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 FURHTER 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; 206-00-00-021.07	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 RAINE	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	

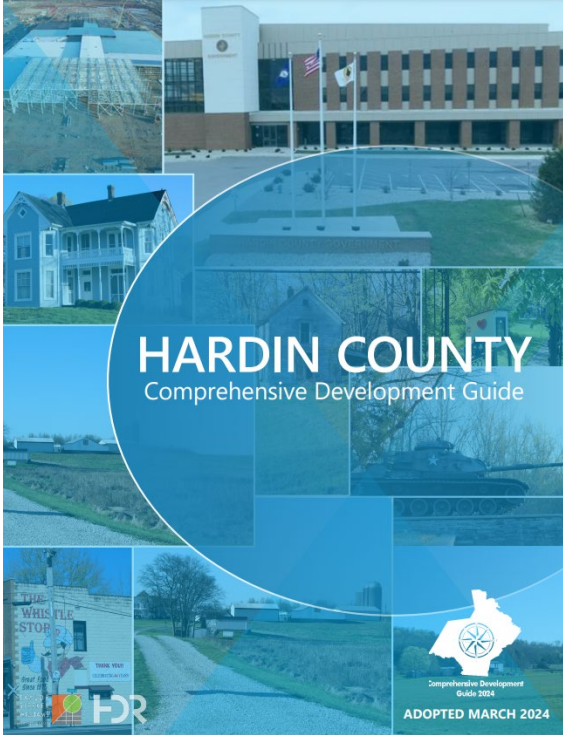


# Reasons for Granting a Map Amendment

## **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		<b>FROM:</b> R-2 (Rural Residential) <b>TO:</b> R-1 (Urban Residential)
<b>PVA Parcel Number:</b> 147-00-00-013		
<b>Flood Plain:</b> The property is located outside of the floodplain according to FEMA Map 21093C0286D (dated 16 August 2007).		<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>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.**

\_\_\_\_\_  
Mark Hinton, Chairman

\_\_\_\_\_  
Adam C. King, AICP, Director



## MOTIONS

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

- the testimony provided by Staff and those in attendance at the Public Hearing
- I hereby adopt the Staff Report and the exhibits entered in as the Record
- To adopt Resolution 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.

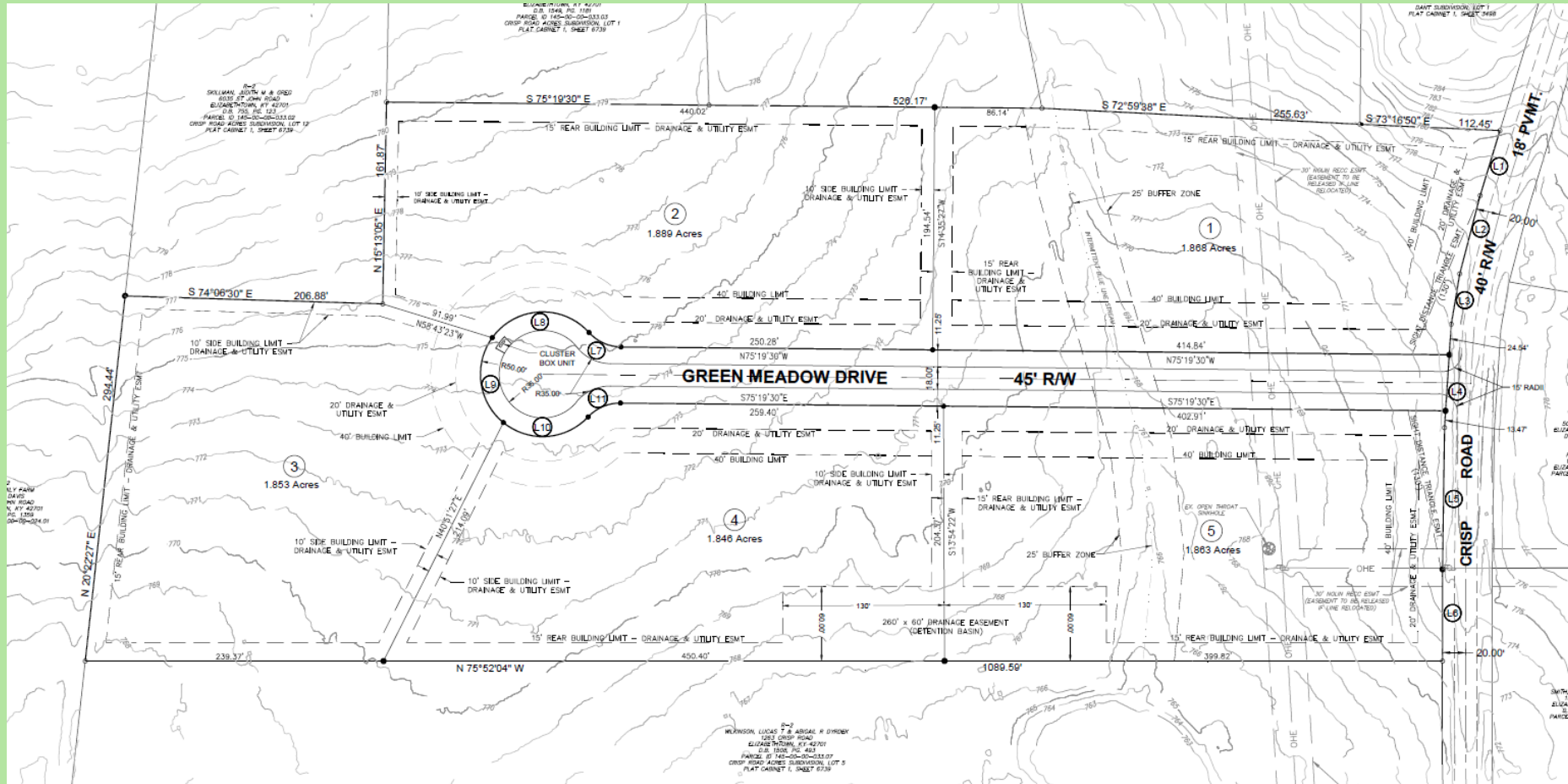
**Objective 4.2:** Encourage the preservation of productive agricultural land and protection of prime farmland and existing agricultural operations as new development occurs.



**PRELIMINARY PLAT – CONSIDERATION & ACTION**  
**Crisp Meadows Subdivision**

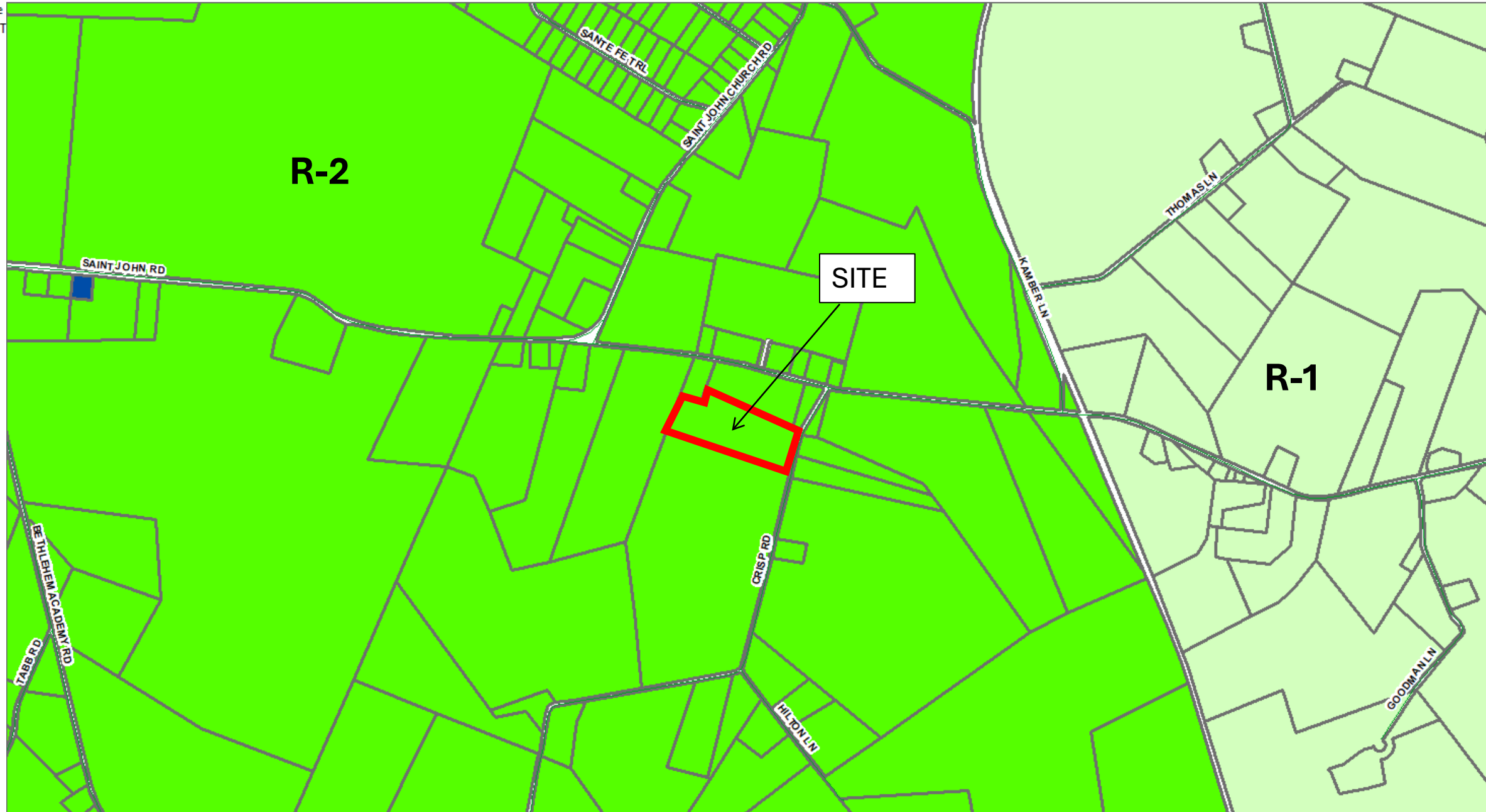
**Applicant:** Crisp Holdings, LLC  
**Surveyor/Engineer:** Heritage Engineering

<b>Proposal:</b>	5 single-family residential lots
<b>Site:</b>	10.02-acre site outside of Elizabethtown, KY
<b>Location:</b>	Crisp Road
<b>PVA:</b>	145-00-00-033.06
<b>Zoning:</b>	Rural Residential (R-2)



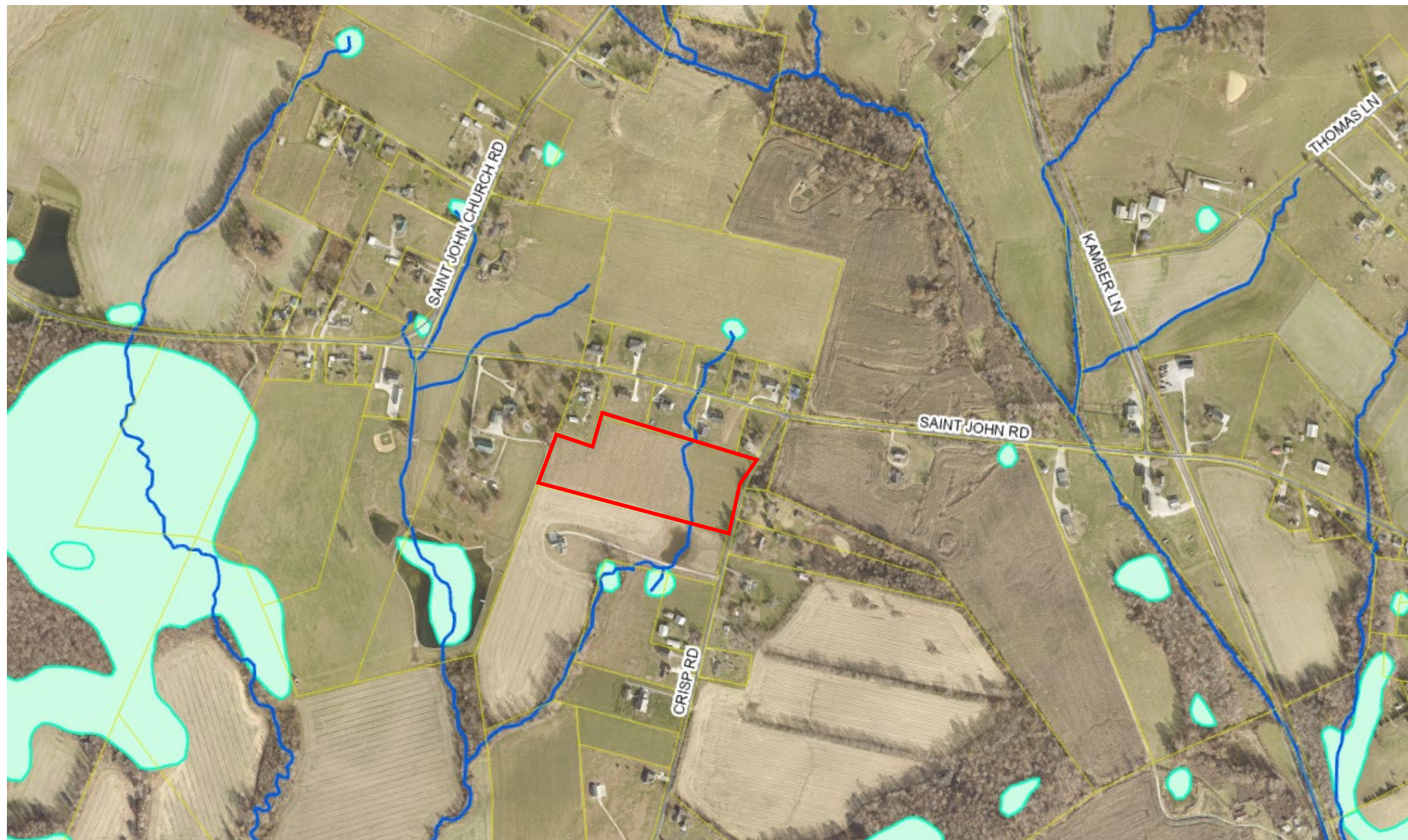


- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4

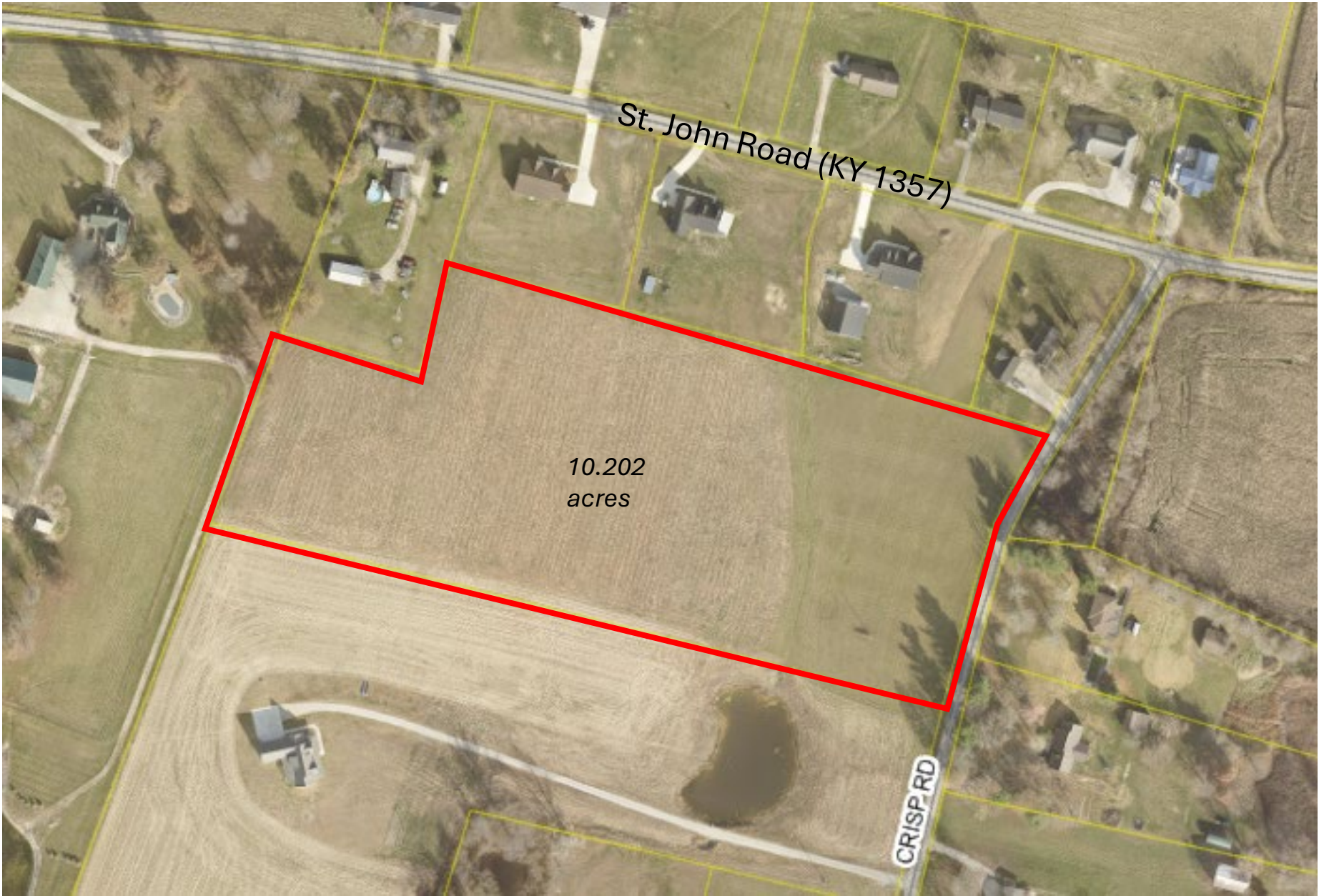




- ☒ Hardin\_Wetlands
- ☒ Hardin\_100Flood
- ☒ Streams 2023
- ☒ hardin\_sinkhole







St. John Road (KY 1357)

10.202  
acres

CRISP RD

1	1.730 Acres	1.730 Acres
2	1.476 Acres	1.476 Acres
3	1.647 Acres	1.647 Acres
4	10.202 Acres	10.202 Acres
5	18.907 Acres	18.907 Acres
6	2.469 Acres	2.469 Acres
7	6.464 Acres	6.464 Acres
8	3.707 Acres	3.707 Acres
9	2.551 Acres	2.551 Acres
10	5.325 Acres	5.325 Acres
11	10.277 Acres	10.277 Acres

10' Nolin RECC Exmt.  
Underground - Approx. Loc.

TERRY'S FAMILY FARM LLC  
D.B.1093, PG.325

#### Existing Structures Note

The existing house on Lot 6 in this subdivision is a nonconforming use as governed by KRS 100.253 and DGS 15-1 nonconforming uses, are exempt from the new building setback lines established on this plat. Any additions to this structure and all future structures shall be subject to the building setback lines as shown on this plat.

#### NATURAL GAS STORAGE AREA:

On this subdivision plat are within the Cecilia Gas Storage 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, including, but not limited to, access and well not based on the location of facilities necessary for storage of natural gas. Detailed information on the for the lots shown on this plat is available at the City of Elizabethtown, Department of Natural Gas, Elizabethtown City Hall.

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

#### INFORMING UTILITY EASEMENT CROSSING NOTE

It is noted that no structure or fence has been placed within the easement. However, if a structure or fence has been placed within the easement, then the owner must be addressed accordingly. Utility easement relinquishes any of its rights to utilize its utility in so far as it will be responsible for any damage to any structure or fence which may occur as a result of action taken by utility and or equipment in the performance of their duties. The property owner must provide for access to Nolin RECC easement. It is understood that in an emergency situation, utility may not have time to notify the owner and may have to structure or fence within the established easement in order to access.

By Barbara Thomas Date 2-8-2021

By Greg A. Rallop Date 2-22-21

TERRY'S FAMILY FARM LLC  
D.B.1218, PG.792

#### WATERWAY ENTRANCE CULVERT NOTE

WATERWAY ENTRANCES MUST BE PROVIDED WITH DRAINAGE

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

a  
and DGS  
w  
y  
y  
shall be  
this plat.





## 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

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  
Approval from  
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

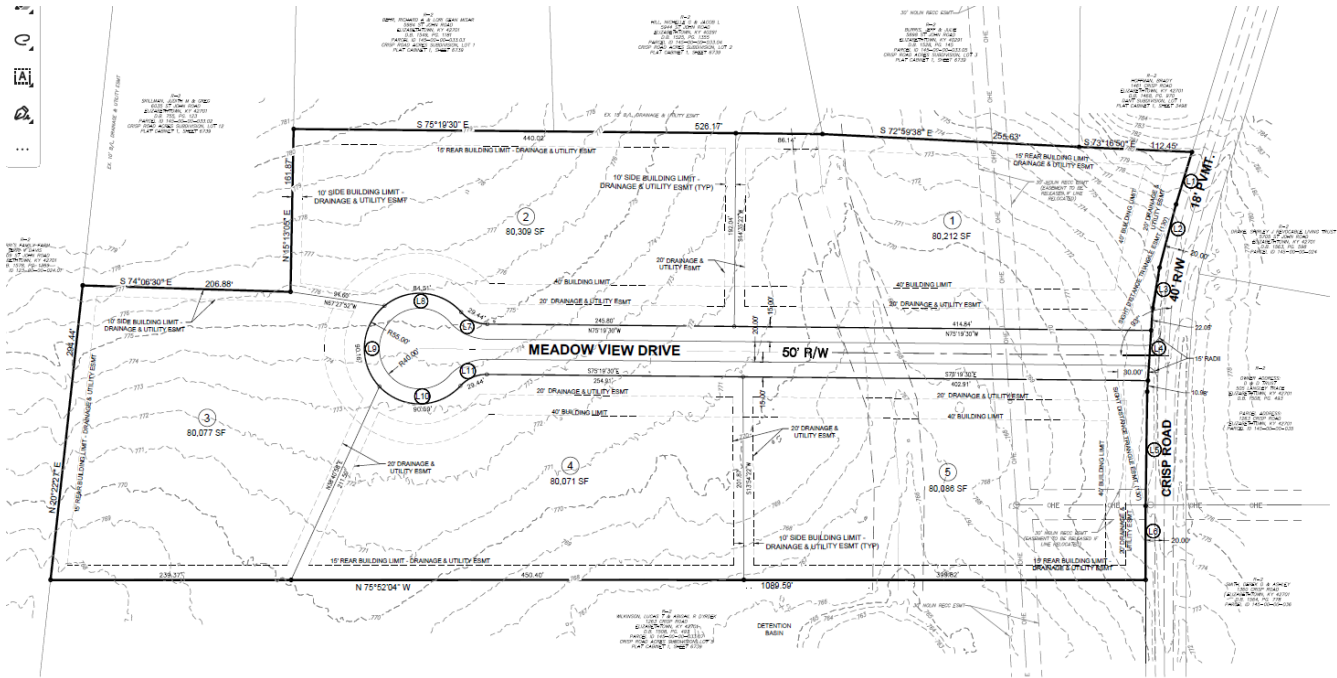
**Location:** Crisp Road, Elizabethtown, KY  
PVA Map Parcel Number: 145-00-00-033.06

**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.

