Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundred Tenth Meeting
Hardin County Government Center
Second Floor Meeting Room
November 17, 2026 5:00 p.m.

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

A. **MAP AMENDMEMT:** Third Generation Enterprises, LLC (Owner) & Rafferty Development, LLC (Applicant) are requesting a Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) to allow for the development of a proposed Dollar General Store. The property is a 2.149 acre site located at 2305 Hodgenville Road in Elizabethtown, KY (Resolution 2026-013)

B. Consideration and action on the Development Plan for Dollar General. (Review Comments Attached pgs.3-7).

C. Consideration and action on the Minutes for the meeting held on November 3, 2026. *(Attached pgs.8-12)*

D. Consideration and action on the Financial Report FY 2027 # 4 October 2026. *(Attached pg.13)*

E. Adjourn

The next Commission meeting is scheduled for Tuesday, December 1, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

OCTOBER 2026 REPORT

Plats Recorded: • 7 Subdivision plats were approved for the month • 77 Subdivision plats were approved for the year	**New Lots Created:** • 14 New lots approved for the month • 130 Net lots approved for the year
Building Permits: • 3 SFD Permits for the month • 103 SFD Permits for the year • 155 Total Building Inspections for the month • 1,191 Total Building Inspections for the year • 505 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 81 Total Permits for the month • 731 Total Permits for the year • 160 Total Electrical Inspections for the month • 1,351 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN OCTOBER 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
LOETTA ESTATES	1987 UPTON MELROSE	8	20.0790	9/24/2026	10/2/2026
WILLYARD FARM LOTS 5 & 6	105 BLUE BALL ROAD, RINEYVILLE, KY	-1	0.0000	9/29/2026	10/2/2026
GORE PLACE	21672 SONORA HARDIN SPRINGS RD	2	6.9270	6/4/2026	10/9/2026
CEDAR HILLS SUBDIVISION, BLOCK E, LOTS 9-12 AND UNNUMBERED LOT & PARCEL	312 CEDAR HILLS DRIVE, ELIZABETHTOWN, KY	0	0.0000	9/9/2026	10/9/2026
HASTINGS & MORRISON ADDITION LOTS 4-12	437 WHITE MILLS ROAD, WHITE MILLS, KY	-7	0.0000	8/14/2026	10/16/2026
WINDSOR FOREST, SECTION 3	102 & 104 WINDSOR FOREST DRIVE, RADCLIFF, KY	4	3.8750	7/8/2026	10/22/2026
DEFEW AND CARROL ESTATES ADDITION LOTS 1,2, AND 3	377 LEASOR LANE	0	0.0000	10/19/2026	10/30/2026
		6	**30.8810**		

Total Records: 7 **11/3/2026**



Hardin County
Planning and Development Commission

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundred Nineth Meeting
Hardin County Government Center
Second Floor Meeting Room
November 3, 2026 5:00 p.m.

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

F. **MAP AMENDMENT**: MICHELLE & DENNIS JORDAN are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) to allow for a proposed welding shop on site. The property is a 15 acre site located at 13335 South Dixie Highway in Sonora, KY. (Resolution #2026-014)

G. Consideration and action on the Development Plan for Jordan Greenhouses. (Review Comments Attached pgs.3-8).

H. **MAP AMENDMENT**: FRED BRAMBLETT is requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for the property to be further subdivided. The property is a 4.46 acre site located at 1714 Hargan Road in Vine Grove, KY. (Resolution #2026-015)

I. Consideration and action on a Waiver from Subdivision Regulations (4-1K):
Lincoln Hills, Section 4
Request for a waiver from the 100 residential lots per street access standard for their development. (Subdivision Regulations – Improvement and Design Standards 4-1K – Street Access Requirements)

J. Presentation of information on Battery Energy Storage Systems for a potential Text Amendment to the *Development Guidance System*, Zoning Ordinance

K. Consideration and action on the Minutes for the meeting held on October 13, 2026. *(Attached pgs.9-10)*

L. Consideration and action on the Financial Report FY 2027 # 3 September 2026. *(Attached pg.11)*

M. Consideration and action on the 2027 Meeting Schedule *(Attached pg. 12).*

N. Informational Items
O. Adjourn

6 Years of Service Building Inspector, Edwin Alicea celebrated 6 years of service with the Planning Commission on 14 October 2026.

MPO Meeting Director King attended a joint meeting of the Radcliff - Elizabethtown Metropolitan Planning Organizations Technical Advisory Committee and Policy Committee at the Lincoln Trail Area Development District on 14 October 2026.

Parade of Homes Director King attended the Lincoln Trail Home Builders Associations Parade of Homes featuring new home construction on 17 October 2026. 4 of the 5 homes featured this year were located in unincorporated Hardin County with the fifth home in Larue County.

Elizabethtown-Hardin County Industrial Foundation Meeting Director King attended the EHCIF Meeting on 28 October 2026 held at Addington Field (Elizabethtown Regional Airport) and heard from Carl Swope on the terminal expansion and renovations.

APA-KY Regional Conference Director King attended a one day regional conference hosted by the KY Chapter of the American Planning Association in Hopkinsville, KY on 30 October 2026.

13 Years of Service Financial & Operations Coordinator, Susan Bowen celebrated 13 years of service with the Planning Commission on 1 November 2026.

34 Years of Service KBC Coordinator, Madeline Hornback celebrated 34 years of service with the Planning Commission on 2 November 2026.

3 Years of Service Planning & Permit Tech, Rachel Derting, JD celebrated 3 years of service with the Planning Commission on 3 November 2026.

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundred Eighth Meeting
Hardin County Government Center
Second Floor Meeting Room
October 13, 2026 5:00 p.m.

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

P. **MAP AMENDMEMT:** Third Generation Enterprises, LLC is requesting a Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) to allow for the development of a proposed Dollar General Store. The property is a 2.149 acre site located at 2305 Hodgenville Road in Elizabethtown, KY (Resolution 2026-013)

Q. Consideration and action on the Development Plan for Dollar General. (Review Comments Attached pgs.4-7).

R. Presentation of information on Battery Energy Storage Systems for a potential Text Amendment to the *Development Guidance System*, Zoning Ordinance

S. Consideration and action on the Minutes for the meeting held on September 1, 2026. *(Attached pgs.8-11)*

T. Consideration and action on the Financial Report FY 2027 # 2 August 2026. *(Attached pg.12)*

U. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

V. Informational Items

W. Adjourn

CAAK Conference – Building Inspector, Edwin Alicea attended the Code Administrators Association of KY's annual conference in Covington, KY on September 14 – 16, 2026 to obtain his required continuing education hours.

19 Years of Service Building Inspector, Jimmy Morgan celebrated 19 years of service with the Planning Commission on September 28, 2026.

AUGUST 2026 REPORT

Plats Recorded: • 12 Subdivision plats were approved for the month • 62 Subdivision plats were approved for the year	**New Lots Created:** • 16 New lots approved for the month • 120 Net lots approved for the year
Building Permits: • 9 SFD Permits for the month • 87 SFD Permits for the year • 162 Total Building Inspections for the month • 944 Total Building Inspections for the year • 395 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 81 Total Permits for the month • 565 Total Permits for the year • 150 Total Electrical Inspections for the month • 1,017 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN AUGUST 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BIG HICKORY SUBDIVISION, LOT 2A	2219 CENTERPOINT RD	0	103.0260	5/21/2026	8/3/2026
CHEROKEE HIL SUBDIVIISON LOTS 1 AND 2	883 SPORTSMAN LAKE RD	-1	0.0000	7/29/2026	8/3/2026
TURKEY HOLLOW SUBDIVISION	52 WILLYARD LN	3	8.9410	7/16/2026	8/5/2026
AMYS HIDEAWAY LOT 1 & SEC 2	13410 SONORA HARDIN SPRINGS RD	1	11.0000	7/28/2026	8/10/2026
SILO SUBDIVISION LOT 1 & SEC 2	315 REYNOLDS RD	1	7.1180	2/17/2026	8/12/2026
ADVANCE SUBDIVISION, SECTION 3 AND BOUNDARY SURVEY OF PHILLIP VANCE PROPERTY	11199 ST JOHN ROAD, CECILIA, KY	2	17.2560	8/10/2026	8/14/2026
LAVERE ESTATES	4810 MILLERSTOWN ROAD, UPTON, KY	2	26.2600	7/20/2026	8/14/2026
JOSHUNT SUBDIVISION	1771 DUGGIN SWITCH ROAD	2	9.0000	8/18/2026	8/21/2026
DEWITT ACRES SEC 2	593 DEWITT LN	2	20.0000	8/17/2026	8/25/2026
SQUAK ESTATES	400 MILIMISH LANE	2	4.9400	8/20/2026	8/26/2026
WHITE MILLS CHRISTIAN CAMP SUBDIVISION	130 OLD KY HWY 84	1	2.6910	6/26/2026	8/31/2026
ELLAS ACRES LOT 1 & BOUNDARY SURVEY OF ISAAC & LESLEY SMITH	1151 NEEDHAM RD	0	-2.2060	8/12/2026	8/31/2026
		15	**208.0260**		

Total Records: 12 **9/1/2026**

Hardin County
Planning and Development Commission

SEPTEMBER 2026 REPORT

Plats Recorded: • 8 Subdivision plats were approved for the month • 70 Subdivision plats were approved for the year	**New Lots Created:** • 5 New lots approved for the month • 124 Net lots approved for the year
Building Permits: • 13 SFD Permits for the month • 100 SFD Permits for the year • 88 Total Building Inspections for the month • 1,033 Total Building Inspections for the year • 457 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 85 Total Permits for the month • 650 Total Permits for the year • 174 Total Electrical Inspections for the month • 1,191 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN SEPTEMBER 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BRAWNER SUBDIVISION, LOT 9	7411 NEW GLENDALE ROAD, GLENDALE, KY	1	0.0000	8/7/2026	9/1/2026
ARBOR VIEW LOTS 51 & 49A	117 FELIX CT	0	0.0000	9/4/2026	9/3/2026
GOSPEL PLACE SUBDIVISION, LOT 1 AND RURITAN CLUUB SUBDIVISION, LOT 1	416 E MAIN ST	0	0.0000	2/26/2026	9/4/2026
AKERS POINT SUBDIVISION LOT 1 & BOUNDARY SURVEY OF NICHOLS	2898 AKERS SCHOOL RD	0	0.0000	8/31/2026	9/10/2026
WANDERING MEADOWS, LOT 8	KIERSTEN COURT, RINEYVILLE, KY	0	0.0000	9/10/2026	9/14/2026
DUNRAVEN LOTS 41 & 42	N ANTELOPE CT	-1	0.0000	9/8/2026	9/14/2026
HUDGINS SUBDIVISION, LOTS 2 & 3	DIXIE HWY.SONORA, KY	3	0.0000	9/15/2026	9/25/2026
STEWART ROAD ACRES, SECTION 2	STEWART RD	1	9.3360	9/16/2026	9/29/2026
		4	**9.3360**		

Total Records: 8 **10/1/2026**

The next Commission meeting is scheduled for Tuesday, November 3, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundred Seventh Meeting
Hardin County Government Center
Second Floor Meeting Room
September 1, 2026 5:00 p.m.

1. **Call to order**
2. **Unfinished Business**

X. **Continued from August 18, 2026: MAP AMENDMEMT:** The Estate of Martha Hornback is requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for the property to be further subdivided. The property is a 5.94 acre site located on the east side of South Dixie Highway (US 31W) in Sonora, KY and known as Lots 2 & 3 of Hudgins Subdivision (Resolution 2026-011)

3. **New Business**

Y. **ROAD CLOSING REVIEW**: BOBBY DOBSON & JAKE KEPLINGER are requesting a favorable recommendation from the Planning Commission to Hardin County Fiscal Court to close a 175' portion of "Spurrier Alley", an undeveloped 15' alley south of White Mills Road in White Mills, KY, illustrated on the Hasting-Morrison Addition Subdivision from 1922, to allow for the property to be consolidated into adjoining Lots 4-12. (Staff report provided and Resolution #2026-012)

Z. Consideration and action on the Minutes for the meeting held on July 14, 2026. *(Attached pgs.4-7)*

AA. Consideration and action on the Financial Report FY 2027 # 1 July 2026. *(Attached pg.8)*

BB. Informational Items

CC. Adjourn

The next Commission meeting is scheduled for Tuesday, October 13, 2026 at 5:00 p.m.

Hardin County Schools Local Planning Committee Meeting On July 20, 2026 Director King attended the Local Planning Committee Meeting at New Highland Elementary School to share data regarding building permit numbers along with maps of single family residential developments and the County's Future Land Use Map.

LTADD Housing Study Meeting On July 22, 2026 Director King attended a virtual meeting to review the preliminary findings of the Housing & Homelessness Study that the Lincoln Trail Area Development District commissioned.

Radcliff – Elizabethtown Metropolitan Planning Organization On August 5, 2026 Director King was elected to serve another two year term as Chairman of the Technical Advisory Committee for the Radcliff – Elizabethtown MPO at Lincoln Trail Area Development District.

Fort Knox Compatible Use Plan On August 6, 2026 Director King and Planner I Goodman met with Lincoln Trail Area Development District's Community Asset Planning & Engineering Division to discuss implementation strategies for the Fort Knox Compatible Land Use Plan.

JULY 2026 REPORT

Plats Recorded: • 7 Subdivision plats were approved for the month • 50 Subdivision plats were approved for the year	**New Lots Created:** • 30 New lots approved for the month • 105 Net lots approved for the year
Building Permits: • 16 SFD Permits for the month • 78 SFD Permits for the year • 148 Total Building Inspections for the month • 782 Total Building Inspections for the year • 340 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 94 Total Permits for the month • 484 Total Permits for the year • 162 Total Electrical Inspections for the month • 867 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JULY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MILL STATION, LOT 6	73 RED MILL ROAD, ELIZABETHTOWN, KY	1	0.0000	6/3/2026	7/6/2026
DOVE SUB LOT 1B & 1A	661 BETHLEHEM ACADEMY RD	0	0.0000	6/8/2026	7/6/2026
AULTMAN ACRES, SECTION 2, LOT 5C	BETHLEHEM ACADEMY ROAD, CECILIA, KY	2	0.0000	6/25/2026	7/6/2026
RIGDONS SUBDIVISION	5697 FLINT HILL ROAD	1	1.5310	6/2/2026	7/8/2026
THE OLDE FARM	FORD HIGHWAY	25	100.5000	6/18/2026	7/10/2026
MARVIN GARDENS LOTS 1 & 2B	711 TABB RD	0	0.0000	7/15/2026	7/27/2026
HELM TREE LOT 1	1890 SPRINGFIELD RD	1	0.0000	7/23/2026	7/31/2026
		30	**102.0310**		

Total Records: 7 **8/3/2026**

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundred Sixth Meeting
Hardin County Government Center
Second Floor Meeting Room
July 14, 2026 5:00 p.m.

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

A. **MAP AMENDMEMT:** ARNOLD W. LUCAS is requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Rural Residential Zone (R-2) to allow for the property to be further subdivided. The property is a 2 acre portion of the 6.9 acre site located at 21672 Sonora Hardin Springs Road in Big Clifty, KY. (Resolution 2026-009)

B. **TEXT AMENDMENT:** ***DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009.*** Consideration and Action on a favorable recommendation to Hardin County Fiscal Court on text amendments to Sections 2-1 (Definitions), 4-2 (Zoning Map Amendment Process), 5-3 (Powers of Board of Adjustment) and 15-8 (Nonlisted Uses). (Resolution Number 2026-010)

C. Consideration and action on the FY 2025 Audit. *(Copy Provided)*

D. Consideration and action on Budget Amendments for FY 2026. *(Attached pg.3).*

E. Consideration and action on the Financial Report FY 2026 # 12 June 2026. *(Attached pg.4)*

F. Consideration and action on the Minutes for the meeting held on June 16, 2026. *(Attached pgs.5-6)*

G. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

H. Informational Items

I. Adjourn

The next Commission meeting is scheduled for Tuesday, August 18, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

CAAK Webinar Building Inspector, Jimmy Morgan attended the Code Administrator's Association of KY Webinar June 17th and 18th.

JUNE 2026 REPORT

Plats Recorded: • 4 Subdivision plats were approved for the month • 43 Subdivision plats were approved for the year	**New Lots Created:** • 3 New lots approved for the month • 75 Net lots approved for the year
Building Permits: • 9 SFD Permits for the month • 62 SFD Permits for the year • 128 Total Building Inspections for the month • 635 Total Building Inspections for the year • 278 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 94 Total Permits for the month • 390 Total Permits for the year • 155 Total Electrical Inspections for the month • 705 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JUNE 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HISER SUBDIVISION, LOT 10	64 PIERCE MILL RD	2	0.0000	2/23/2026	6/1/2026
BOHANNON SUB LT 5C & 8C	2961 LOWER COLESBURG RD	0	0.0000	4/23/2026	6/1/2026
REED ACRES	RINEYVILLE BIG SPRINGS ROAD	1	5.0130	5/8/2026	6/1/2026
FANNIN ESTATES LOTS 1-3 & BESSIES MANOR LOT 1	651 WOOLDRIDGE FERRY	-3	0.0000	5/26/2026	6/4/2026
		0	**5.0130**		

Total Records: 4 **7/1/2026**

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundred Fifth Meeting
Hardin County Government Center
Second Floor Meeting Room
June 16, 2026 5:00 p.m.

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

J. Consideration and action on the Second Reading of the FY 2027 Budget. *(Copy Provided)*

K. Consideration and action on the residential multiplier used to estimate construction cost per square foot. *(Packet Provided)*

L. Annual Nomination and Election of Officers *(Current positions)*

- Chairman – Mark Hinton
- Vice Chairman – Greg Lowe
- Secretary – Steve Steck

M. Consideration and action on the Minutes for the meeting held on May 19, 2026. *(Attached pgs.4-8)*

N. Consideration and action on the Financial Report FY 2026 # 11 May 2026 *(Attached pg. 9).*

O. Informational Items

P. Adjourn

The next Commission meeting is scheduled for Tuesday, July 14, 2026 at 5:00 p.m.

Joint City-County Planning Commission Meeting On May 26, 2026, Director Adam King, AICP and members of the Planning Commission attended the City of Elizabethtown Planning Commission meeting to discuss our 2025 Annual Report and the planning trends and permit numbers thus far for 2026.

Hardin County Schools Local Planning Committee Meeting On June 2, 2026 Director Adam King, AICP attended the Hardin County School's Local Planning Committee to assist in development of the School District's Facility Plan.

5 Years of Service Planner I, Haley Goodman celebrated 5 years of service with the Planning Commission on June 4, 2026.

MAY 2026 REPORT

Plats Recorded: • 11 Subdivision plats were approved for the month • 39 Subdivision plats were approved for the year	**New Lots Created:** • 16 New lots approved for the month • 75 Net lots approved for the year
Building Permits: • 6 SFD Permits for the month • 53 SFD Permits for the year • 115 Total Building Inspections for the month • 506 Total Building Inspections for the year • 217 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 67 Total Permits for the month • 296 Total Permits for the year • 110 Total Electrical Inspections for the month • 550 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MAY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
LINK ESTATES	389 JOHNSON LANE	1	14.3630	4/30/2026	5/5/2026
COOMBS ESTATES, SECTION 2	199 BETHLEHEM ACADEMY ROAD, CECILIA, KY	1	2.0020	5/1/2026	5/5/2026
BLACKBURN ESTATES LOTS 78-80, SECTION 1	301 PAWLEY LANE	-2	0.0000	4/30/2026	5/7/2026
BLACKBURN EST LT 31-32 SECTION 1	ANNA DR	-1	0.0000	4/22/2026	5/13/2026
RANCH HOLLLYWOOD, SECTION 5, LOT 121A	RODEO DRIVE	0	0.0000	5/14/2026	5/18/2026
LYNNWOOD SUB LOTS 11A, 13C, 27B, 28A & 29A		-2	0.0000	4/24/2026	5/20/2026
COPPER CREEK SUBDIVISION	RED HILL RD	2	2.0000	5/6/2026	5/20/2026
WEST HARDIN FD SUBDIVISION	9081 SONORA HARDIN SPRINGS RD	2	12.6200	5/12/2026	5/22/2026
PATSY BENNETT ESTATES	216 BENNETT	8	23.7850	5/12/2026	5/22/2026
BESSIES MANOR, LOTS 2 & 3	771 WOOLDRIDGE FERRY ROAD	1	0.0000	5/21/2026	5/26/2026
SALT RIVER ROAD SUBDIVISION, LOT 1	1944 SALT RIVER ROAD, RINEYVILLE	1	0.0000	4/27/2026	5/27/2026
		11	**54.7700**		

Total Records: 11 **6/3/2026**

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundred Fourth Meeting
Hardin County Government Center
Second Floor Meeting Room
May 19, 2026 5:00 p.m.

1. **Call to order**
2. **Unfinished Business**

A. Continued from May 5, 2026: **MAP AMENDMENT**: SHAY BROOKE PROPERTIES, LLC is requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for a 19.191 acre site to be developed into a 13 lot single family residential subdivision at the end of Hera Road in Cecilia, KY. (Staff report provided and Resolution #2026-007)

B. Consideration and action on the following Preliminary Plat:
Shay Brooke Subdivision, Section 2
This proposed single family residential development is a 19.191 acre site located off Hera Road in Cecilia, KY. The developers, Shay Brooke Properties, LLC are proposing the creation of 13 residential lots with 1 new street proposed. (*Review Comments Attached pgs.3-5*)

3. **New Business**

C. **MAP AMENDMENT**: BORDERS STORM RESTORATION, LLC is requesting a Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) to allow for trailer and dumpster storage on a 4.5 acre site on the east side of the 1400 block of Hodgenville Road (KY 210) in Elizabethtown, KY. (Staff report provided and Resolution #2026-008)

D. Consideration and action on the Development Plan for Borders Restoration. (Review Comments Attached pgs.6-9).

E. Consideration and action on the residential multiplier used to estimate construction cost per square foot. *(Packet Provided)*

F. Consideration and action on the Minutes for the meeting held on May 5, 2026. *(Attached pgs.10-13)*

G. Consideration and action on the Financial Report FY 2026 # 10 April 2026 *(Attached pg. 14).*

H. Adjourn

APRIL 2026 REPORT

Plats Recorded: • 10 Subdivision plats were approved for the month • 28 Subdivision plats were approved for the year	**New Lots Created:** • 49 New lots approved for the month • 64 Net lots approved for the year
Building Permits: • 18 SFD Permits for the month • 47 SFD Permits for the year • 127 Total Building Inspections for the month • 391 Total Building Inspections for the year • 170 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 63 Total Permits for the month • 229 Total Permits for the year • 119 Total Electrical Inspections for the month • 440 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN APRIL 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BRENTWOOD SECTION 3	QUEENS LANE	20	39.5900	11/7/2025	4/2/2026
BJJ ESTATE, SECTION 1	1783 RINEYVILLE BIG SPRINGS RD	4	6.0000	12/10/2025	4/3/2026
WILD APPLE GROVE LOT 3	3373 LONG HOLLOW RD	1	0.0000	2/11/2026	4/13/2026
WOODED HILLS, SECTION 2, LOTS 37 & 39	256 VILLA RAY DRIVE, RADCLIFF, KY	-1	0.0000	3/30/2026	4/13/2026
MCMILLEN SUBDIVISION	6671 SHEPHERDSVILLE RD	2	7.0280	4/2/2026	4/13/2026
RED HAWK SUBDIVISION, SEC 1 AND BOUNDARY SURVEY OF ANITA CRUTCHER FARM, SECTION 1	3804 DEWITT LN	9	34.9800	3/27/2026	4/14/2026
RECORD PLAT OF RED HAWK, SECTION 2 AND BOUNDARY SURVEY OF ANITA CRUTCHER FARM, SEC 2	SALT RIVER RD	10	42.7100	3/31/2026	4/14/2026
MARILYN SUBDIVISION	769 STAR MILLS ROAD, GLENDALE	2	25.6010	4/2/2026	4/14/2026
AMENDED PLAT OF LONGVIEW ESTATES, LOTS 1, 2 & 3	4859 SOUTH WILSON ROAD, ELIZABETHTOWN	-2	24.0000	3/23/2026	4/29/2026
ALMOST INCORPERATED ESTATES	SONORA HARDIN SPRINGS ROAD	1	3.7990	4/2/2026	4/29/2026
		46	**183.7080**		

Total Records: 10 **5/6/2026**

The next Commission meeting is scheduled for Tuesday, June 16, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundred Third Meeting
Hardin County Government Center
Second Floor Meeting Room
May 5, 2026 5:00 p.m.

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

I. **MAP AMENDMENT**: SHAY BROOKE PROPERTIES, LLC is requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for a 19.191 acre site to be developed into a 13 lot single family residential subdivision at the end of Hera Road in Cecilia, KY. (Staff report provided and Resolution #2026-007)

J. Consideration and action on the following Preliminary Plat:
Shay Brooke Subdivision, Section 2
This proposed single family residential development is a 19.191 acre site located off Hera Road in Cecilia, KY. The developers, Shay Brooke Properties, LLC are proposing the creation of 13 residential lots with 1 new street proposed. (*Review Comments Attached pgs.2-4*)

K. Consideration and action on the residential multiplier used to estimate construction cost per square foot. *(Packet Provided)*

L. Consideration and action on the Minutes for the meeting held on April 21, 2026. *(Attached pgs.5-7)*

M. Informational Items

N. Adjourn

The next Commission meeting is scheduled for Tuesday, May 19, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundred Second Meeting
Hardin County Government Center
Second Floor Meeting Room
April 21, 2026 5:00 p.m.

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

A. MAP AMENDMENT: ROBERT SKAGGS is requesting a Zone Change from the Urban Residential Zone (R-1) to the Light Industrial Zone (I-1) to allow for three lots known as Lots 1-3 of Longview Estates totaling 0.729 acres site located at 4843 & 4859 South Wilson Road in Elizabethtown, KY to be merged with the adjoining 24 acre site. (Staff report provided and Resolution #2026-006)

B. Consideration and action on the Development Plan for Skaggs Trucking. (Review Comments Attached pgs. 3-7).

C. Consideration and action on the Minutes for the meeting held on March 31, 2026. *(Attached pgs.8-11)*

D. Consideration and action on the Financial Report FY 2026 # 9 March 2026 *(Attached pg. 12).*

E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

F. Informational Items

G. Adjourn

APA-KY / ASLA-KY Meeting On April 15-17, Director King and Planner I Goodman attended a joint conference at the Frazier History Museum of the KY Chapter of the American Planning Association and the KY Chapter of the American Society of Landscape Architect to obtain continuing education hours.

APA-KY Award Director King and Planner I Goodman accepted an award from the KY Chapter of the American Planning Association for Outstanding Achievement for the *Creating Vibrant Communities – Small Area Plan for Glendale* in collaboration with KYTC, TSW Design Group, WSP and HDR.

The next Commission meeting is scheduled for Tuesday, May 5, 2026 at 5:00 p.m.

MARCH 2026 REPORT

Plats Recorded: • 6 Subdivision plats were approved for the month • 18 Subdivision plats were approved for the year	**New Lots Created:** • 7 New lots approved for the month • 18 Net lots approved for the year
Building Permits: • 13 SFD Permits for the month • 29 SFD Permits for the year • 105 Total Building Inspections for the month • 263 Total Building Inspections for the year • 113 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 63 Total Permits for the month • 166 Total Permits for the year • 129 Total Electrical Inspections for the month • 321 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN FEBRUARY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
PITZ HALL SUB LOT 1B & LEWIS PROPERTY LOT 1C & RECORD PLAT OF BIRDWHISTELL & BRADLEY SUBDIVISION	4424 RINEYVILLE ROAD	0	5.4810	1/20/2026	3/9/2026
WOODED HILLS ESTATES, SECTION 2, LOTS 38 & 40	249 VILLA RAY DRIVE	-1	0.0000	3/3/2026	3/11/2026
DODSON'S ACRES SUBDIVISION, LOT 2 & 3A & AMENDED BOUNDARY SURVEY OF THE FLOYD DODSON PROPERTY, TRACT A	1788 BETHLEHEM ACADEMY ROAD, CECILIA, KY	0	0.0000	3/4/2026	3/16/2026
HAZELWOOD SUBDIVISION & BOUNDARY SURVEY OF CECIL HAZELWOOD TRACT A	5301 S DIXIE HIGHWAY, GLENDALE, KY	4	39.0600	3/12/2026	3/24/2026
OWENS SUBDIVISION	261 STOVALL RD	2	43.9350	3/25/2026	3/27/2026
COVEY WAY SUBDIVISION, LOT 1	1832 BACON CREEK ROAD, ELIZABETHTOWN, KY 42701	1	0.0000	3/30/2026	3/30/2026
		6	**88.4760**		

Total Records: 6 **4/7/2026**

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundred First Meeting
Hardin County Government Center
Second Floor Meeting Room
March 31, 2026 5:00 p.m.

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

   A. **MAP AMENDMENT & ROAD CLOSING REVIEW**: CECILIA BAPTIST CHURCH is requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) to allow for a 0.12 acre site located at the corner of Robinson Street and Federal Street in Cecilia, KY to be merged with the adjoining church campus. Additionally, they are requesting a favorable recommendation from the Planning Commission to Fiscal Court to close N Mill Street and a 495' portion of Federal Street in Cecilia, KY, to allow for the property to be consolidated into the church campus. (Staff report provided and Resolution #2026-004 & #2026-005)

   B. Consideration and action on the Development Plan for Cecilia Baptist Church. (Review Comments Attached pgs. 2-7).

   C. Consideration and action on the Minutes for the meeting held on March 17, 2026. *(Attached pgs.8-12)*

   D. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

   E. Informational Items

   F. Adjourn

MPO Meeting On March 25, 2026 Director King attended the Radcliff Elizabethtown Metropolitan Planning Organization Meeting at LTADD and presented the Creating Vibrant Communities – Small Area Plan for Glendale to the group.

EHCIF Meeting On March 26, 2026 Director King attended the monthly meeting of the Elizabethtown-Hardin County Industrial Foundation.

The next Commission meeting is scheduled for Tuesday, April 21, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Eight Hundreth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 17, 2026 5:00 p.m.

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

G. **MAP AMENDMENT & CONDITIONAL USE PERMIT & VARIANCES**: LINDA & STEVEN DALTON (Owners) and KYLE DALTON (Applicant) are requesting a Zone Change from the Industrial Holding Zone (IH) to the Urban Residential Zone (R-1) and the Convenience Commercial Zone (C-1) to allow for the property to be further subdivided into two lots. Lot 1A would be used for the existing single family residence and Lot 1B would be used for an Automotive Sales Lot. A Conditional Use Permit is requested for Auto Sales and a Variance is requested from the 1:3 lot width-to-length ratio and from the 40' building setback where commercial property adjoins residential property for an existing 50'x50' garage. The property is a 3.59 acre site located at 1832 Bacon Creek Road in Elizabethtown, KY known as Lot 1 of Covey Way Subdivision. (Resolution #2026-003)

A. Consideration and action on the Development Plan for Big Kid Powersports & RV (Review Comments Attached pgs. 2-5).

B. Consideration and action on the Minutes for the meeting held on March 3, 2026. *(Attached pgs.6-8)*

C. Consideration and action on the Financial Report FY 2026 # 8 February 2026 *(Attached pg. 9).*

D. Informational Items

E. Adjourn

LTADD Meeting On March 12, 2026 Director King participated in a virtual meeting with the Lincoln Trail Area Development District for updates on the Affordable Housing & Homelessness Study they are conducting.

The next Commission meeting is scheduled for Tuesday, March 31, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Ninety Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 3, 2026 5:00 p.m.

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

A. **PUBLIC HEARING on AMENDMENT TO COMPREHENSIVE PLAN – APPENDIX D. CREATING VIBRANT COMMUNITIES - GLENDALE** Public comments on amendment to the Comprehensive Plan titled*, Comprehensive Development Guide, 2024.* (Resolution Number 2026-002).

B. Review of potential Zoning Ordinance Text Amendments regarding public hearing notifications and non listed uses.

C. Consideration and action on the Minutes for the meeting held on February 17, 2026. *(Attached pgs.3-4)*

D. Informational Items

E. Adjourn

State Capitol Visit On February 19, 2026 Director King and Attorney Cooper spent the day in Frankfort, KY to meet with our legislators to discuss Planning & Zoning issues in the Commonwealth.

The next Commission meeting is scheduled for Tuesday, March 17, 2026 at 5:00 p.m.

SUBDIVISION PLATS RECORDED IN FEBRUARY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF MAMAW & PAPAW LOT 1C AND REVISED BOUNDARY SURVEY	202 & 451 MCMILLEN LOOP, ELIZABETHTOWN, KY 42701	1	0.0000	1/23/2026	2/3/2026
B AND D ACRES	733 JAMES DUVALL LANE	2	23.9800	1/21/2026	2/17/2026
CHIEFS WAY SUBDIVISION, LOT 2 & RECORD PLAT OF CHIEFS WAY SUBDIVISION, SECTION 2	CECILIA SMITH MILL ROAD	1	11.5350	2/12/2026	2/24/2026
ALL ABOUT DIRT ESTATES	59 BOTTO AVE	2	4.2820	10/15/2025	2/25/2026
		6	**39.7970**		

Total Records: 4 **3/3/2026**

FEBRUARY 2026 REPORT

Plats Recorded: • 4 Subdivision plats were approved for the month • 12 Subdivision plats were approved for the year	**New Lots Created:** • 6 New lots approved for the month • 12 Net lots approved for the year
Building Permits: • 11 SFD Permits for the month • 16 SFD Permits for the year • 92 Total Building Inspections for the month • 157 Total Building Inspections for the year • 64 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 54 Total Permits for the month • 103 Total Permits for the year • 91 Total Electrical Inspections for the month • 192 Total Electrical Inspections for the year

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Ninety Eighth Meeting
Hardin County Government Center
Second Floor Meeting Room
February 17, 2026 5:00 p.m.

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

F. Consideration and action on the following Preliminary Plat:
Eden Grove Subdivision
This proposed single family residential development is a 30.075 acre site located off Thompson Road in Rineyville, KY. The developers, VJP Properties and Tim Driver are proposing the creation of 21 residential lots with 3 new streets proposed. (*Review Comments Attached pgs.3-7*)

G. Consideration and action on the First Reading of the FY 2027 Budget. *(Copy Provided)*

H. Consideration and action on the Financial Report FY 2026 # 7 January 2026 *(Attached pg. 8).*

I. Consideration and action on the Minutes for the meeting held on January 20, 2026. *(Attached pgs.9-12)*

J. Informational Items

K. Adjourn

18 years of Service On February 15, 2026 Director King celebrated his 18th year of service with the Planning Commission!

1 year of Service On January 24, 2026 Administrative Assistant, Hunter Geoghegan celebrated his 1st year of service with the Planning Commission!

The next Commission meeting is scheduled for Tuesday, March 3, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

SUBDIVISION PLATS RECORDED IN JANUARY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MERRIFIELD SUBDIVISION AND BOUNDARY SURVEY OF THE JOANN MERRIFIELD PROPERTY	LEE SCHOOL RD	1	9.6250	12/17/2025	1/2/2026
BUELS ACRES SUBDIVISION, LOTS 2B & 3A	1972 SOLWAY MEETING RD	0	0.0000	12/9/2025	1/7/2026
JEFFRIES FARM DIVISION	603 EASTVIEW RD	1	29.1360	12/15/2025	1/7/2026
SALEM SCHOOL SUBDIVISION & BOUNDARY SURVEY OF LESLIE & LAURA WHELAN PROPERTY	980 SALEM SCHOOL ROAD	2	38.9400	12/9/2025	1/9/2026
AMENDED RECORD PLAT OF ARNOLD VIEW SUB LOTS 1, 2 & 3	555 CUNDIFF LN	2	0.0000	12/29/2025	1/9/2026
CHINOE SUBDIVISION, SEC 2, LOT 24A	KALI CT	0	0.0000	12/29/2025	1/15/2026
WADE ESTATES LOT 1	229 BOB WADE RD	0	24.2150	9/22/2025	1/22/2026
ELJEN ESTATES, LOT 1	594 THOROUGHBRED LANE	0	3.8320	1/22/2026	1/30/2026
		6	**105.7480**		

Total Records: 8 **2/3/2026**

JANUARY 2026 REPORT

Plats Recorded: • 8 Subdivision plats were approved for the month • 8 Subdivision plats were approved for the year	**New Lots Created:** • 6 New lots approved for the month • 6 Net lots approved for the year
Building Permits: • 5 SFD Permits for the month • 5 SFD Permits for the year • 65 Total Building Inspections for the month • 65 Total Building Inspections for the year • 27 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 49 Total Permits for the month • 49 Total Permits for the year • 100 Total Electrical Inspections for the month • 100 Total Electrical Inspections for the year

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Ninety Seventh Meeting
Hardin County Government Center
Second Floor Meeting Room
January 20, 2026 5:00 p.m.

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

L. **MAP AMENDMENT & CONDITIONAL USE PERMIT**: C & L PG LLC is requesting a Zone Change from the Heavy Industrial Zone (I-2) to the Convenience Commercial Zone (C-1) to allow for wholesale sales of motorcycles, utv and atvs on site. The property is a 10.414 acre site located at 100 Noble Ridge Court in Elizabethtown, KY known as Lot 32 of Waco Subdivision, Section 3. (Resolution #2026-001)

M. Consideration and action on the 2025 Annual Report.*(Provided)*

N. Consideration and action on the Financial Report FY 2026 # 6 December 2025 *(Attached pg. 3).*

O. Consideration and action on the Minutes for the meeting held on January 6, 2026. *(Attached pg.4)*

P. Informational Items

Q. Adjourn

The next Commission meeting is scheduled for Tuesday, February 17, 2026 at 5:00 p.m.

SUBDIVISION PLATS RECORDED IN DECEMBER 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CWJ ESTATES	1414 HOGAN ROAD, SONORA, KY	2	13.0630	11/17/2025	12/1/2025
THE HORNBACK PLACE	248 HORNBACK LN	1	3.0000	11/21/2025	12/2/2025
PERKINS/MILLER SUB, SEC 2 LOT 3 & SEC 3	946 FLINT HILL RD	2	1.5000	12/3/2025	12/11/2025
TRAQUILLITY ESTATE SECTION 1 LOT 1	1814 RINEYVILLE SCH RD	0	9.3017	8/26/2025	12/15/2025
BELLA WOODS LOTS 13 & 14	SHEPHERDS WAY	-1	0.0000	11/24/2025	12/18/2025
MCGUFFIN ACRES LOT 1	1303 WONDERLAND CAVERN	1	0.0000	12/10/2025	12/19/2025
		5	**26.8647**		

Total Records: 6 **1/6/2026**

DECEMBER 2025 REPORT

Plats Recorded: • 6 Subdivision plats were approved for the month • 94 Subdivision plats were approved for the year	**New Lots Created:** • 6 New lots approved for the month • 182 Net lots approved for the year
Building Permits: • 2 SFD Permits for the month • 91 SFD Permits for the year • 106 Total Building Inspections for the month • 1,340 Total Building Inspections for the year • 480 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 61 Total Permits for the month • 897 Total Permits for the year • 118 Total Electrical Inspections for the month • 1,731 Total Electrical Inspections for the year

Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Ninety Sixth Meeting
Hardin County Government Center
Second Floor Meeting Room
January 6, 2026 5:00 p.m.

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

R. Consideration and action on the Minutes for the meeting held on December 16, 2025. *(Attached pgs.2-6)*

S. Discussion on Creating Vibrant Communities Small Area Plan for Glendale

T. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

U. Adjourn

The next Commission meeting is scheduled for Tuesday, January 20, 2026 at 5:00 p.m.