



**Hardin County  
Planning & Development  
Commission  
20 January 2026**

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

# MAP AMENDMENT & CONDITIONAL USE PERMIT

**Owners: C & L PG, LLC**

**20 January 2026**

## **Zoning Map Amendment Request:**

**FROM: I-2 (Heavy Industrial)**

**TO: C-1 (Convenience Commercial)**

**Conditional Use Permit: "Auto Sales"**



**Summary: The applicant is requesting a Zone Change from Heavy Industrial (I-2) to Convenience Commercial (C-1) and a Conditional Use Permit to allow for wholesale sales of atv, motorcycles and utv (Fun For All Motorsports) for a 10.414 acre site located at 100 Noble Ridge Court, Elizabethtown, KY known as Lot 32 of Waco Subivision, Section 2.**

# 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

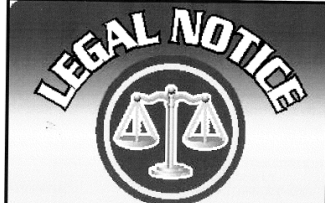
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- A. Meeting Notification
- B. Vicinity Map
- C. Future Land Use Map
- D. Planning Area Maps & Analysis
- E. Zoning Map
- F. Environmental Features
- G. Character of the Site Analysis
- H. Plat of Waco Subdivision, Section 3 (2001)
- I. Development Plan (2023)
- J. Photos of the Site
- K. Other Zone Changes in Waco Subdivision
- L. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- M. Hearing Election Form
- N. \*Comprehensive Development Guide
- O. \*Development Guidance System Ordinance

\*Not provided in PowerPoint



# Public Notification



## 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, January 20, 2026, 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 I-2 – Heavy Industrial Zone to the C-1 – Convenience Commercial Zone and a Conditional Use Permit for Auto Sales for 100 Noble Ridge Court, Elizabethtown, KY 42701.

Newspaper Ad on Saturday January 10, 2026



2 Signs posted on site since January 2, 2026



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

COPY

January 2, 2026

## 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 100 NOBLE RIDGE COURT, ELIZABETHTOWN, KY. The owner, C & L PG LLC, is requesting a Zoning Change for 100 NOBLE RIDGE COURT, ELIZABETHTOWN, KY – See Enclosed Map

The hearing will be held as follows:

- DATE: January 20, 2026
- TIME: 5:00 PM
- PLACE: Hardin County Government Building  
150 N. Provident Way, 2nd Floor Meeting Room  
Elizabethtown, KY 42701
- EXISTING ZONE: I-2 - HEAVY INDUSTRIAL ZONE
- PROPOSED ZONE: C-1 - CONVENIENCE COMMERCIAL ZONE
- REQUEST: ZONE CHANGE AND CONDITIONAL USE PERMIT TO ALLOW FOR WHOLESALE SALES OF ATV, MOTORCYCLES AND UTV

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.

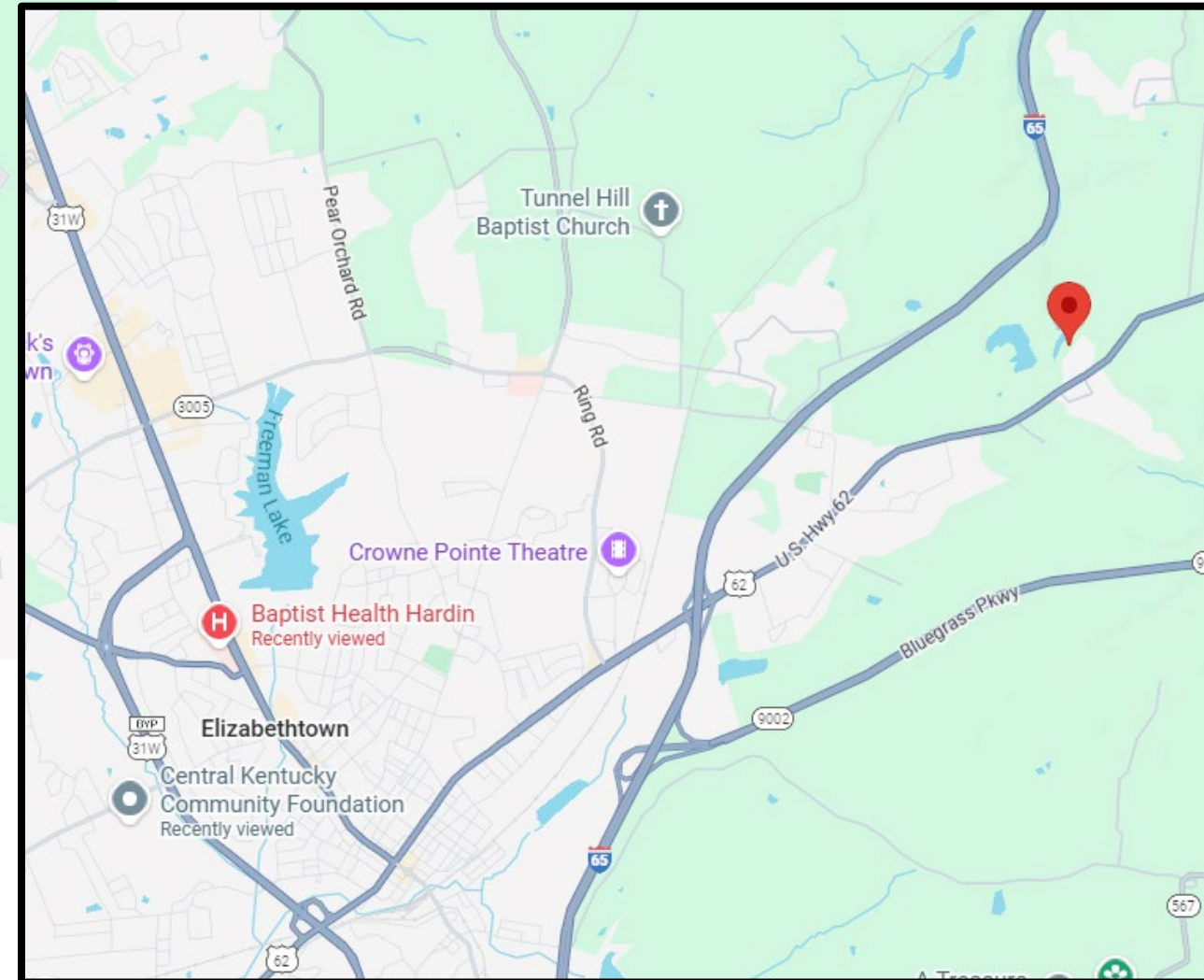
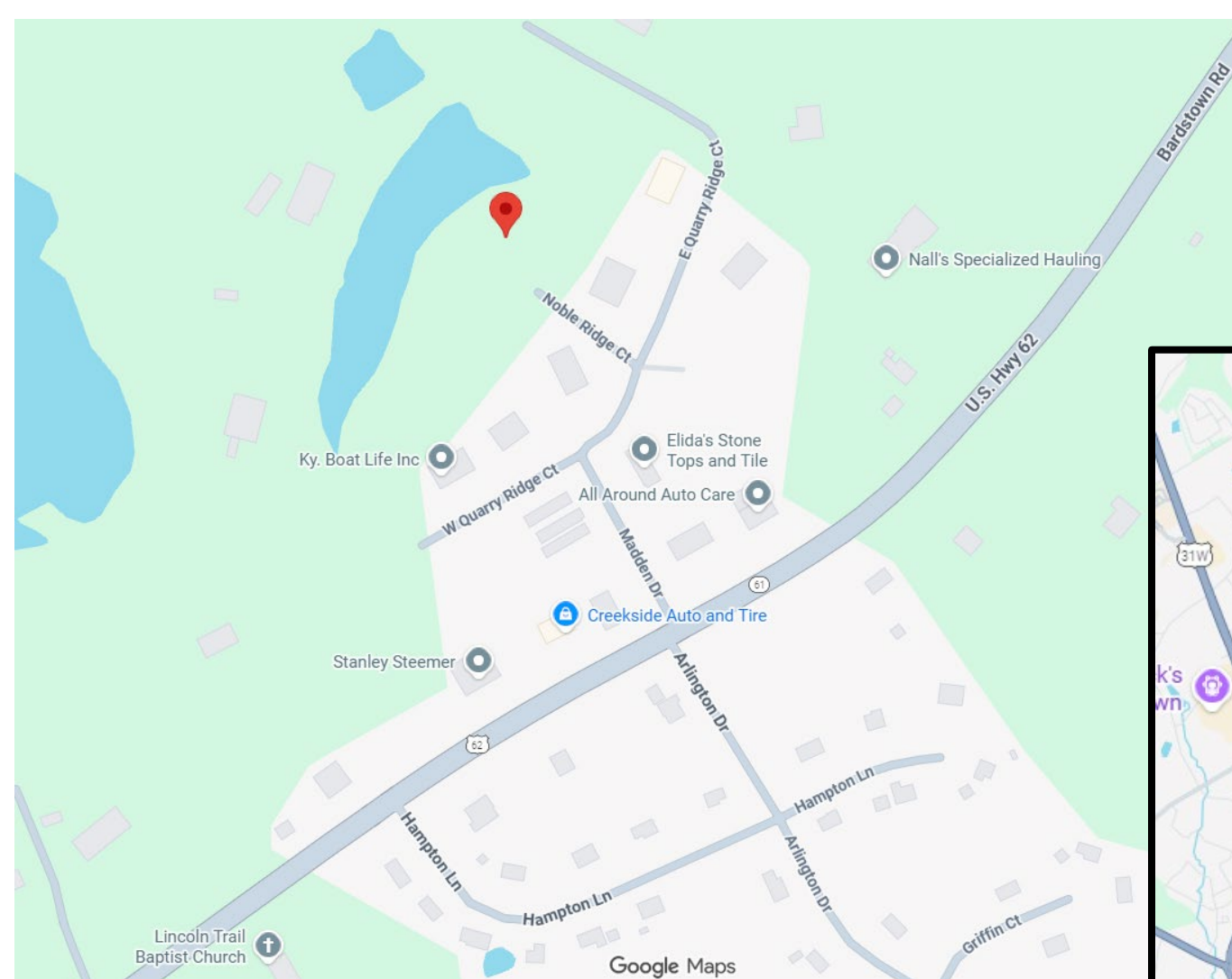
Please call the Planning Commission office at 270-769-5479 if you have any questions.

Adam C. King, AICP  
Director

c: PATSY WHITEHEAD, Magistrate

First class mailings sent to 21 owners that adjoin or are within 1200' of road frontage

# VICINITY MAPS





# URBAN AREA

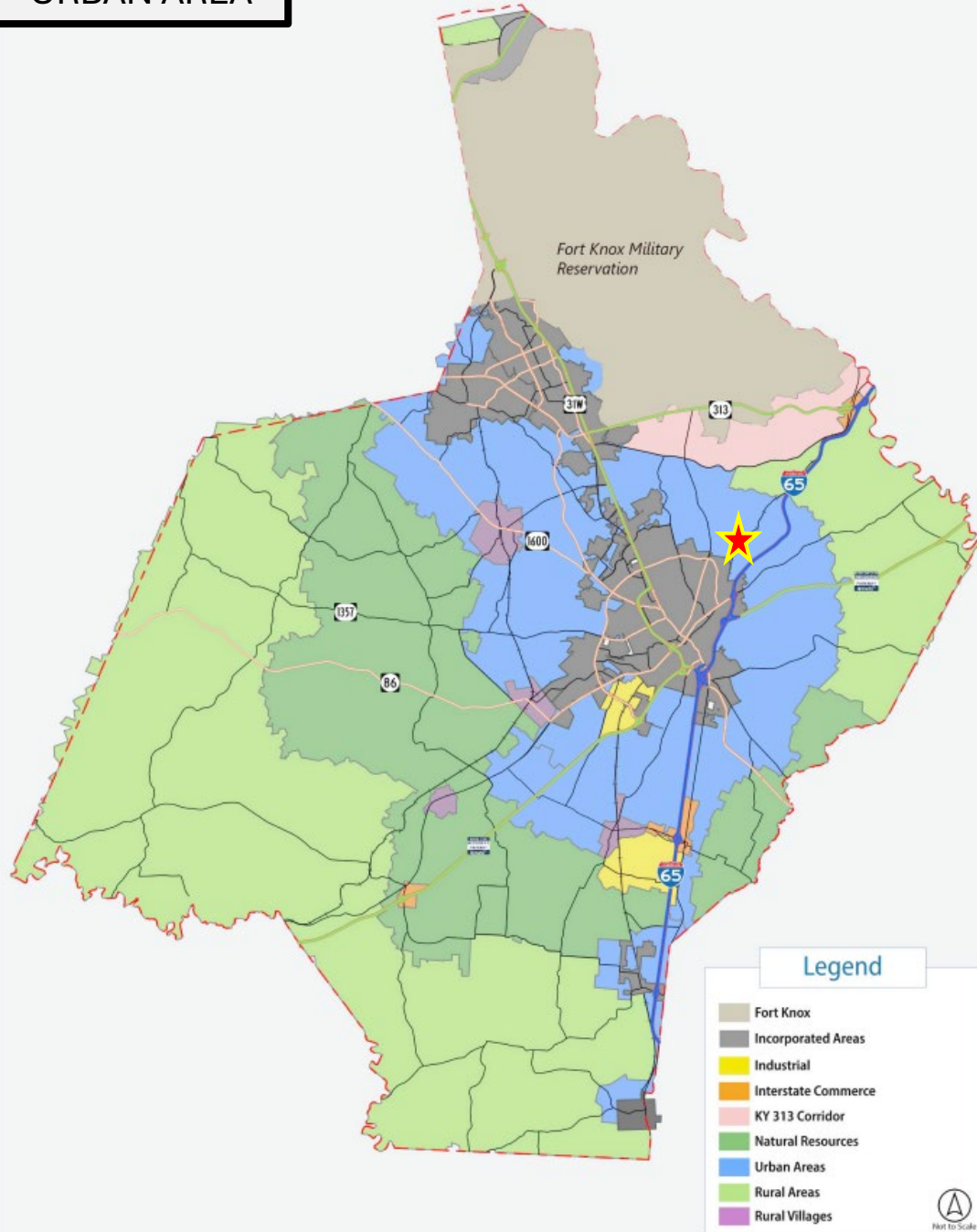


Figure 2-1: Future Land Use Map

## Urban Areas

**Introduction:** The urban areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities.

The urban areas are adjacent to existing, more dense development within the county. The largest sections of this area are located surrounding and between the cities of Radcliff, Vine Grove, and Elizabethtown, with smaller areas of the county identified as urban adjacent to Cecilia, Rineyville, Glendale, Sonora, and Upton. Urban areas also face annexation pressure as Elizabethtown and Radcliff continue to grow, which can present difficulties for future planning efforts if it is not coordinated.

**Natural Features:** Generally, the urban areas are flat to gently rolling, relatively unaffected by poor soils, and are not subject to flooding. Some areas may be impacted by karst topography. Overall, the urban areas are better suited for development, but specific site considerations should still be reviewed.

**Existing Land Use:** The urban areas include those portions of the county that are currently the most densely developed. Along the state highways and arterial or collector roads in the county, there is a mix of commercial and high-density residential uses, as well as some light industrial uses. The area also includes numerous single-family houses and subdivisions that range from a suburban scale to a rural character. There is a sizeable amount of farmland and undeveloped property located in the urban areas that is anticipated to transition as development continues. Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.

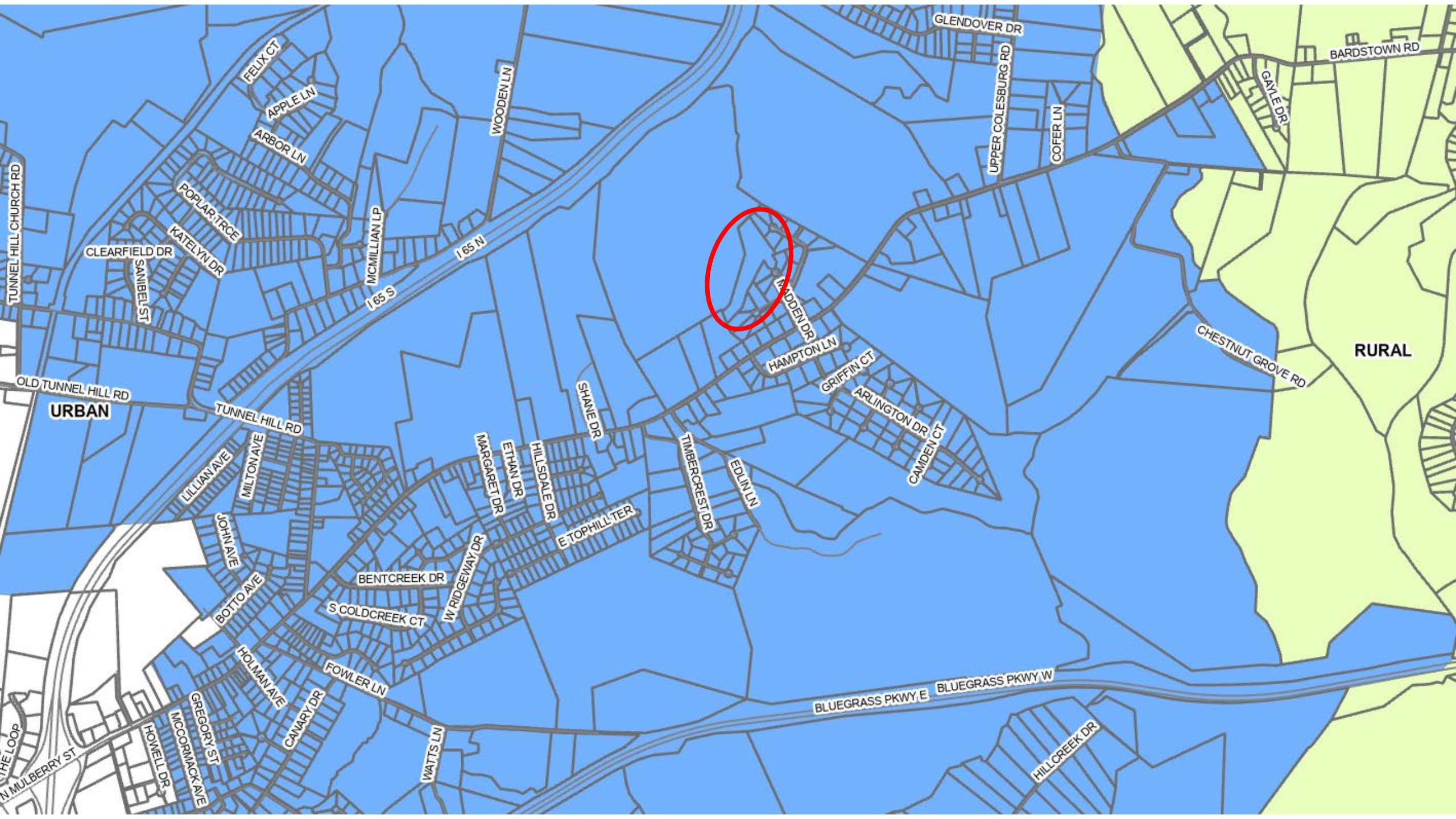
### Recommended Land Uses

- Convenience and general commercial uses are appropriate along state highways and at major intersections.
- Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.
- Future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities.
- Lower intensity uses that serve a smaller geographic area, including neighborhood commercial and convenience commercial, may be appropriate as development occurs further away from major and minor arterials.
- Residential should be limited to urban residential at the highest density that can be supported by the infrastructure available.
- Residential subdivisions with internal public streets are encouraged along state highways and county roads that meet the minimum required standards.
- Multi-family housing may be appropriate in areas with adequate access, utilities, and services at strategic intersections and along major corridors.
- Where sewer is available, development should be permitted at the highest density that can be accommodated by the site and necessary infrastructure.
- Light industrial development may be appropriate in areas with adequate access to roads (state highways and at strategic intersections), utilities, and services if the impacts from the industrial use on surrounding properties and public roads can be adequately mitigated.
- Existing industrial uses within the urban areas that can adequately mitigate impacts should also be considered.

### Character Criteria

- All development should adhere to higher design criteria that requires sidewalks (along the road and connecting to the development), streetlights, monument-style signs, durable and higher-quality building materials, and landscaping.





URBAN

RURAL

GLEDOVER DR

BARDSTOWN RD

GALE DR

UPPER COLESBURG RD

COFER LN

WOODEN LN

I-65 N

I-65 S

FELIX CT

APPLE LN

ARBOR LN

POPULAR TRCE

KATELYN DR

CLEARFIELD DR

SANIBEL ST

MC MILLIAN LP

OLD TUNNEL HILL RD

TUNNEL HILL RD

LILLIAN AVE

MILTON AVE

JOHN AVE

BOTTO AVE

BENT CREEK DR

S COLD CREEK CT

W RIDGEWAY DR

MARGARET DR

ETHAN DR

HILLDALE DR

E TOPHILL TER

SHANE DR

TIMBERCREST DR

EDLIN LN

WADDEN DR

HAMPTON LN

GRIFFIN CT

ARLINGTON DR

CAMDEN CT

CHESTNUT GROVE RD

BLUEGRASS PKWY E BLUEGRASS PKWY W

HILLCREEK DR

WATTS LN

GREGORY ST

MCCORMACK AVE

HOLMAN AVE

CANARY DR

HOWELL DR

N MULBERRY ST

THE LOOP



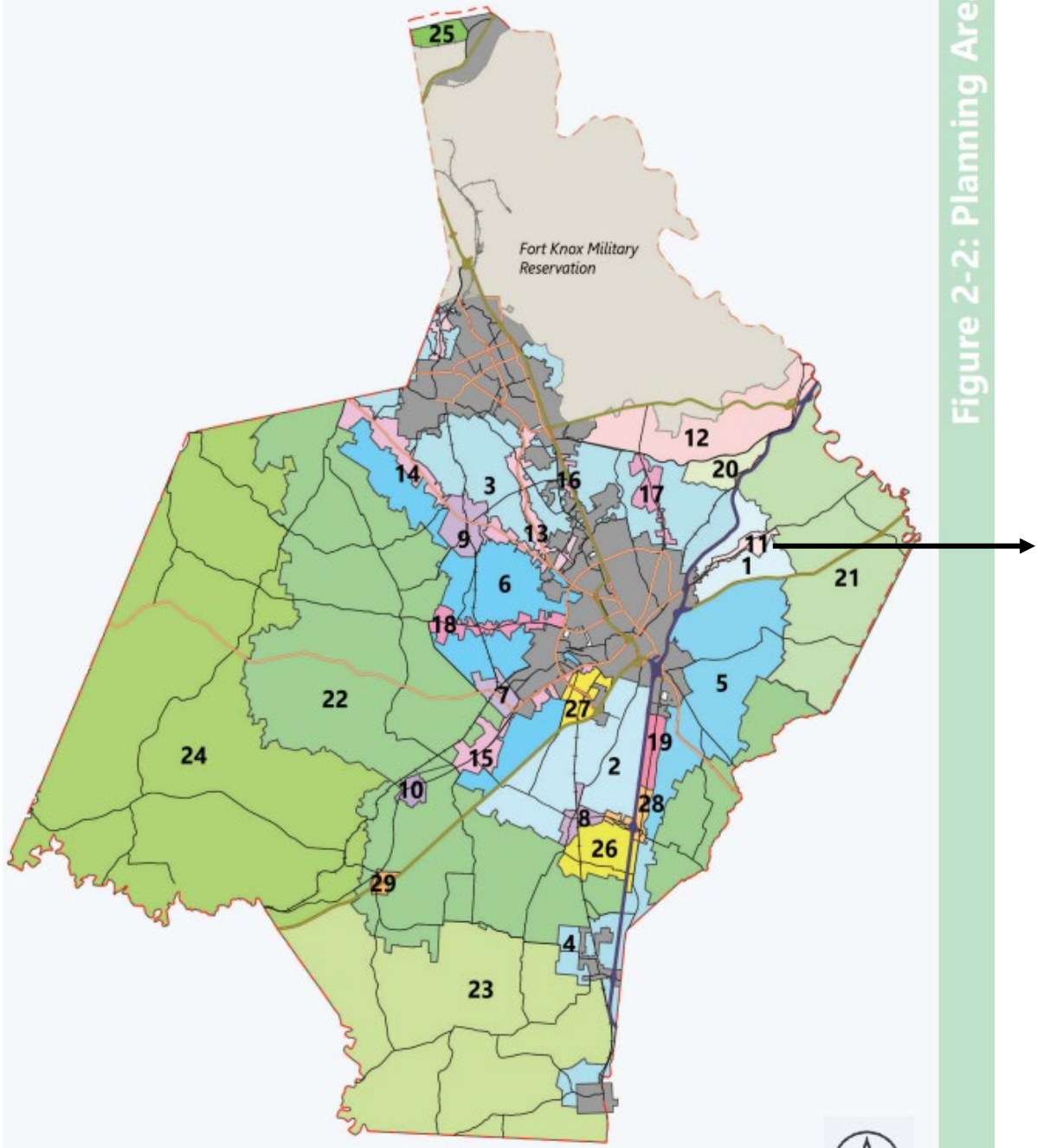
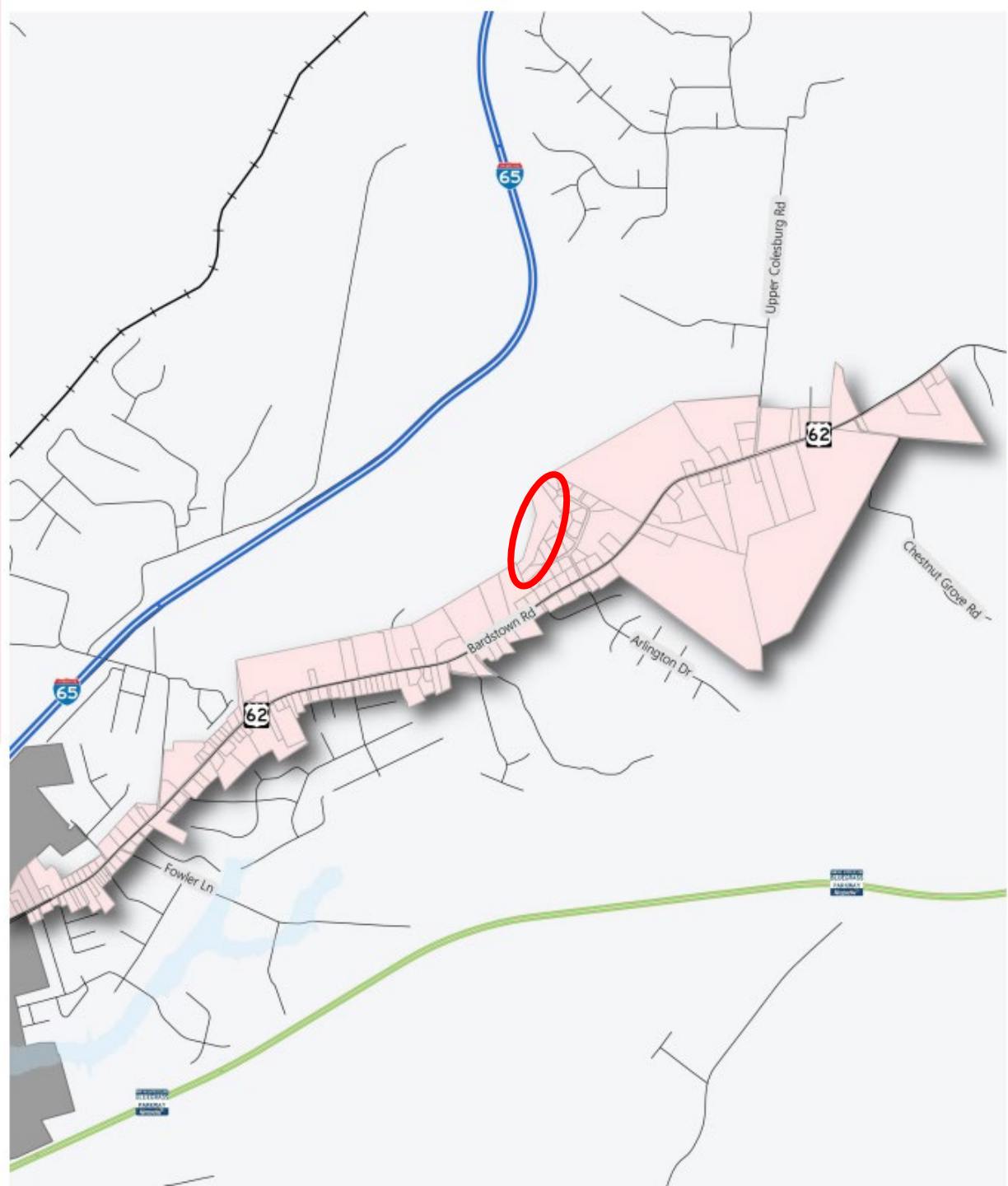


Figure 2-2: Planning Areas

11-Bardstown Rd Corridor



### Bardstown Road Corridor

This planning area is part of the Urban Area future land use group, and it includes the frontage lots along Bardstown Road (US 62) east of Elizabethtown between Gayle Drive and just east of upper Colesburg Road. As the corridor traverses northeast, the individual parcels increase in size. The Bardstown Road Corridor is approximately 1.18 square miles (703 acres) in size. Traffic along the corridor is heavier closer to Elizabethtown, and has an average daily traffic count of 8,918 vehicles per day; however, the eastern segments of the corridor is less traveled has an average daily traffic count of 3,049 vehicles per day. This corridor serves as a primary gateway into the county from Nelson County and Bardstown. Parts of this planning area face annexation pressure from Elizabethtown, which can present difficulties for future planning efforts if it is not effectively coordinated.

### Existing Land Use

This planning area is perceived as a commercial and industrial hub for the community. The corridor, while predominately comprised of single and some duplex residential dwellings, presents a broad mix of uses that include institutional, service-oriented commercial, light industrial, and manufacturing uses that provide employment opportunities in the northeast section of the county. The former rock quarry property on the north side of Bardstown Road was redeveloped as a heavy industrial park known as the WACO Subdivision, with large trucking operations, small industrial uses, and more recently, commercial activity. Huntington Ridge Subdivision was developed as a residential subdivision on the south side of Bardstown Road. As residential developments have increased, the need for commercial land uses and other services have also increased (such as churches, daycares, and climate-controlled storage facilities).

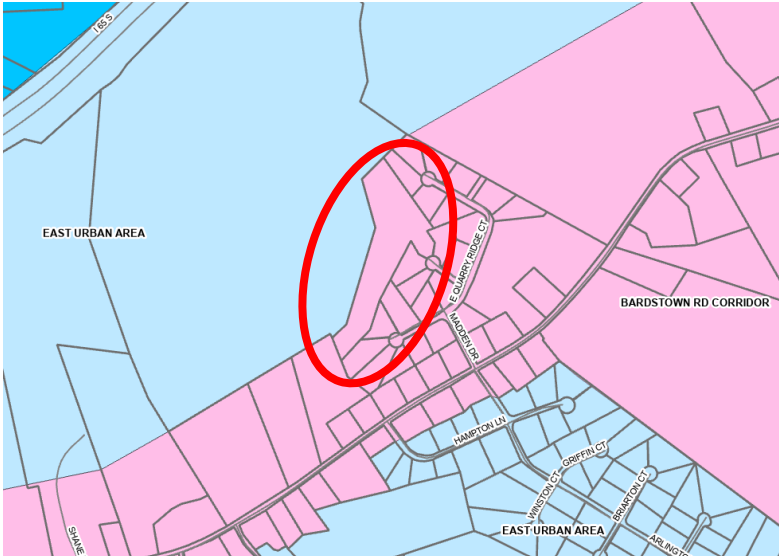
### Natural Features

The terrain in this area varies from rolling to steeply sloped. The topography in general slopes towards the east. Often flat areas for development are created by grading. As an alternative to grading, development, particularly residential development, follows the existing contours.

### Transportation Features and Public Facilities

Bardstown Road is the major highway in the eastern portion of Hardin County; it acts as a major gateway into Elizabethtown and Hardin County and also welcomes people from Hardin County to Nelson County and Bardstown. There is one elementary school in the area (Lincoln Trail Elementary School), and most development is served by the Central Hardin Fire Department. Additionally, there are some churches along the corridor. There is currently no public sanitary sewer service in the area outside of the city limits.

In 2021, the Radcliff-Elizabethtown MPO conducted the East Elizabethtown Connectivity Study focusing on the eastern portion of Hardin County, and a portion of the Bardstown Road Corridor lies within the study area of this plan. The Connectivity Study recommended improvements to safety, mobility, and road geometry from I-65 to Upper Colesburg Road.



### Recommended Land Use and Development Criteria

In addition to the development criteria outlined in Step 2 for Urban Areas, proposed projects within this planning area should also be evaluated against the following criteria:

#### Recommended Land Uses

- Because nearly half of the properties in this planning area are zoned for non-residential use, the recommended land use pattern is to continue a mix of residential, commercial, and industrial.
- Non-residential uses should be limited to those portions of the area that are immediately adjacent to Bardstown Road (US 62).
- Where public sanitary sewer service and necessary infrastructure are provided, higher residential densities should not only be encouraged, but required.
- Multi-family development should be encouraged in areas with adequate access and utilities.
- Residential subdivisions with access to individual residential lots from internal streets are appropriate.
- All development should be reviewed through a development review process in order to ensure it does not create stormwater drainage issues, noise or light pollution issues, or other concerns.
- In order to reduce urban sprawl and maximize public infrastructure, decreases in minimum lot sizes should be permitted where adequate access and utility infrastructure is available.
- Areas with steep slopes and natural features that constrain development should not be developed if not appropriately and adequately addressed during the development review process.

#### Access Criteria

- Development should be carefully reviewed so it does not create traffic congestion or capacity problems along major corridors.
- Impacts to the road network, such as turning lanes or new signals, should be proportionally assessed as new development occurs.
- Many lots or parcels, particularly those zoned for non-residential use, have direct access to Bardstown Road. The mobility function of this high traffic roadway must be maintained with appropriate access management.
- Access points to the roadway should be limited through the development review process and other appropriate controls (such as right-of-way dedication) should be used to preserve the function of the roadway.

#### Utility Criteria

- If septic is used, the lot sizes must be adequate for long term maintenance and repair.
- If public sewer is not available, new development is recommended to employ decentralized wastewater systems (including on-site septic) and treatment that would facilitate the eventual connection to the regional sewer system in the future.

#### Character Criteria

- Signs should be low, monument-style signs that visually blend with the high-quality design desired along this corridor. Signs should not be internally-illuminated with no digital components.
- Additional landscaping and other visual site improvements should be required for non-residential development.
- Non-residential development should use high-quality, durable, visually pleasing exterior finishes and materials that reflect the character of the county.



# 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







Interstate 65

R-2

I-2

I-2

C-1

PD-1

E QUARRY RIDGE CT

MADDEN DR

I-2

I-2

Bardstown Road (US 62)

C-1

C-1

HAMPTON LN

C-1

GRIFFIN CT

WINSTON CT

BRIARTON CT

PD-1

ARLING

SHANE DR

TIMBERCREE

R-1



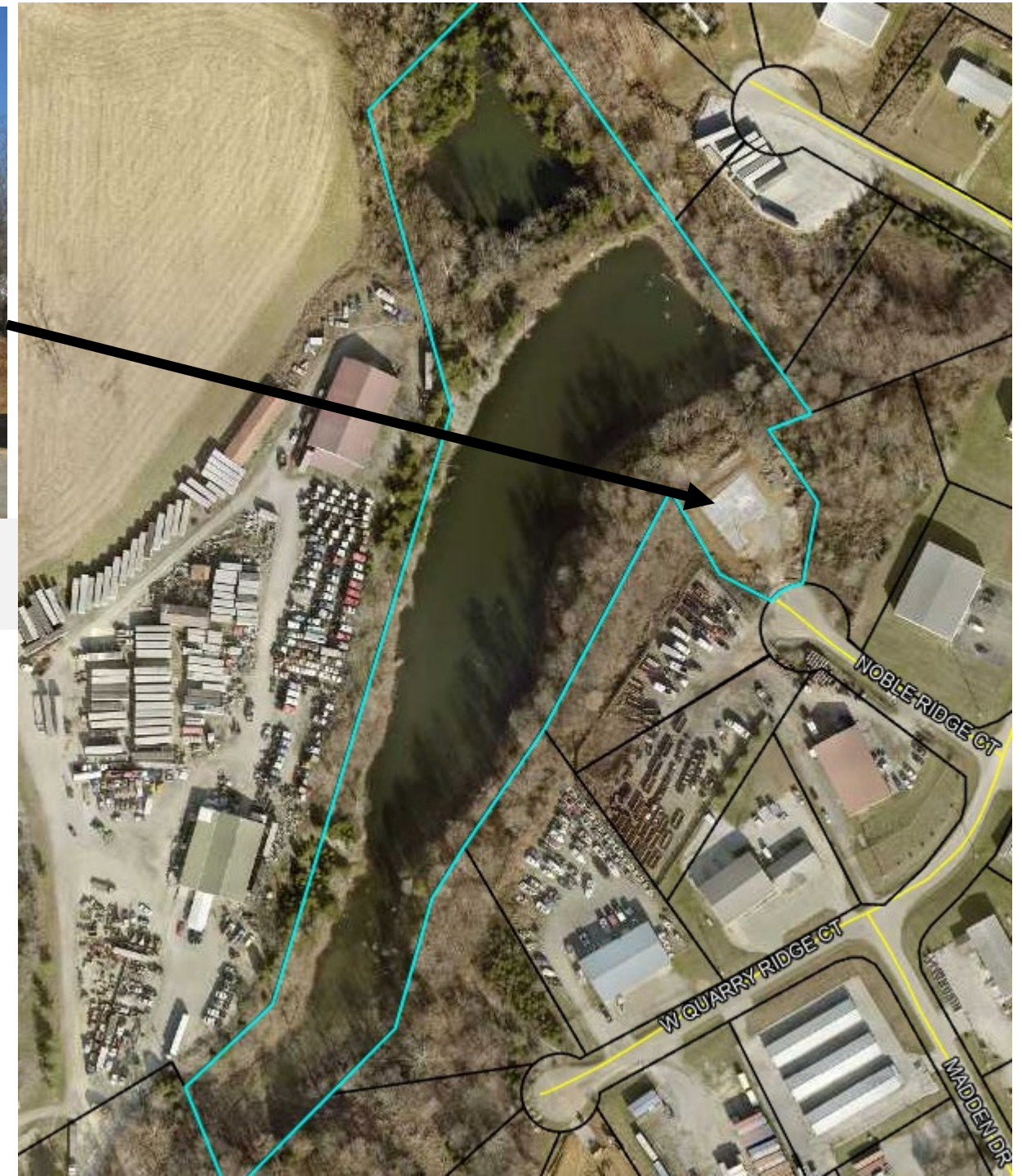
- Hardin\_Wetlands
- Hardin\_100Flood
- Streams 2023
- hardin\_sinkhole



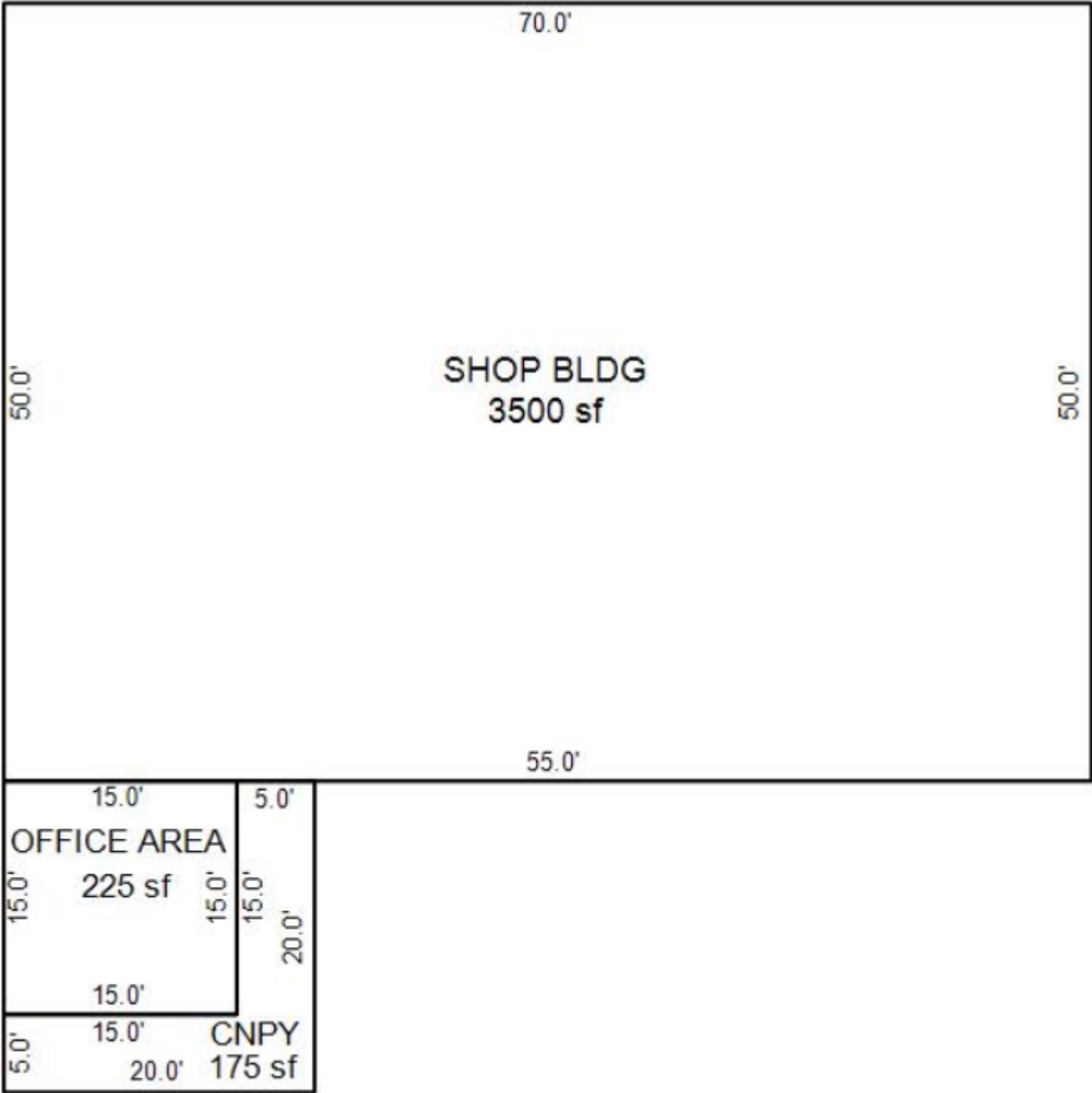


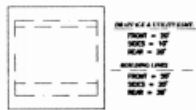


**C&L PG LLC**  
**100 Noble Ridge Court, Elizabethtown, KY**  
**3725 sq. ft. commercial building**









AARON BACON  
D.B. 970, PG.591

LOT LINES & EASEMENTS  
NORMAL, UNLESS NOTED  
IN NOTE

CURVE	BEGIN	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	36.00	54.88	48.44	S 27°40'00" E	89°47'04"
C2	36.00	54.88	48.44	S 27°40'00" E	89°47'04"
C3	36.00	54.88	48.44	S 27°40'00" E	89°47'04"
C4	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C5	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C6	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C7	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C8	175.00	175.00	113.14	S 00°00'00" E	90°00'00"
C9	75.00	86.00	43.13	S 00°00'00" E	90°00'00"
C10	50.00	86.00	58.44	S 54°50'00" E	79°00'00"
C11	50.00	86.00	58.44	S 54°50'00" E	79°00'00"
C12	50.00	86.00	58.44	S 54°50'00" E	79°00'00"
C13	50.00	86.00	58.44	S 54°50'00" E	79°00'00"
C14	36.00	54.88	48.44	S 27°40'00" E	89°47'04"
C15	36.00	54.88	48.44	S 27°40'00" E	89°47'04"
C16	36.00	54.88	48.44	S 27°40'00" E	89°47'04"
C17	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C18	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C19	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C20	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C21	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C22	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C23	50.00	86.00	58.44	S 77°30'00" E	69°46'18"
C24	36.00	54.88	48.44	S 27°40'00" E	89°47'04"
C25	36.00	54.88	48.44	S 27°40'00" E	89°47'04"
C26	36.00	54.88	48.44	S 27°40'00" E	89°47'04"
C27	36.00	54.88	48.44	S 27°40'00" E	89°47'04"
C28	36.00	54.88	48.44	S 27°40'00" E	89°47'04"

LINE	BEARING	DISTANCE
L1	S 87°14'30" E	28.00
L2	S 87°14'30" E	28.00
L3	S 70°20'30" E	72.00
L4	S 34°42'30" E	78.00

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRANSITS. THE SURVEY IS A CLASS 2 SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE UNADJUSTED PRECISION RATIO OF CLOSURE IS 1:110,000 OR GREATER. THE ANGULAR & LINEAR MEASUREMENTS HAVE BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Dennis L. Clouse*  
DATE: 7-20-01

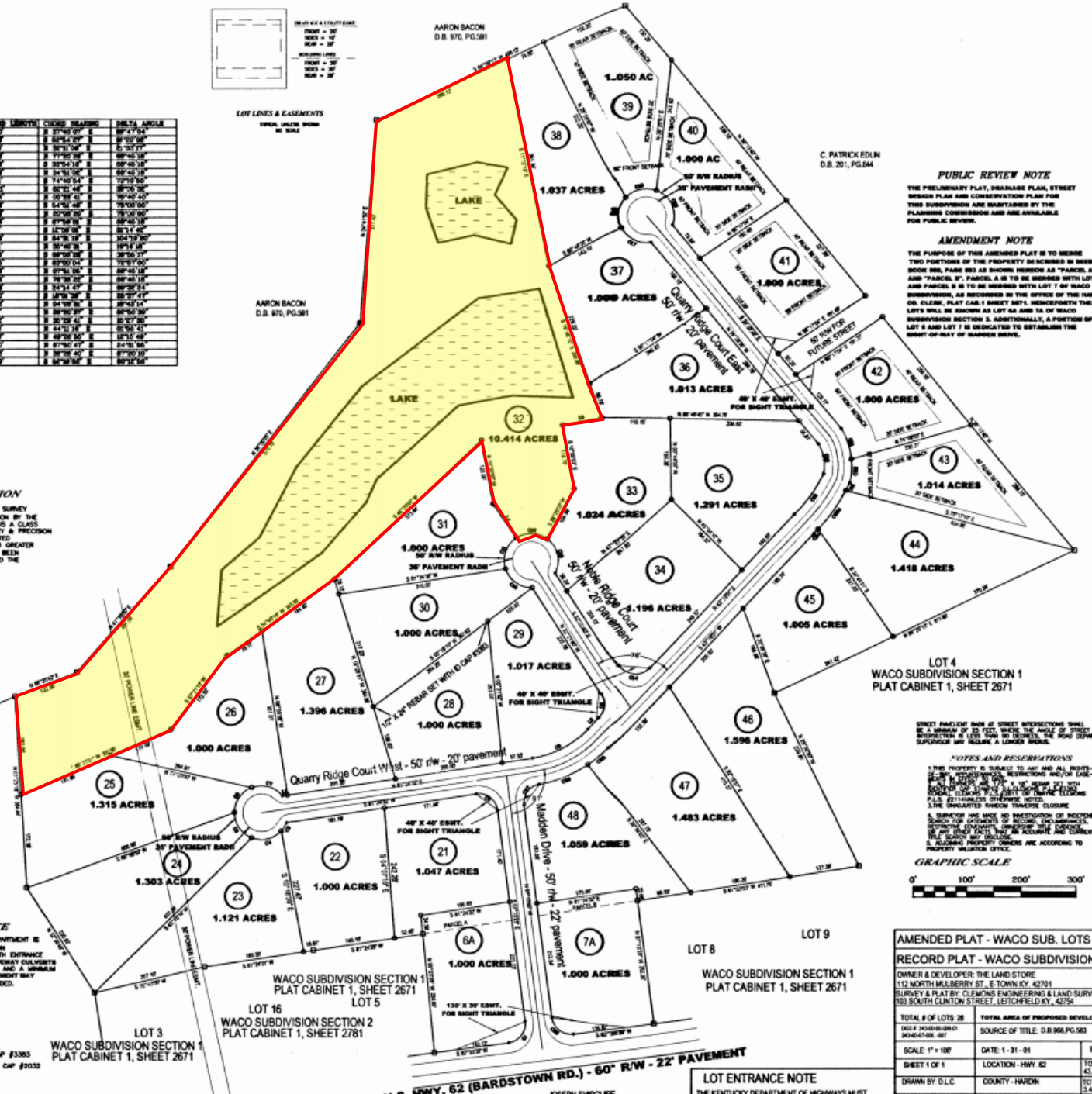


**DRIVEWAY ENTRANCE NOTE**

APPROVAL FROM THE HARRISON COUNTY ROAD DEPARTMENT IS REQUIRED FOR ALL NEW DRIVEWAY ENTRANCES ON R.V. HWY. 64. DRIVEWAYS MUST BE PROVIDED WITH ENTRANCE CULVERTS TO PROVIDE PROPER DRAINAGE. DRIVEWAY CULVERTS MUST HAVE A MINIMUM DIAMETER OF 12 INCHES AND A MINIMUM LENGTH OF 24 FEET. THE COUNTY ROAD DEPARTMENT MAY REQUIRE LARGER AND LONGER CULVERTS IF NEEDED.

**LEGEND**

- —1/2" BEAR SET WITH ID CAP #3363
- —1/2" BEAR FOUND WITH ID CAP #2022
- —UNMARKED R/W POINT



**PUBLIC REVIEW NOTE**  
THE PRELIMINARY PLAT, DRAINAGE PLAN, STREET DESIGN PLAN AND CONSERVATION PLAN FOR THIS SUBDIVISION ARE MAINTAINED BY THE PLANNING COMMISSION AND ARE AVAILABLE FOR PUBLIC REVIEW.

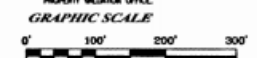
**AMENDMENT NOTE**  
THE PURPOSE OF THIS AMENDMENT PLAT IS TO MERGE TWO PORTIONS OF THE PROPERTY DESCRIBED IN BOOK ONE, PAGE 883 AS SHOWN HEREIN AS "PARCEL A" AND "PARCEL B". PARCEL A IS TO BE MERGED WITH LOT 6 AND PARCEL B IS TO BE MERGED WITH LOT 7. THE MERGED SUBDIVISION, AS RECORDED IN THE OFFICE OF THE HARRISON COUNTY CLERK, PLAT CAR. 1 SHEET 2671. HEREOFORTH THESE LOTS WILL BE KNOWN AS LOT 6 AND 7. OF RECORD SUBDIVISION SECTION 3. ADDITIONALLY, A PORTION OF LOT 6 AND LOT 7 IS DEDICATED TO ESTABLISH THE RIGHT-OF-WAY OF BARSTOWN DRIVE.

- 1 THE RIGHT BEYOND AND ALL
  - 2 THE RIGHT EASEMENT
  - 3 THE RIGHT SERVICE
  - 4 THE RIGHT CURBWAY
  - 5 THE RIGHT SIDEWALK
- THE LICENSE COMPANY TO STREET LIGHT SADDLING

LOT OWNERS SIGN HERE  
RIGHT HERE  
9-1  
DATE  
7-1  
DATE  
I CERTIFY I  
BECN DEC  
8-16  
DATE

STREET PAVEMENT R/W AT STREET INTERSECTIONS SHALL BE A MINIMUM OF 20 FEET. WHERE THE ANGLE OF STREET INTERSECTION IS LESS THAN 90 DEGREES, THE ROAD DEPARTMENT SUPERVISOR MAY REQUIRE A LARGER R/W.

**NOTES AND RESERVATIONS**  
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL INTERESTS, EASEMENTS, RESTRICTIONS AND/OR ENCUMBRANCES OF RECORD. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS NOTED THE FOLLOWING:  
2. THE UNADJUSTED ANGLE TRIANGULAR CLOSURE IS 1.00 INCHES.  
3. A SURVEYOR HAS MADE NO INVESTIGATION OF NECESSITY AS TO THE EXISTENCE OF ANY EASEMENTS OR ENCUMBRANCES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY AND CORRECTNESS OF THE SURVEY AND THE CORRECTNESS OF THE TITLE SEARCH AND RECORDS.  
4. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY AND CORRECTNESS OF THE SURVEY AND THE CORRECTNESS OF THE TITLE SEARCH AND RECORDS.



**AMENDED PLAT - WACO SUB. LOTS 6 & 7**

**RECORD PLAT - WACO SUBDIVISION SECTION 3**

OWNER & DEVELOPER: THE LAND STORE  
112 NORTH MULBERRY ST., E-TOWN, KY 42501  
SURVEY & PLAT BY: CLEMENS ENGINEERING & LAND SURVEYING  
103 SOUTH CLINTON STREET, LETCHFIELD, KY 42754

TOTAL # OF LOTS 28		TOTAL AREA OF PROPOSED DEVELOPMENT - ALGAM AC	
2014-10-01-00-01	2014-07-01-00-01	1.31	1.31
SCALE: 1" = 100'	DATE: 1-31-01	BEARINGS: WACO PLAT	
SHEET 1 OF 1	LOCATION: HWY. 62	TOTAL AREA OF 28 NEW LG 43,018 ACRES	
DRAWN BY: D.L.C.	COUNTY: HARRISON	TOTAL AREA OF 3 NEW STR 2,471 ACRES	
DISTANCES: EDM	STATE: KENTUCKY	DRAWING NO.:	

**LOT ENTRANCE NOTE**  
THE KENTUCKY DEPARTMENT OF HIGHWAYS MUST APPROVE ALL LOT ENTRANCES OFF OF STATE HIGHWAYS.

JOSEPH SHREVE, P.E.  
D.B. 961, PG.113



103 SOUTH CLINTON STREET  
LEITCHFIELD, KY 42754  
PHONE: (270)559-5868

522 NORTH MULBERRY STREET  
ELIZABETHTOWN, KY 42701  
PHONE: (270)766-1112



CLEMONS & ASSOCIATES  
LAND SURVEYING

**OWNER(S) CERTIFICATION**  
I, WHO DO HEREBY CERTIFY THAT I AM (WE ARE THE ONLY OWNER(S) OF THIS PROPERTY SHOWS HEREIN, TO ACCEPT THIS AS MY (OUR) DEVELOPMENT PLAN/ SITE PLAN FOR THE PROPERTY AND AGREE TO COMPLETE ALL SITE IMPROVEMENTS SET FORTH IN THEIR ENTIRETY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY TO USE AND OCCUPY THE BUILDINGS AND PROPERTY. I (WE) FURTHER ASSURE AND UNDERSTAND THAT THE BUILDING AND PERMITS, INCLUDING ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN A PROPER MANNER.

3/19/23 *Carroll*  
DATE OWNER(S)

**NOTARY CERTIFICATION**  
I, THE UNDERSIGNED NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS DELIVERED AND ACKNOWLEDGED BEFORE ME IN HARRISON COUNTY, KENTUCKY. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) IS (ARE) LEGAL AND HAS (HAVE) BEEN EXERCISED VOLUNTARILY ON THIS DATE, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND 29 DAY OF March (MONTH) 2023 (YR)

*Madeline Venable* 1-11-27 KY# 124191  
NOTARY MY COMMISSION EXPIRES  
COUNTY OF Harlan STATE OF Ky

**FLOOD CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE F.E.M.A. MAP MAP 220020080 DATED AUGUST 30, 2007 (NOT PRINTED)

FLOOD PLAN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (REGULATED REVISION) AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.

**NATURAL FEATURES NOTE**  
AS INDICATED ON THE ELEVATION WORKS QUAD MAP, THERE IS A POND AND LAKE LOCATED ON THIS PROPERTY.

**DRAINAGE & STORMWATER RECEIVER**  
THE DRAINAGE AND STORMWATER RECEIVER OF THIS SUBDIVISION IS A SMALL UNNAMED BLUE LINE STREAM LOCATED ON THE SUBJECT PROPERTY, AND DRAINS INTO CLEAR CREEK.

**SIGNAGE STANDARD NOTE**  
THE SIGNAGE STANDARD ALLOWS A MAXIMUM TOTAL FOR THE SITE OF TWO SQUARE FEET PER LINEAR FOOT OF ROAD FRONTAGE (2 X 8' = 160 SQ. FT.)

**WASTEWATER CERTIFICATION**  
I hereby certify that the onsite sewerage disposal system to any proposed residence or other structure or any existing structure within this subdivision shall be installed pursuant to the Kentucky onsite sewerage disposal system regulation (902 KAR 10.031 and 902 KAR 10.02). Each individual lot shall have a site evaluation and shall stand on its own merit as to approval or disapproval.

*John* #2886  
Date 3-13-23  
Harrison County Health Care Officer or Licensed Professional Engineer

**THE COMMISSION CERTIFICATION**  
I DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARRISON COUNTY PLANNING

*John* 4/17/23  
CHAIRMAN OR AUTHORIZED AGENT DATE

**ENGINEERING DEPARTMENT CERTIFICATION**  
THE PLANS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED BY THE OFFICE AND APPEAR TO MEET THE REQUIREMENTS OF THIS JURISDICTION. IN PERFORMANCE OF THE DUTIES OF THIS OFFICE DOES NOT DESIGN THE PLANS OR DESIGN ANY OF THE STRUCTURES OR MODELS OR CONFIRM IN ANY WAY THAT THE PLANS HAVE BEEN PREPARED WITH THE REQUIRED PROFESSIONAL STANDARDS.

*John* 4/10/2023  
COUNTY ENGINEER SIGNATURE DATE

**ROAD DEPARTMENT CERTIFICATION**  
This driveway entrance is established or proposed for installation for this development has been reviewed by me and is in conformance with all applicable regulations.

3/19/23 *Heard*  
Date Official Title

**STORMWATER MAINTENANCE NOTE**  
IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINUAL MAINTENANCE ON ALL OTHERS DRAINAGE WORKS, DETENTION BASINS, AND OTHER STORM WATER FACILITIES TO ASSURE PROPER FUNCTION IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLANS AND STORMWATER ORDINANCES.

**EXTERIOR LIGHTING NOTE**  
NO LIGHTING SHALL BE PERMITTED WHICH WOULD GLARE ONTO ANY STREET, INTO ADJACENT PROPERTY, OR BE DEEMED AS LIGHTING TRAMPASS, E. G. THE SHINING OF LIGHT PRODUCED BY A FIXTURE BEYOND THE BOUNDARIES OF THE PROPERTY ON WHICH SUCH FIXTURE IS LOCATED.

**EXTERIOR LIGHTING NOTE**  
NO FLASHING LIGHTS OR STROBE LIGHTS ARE PERMITTED, EITHER AFFIXED, NONFIXED, OR INTERNAL WHICH WOULD BE SEEN FROM ANY ADJACENT PROPERTY, ROAD OR AERIAL LOCATION, EXCEPT IN SITUATIONS INVOLVING PUBLIC HEALTH OR SAFETY.

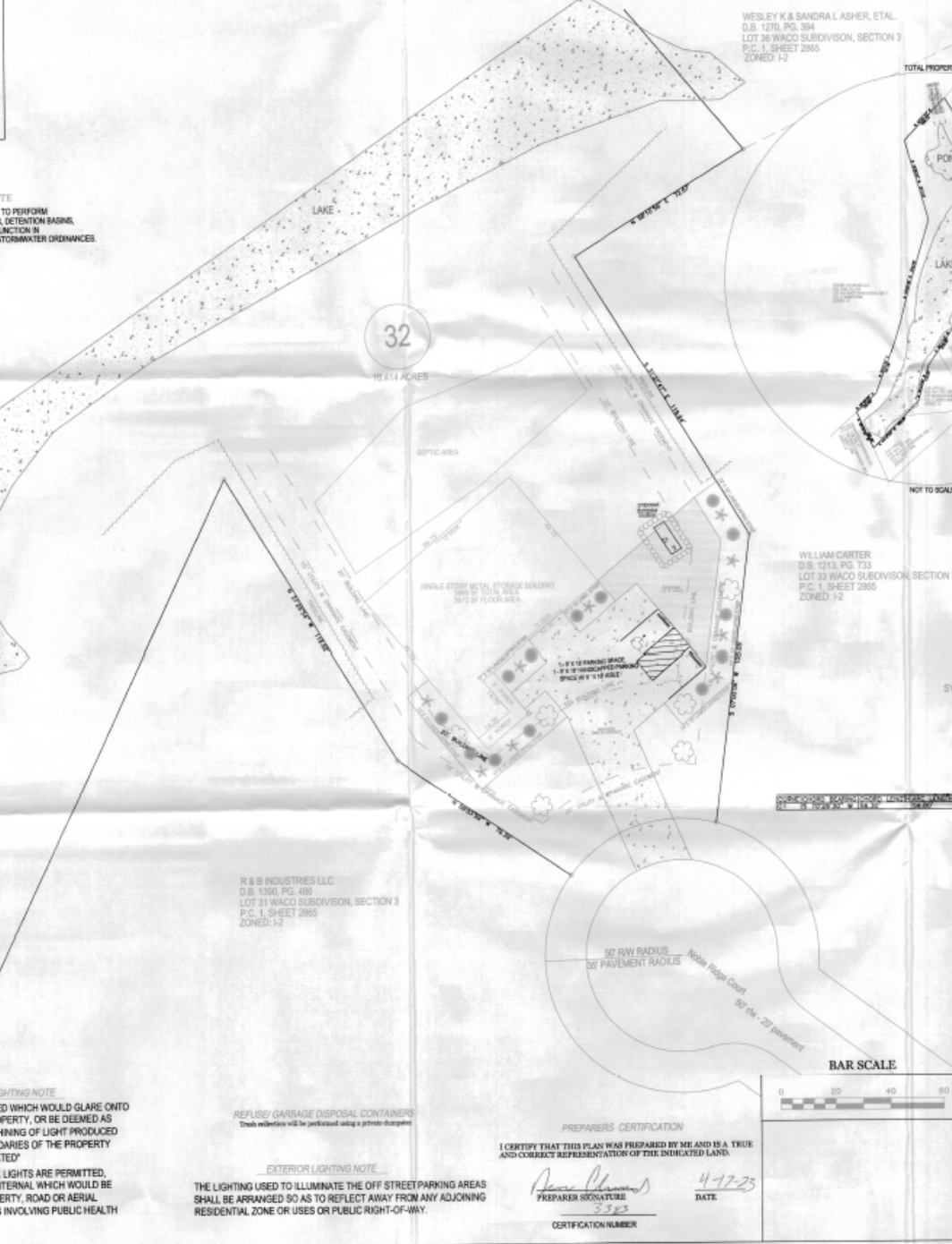
**REFUSE/ GARBAGE DISPOSAL CONTAINERS**  
Trash collection will be performed using a private dumpster.

**EXTERIOR LIGHTING NOTE**  
THE LIGHTING USED TO ILLUMINATE THE OFF STREET PARKING AREAS SHALL BE ARRANGED SO AS TO REFLECT AWAY FROM ANY ADJOINING RESIDENTIAL ZONE OR USES OR PUBLIC RIGHT-OF-WAY.

**EXTERIOR LIGHTING NOTE**  
THE LIGHTING USED TO ILLUMINATE THE OFF STREET PARKING AREAS SHALL BE ARRANGED SO AS TO REFLECT AWAY FROM ANY ADJOINING RESIDENTIAL ZONE OR USES OR PUBLIC RIGHT-OF-WAY.

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**EXTERIOR LIGHTING NOTE**  
THE LIGHTING USED TO ILLUMINATE THE OFF STREET PARKING AREAS SHALL BE ARRANGED SO AS TO REFLECT AWAY FROM ANY ADJOINING RESIDENTIAL ZONE OR USES OR PUBLIC RIGHT-OF-WAY.



WESLEY K & SANDRA L ASHER, ETAL.  
D.B. 1270, PG. 394  
LOT 36 WACO SUBDIVISION, SECTION 3  
P.C. 1, SHEET 2885  
ZONED: I-2



WILLIAM CARTER  
D.B. 1213, PG. 733  
LOT 33 WACO SUBDIVISION, SECTION 3  
P.C. 1, SHEET 2885  
ZONED: I-2

**LANDSCAPE LEGEND:**

SYMBOL	DESCRIPTION	QTY (EACH)
●	TYP. EVERGREEN SHRUB	13
★	TYP. DECIDUOUS SHRUB	9
○	TYP. TREE	6

**SITE STATISTICS TABLE**

LOT SIZE	EXISTING	PROPOSED
10.414 ACRES (458,811 SQ. FT.)	10.414 ACRES (458,811 SQ. FT.)	10.414 ACRES (458,811 SQ. FT.)
ZONING	I-2	I-2
HOUSING UNITS	N/A	N/A
USE	VACANT LOT	INDUSTRIAL
BUILDING COVERAGE	N/A	30%
BUILDING HEIGHT	N/A	24'
FLOOR AREA (ON TOTAL)	N/A	1872 SQ. FT. / 8.6%
PARKING PAVED AREA	N/A	4768 SQ. FT. / 10.6%
OPEN AREA	61.8 ACRES (2,698,811 SQ. FT.)	61.8 ACRES (2,698,811 SQ. FT.)
PARKING SPACES	6	3- 8' X 12'
OUTDOOR DISPLAY	N/A	N/A



**NOTES & RESERVATIONS**

1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAY, APPOINTANCES, RESTRICTIONS AND OR EASEMENTS IN EFFECT TO DATE.
2. ADJOINING PROPERTY OWNERS ARE SHOWN ACCORDING TO PROPERTY WALLATION OFFICE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**LEGEND**

- - 1/2" STEEL REBAR FOUND WITH ID CH#1282
- - HANDCAP PARKING SIGN
- - SECURITY LIGHT
- - PARKING BLOCK/WHEEL STOPS
- - DUMPSTER LOCATION
- - PLANK FENCE

**DEVELOPMENT PLAN FOR: C & I PG. LLC.**

**LOT 32 WACO SUBDIVISION, SECTION #3**  
MOBILE HOME COURT, ELIZABETHTOWN, KY 42701  
PLAT CABINET 1, SHEET 2885

DEVELOPER/OWNER: C & I PG. LLC.  
4271 BRANTSTOWN RD.  
ELIZABETHTOWN, KY 42701

PVA # 240308-07-420 SOURCE OF TITLE: C&I PG. LLC  
SCALE: 1" = 20' DATE: 3/20/23 DRAWING: 101 07 PLANS SINGLE DATE  
DRAWN BY: DSC COUNTY: HARRISON PROJECT: WACO 14 33.04g  
DISTANCES: GPS STATE: KENTUCKY AREA: 10.414 ACRES

**PREPARER'S CERTIFICATION**  
I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS A TRUE AND CORRECT REPRESENTATION OF THE INDICATED LAND.

*John* 4-17-23  
PREPARER SIGNATURE DATE  
CERTIFICATION NUMBER

BOUNDARIES BY STATE PLATE BOOKS ZONE

**LEGEND**

- - 1/2" STEEL REBAR FOUND WITH ID CH#1282
- - HANDCAP PARKING SIGN
- - SECURITY LIGHT
- - PARKING BLOCK/WHEEL STOPS
- - DUMPSTER LOCATION
- - PLANK FENCE

**DEVELOPMENT PLAN FOR: C & I PG. LLC.**

**LOT 32 WACO SUBDIVISION, SECTION #3**  
MOBILE HOME COURT, ELIZABETHTOWN, KY 42701  
PLAT CABINET 1, SHEET 2885

DEVELOPER/OWNER: C & I PG. LLC.  
4271 BRANTSTOWN RD.  
ELIZABETHTOWN, KY 42701

PVA # 240308-07-420 SOURCE OF TITLE: C&I PG. LLC  
SCALE: 1" = 20' DATE: 3/20/23 DRAWING: 101 07 PLANS SINGLE DATE  
DRAWN BY: DSC COUNTY: HARRISON PROJECT: WACO 14 33.04g  
DISTANCES: GPS STATE: KENTUCKY AREA: 10.414 ACRES

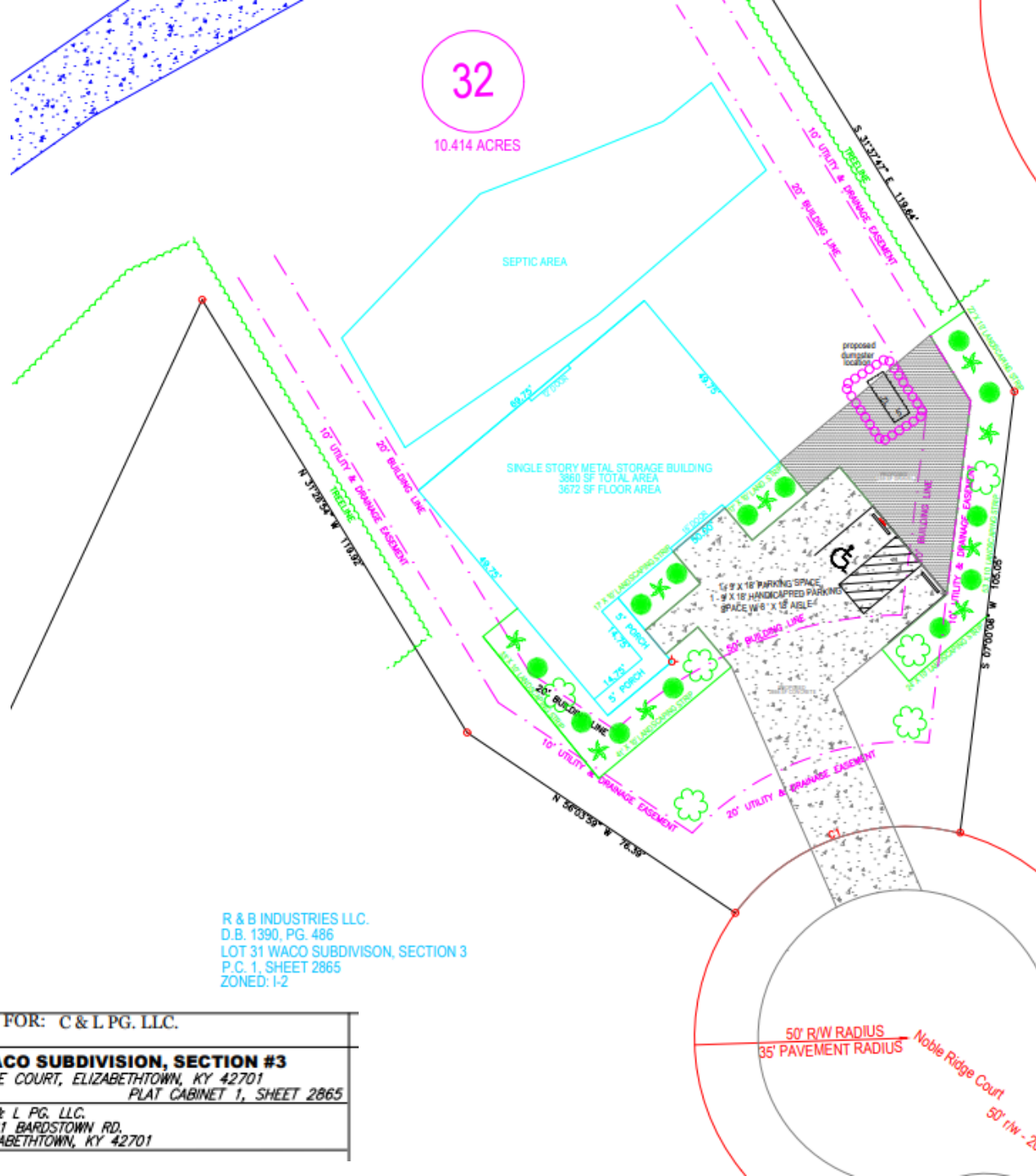
**SHEET NO.**

**1**

**OF**

**1**

32  
10.414 ACRES



WILLIAM CARTER  
D.B. 1213, PG. 733  
LOT 33 WACO SUBDIVISION, SECTION 3  
P.C. 1, SHEET 2865  
ZONED: I-2

LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION	QTY. (EACH)
●	TYP. EVERGREEN SHRUB	13
★	TYP. DECIDUOUS SHRUB	9
☼	TYP. TREE	6

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S 79°29'30" W	156.30'	159.80'	50.00'

SITE STATISTICS TAB

LOT SIZE	TOTAL AS SHOWN	EXISTING
	10.414 ACRES (453.6)	0.593 ACRES (25.83)
ZONING		I-2
#DWELLING UNITS		N/A
USE		VACANT LO'
BUILDING COVERAGE		N/A
BUILDING HEIGHT		N/A
FLOOR AREA (ON TOTAL)		N/A
PARKING/ PAVED AREA		N/A
OPEN AREA		10.414 ACRES (453.6)
#PARKING SPACES		0
OUTDOOR DISPLAY		NA

R & B INDUSTRIES LLC.  
D.B. 1390, PG. 486  
LOT 31 WACO SUBDIVISION, SECTION 3  
P.C. 1, SHEET 2865  
ZONED: I-2

DEVELOPMENT PLAN FOR: C & L PG. LLC.

**LOT 32 WACO SUBDIVISION, SECTION #3**  
NOBLE RIDGE COURT, ELIZABETHTOWN, KY 42701  
PLAT CABINET 1, SHEET 2865

DEVELOPER/OWNER: C & L PG. LLC.  
4221 BARDSTOWN RD.  
ELIZABETHTOWN, KY 42701

50' R/W RADIUS  
35' PAVEMENT RADIUS  
Noble Ridge Court  
50' r/w - 20' pavement























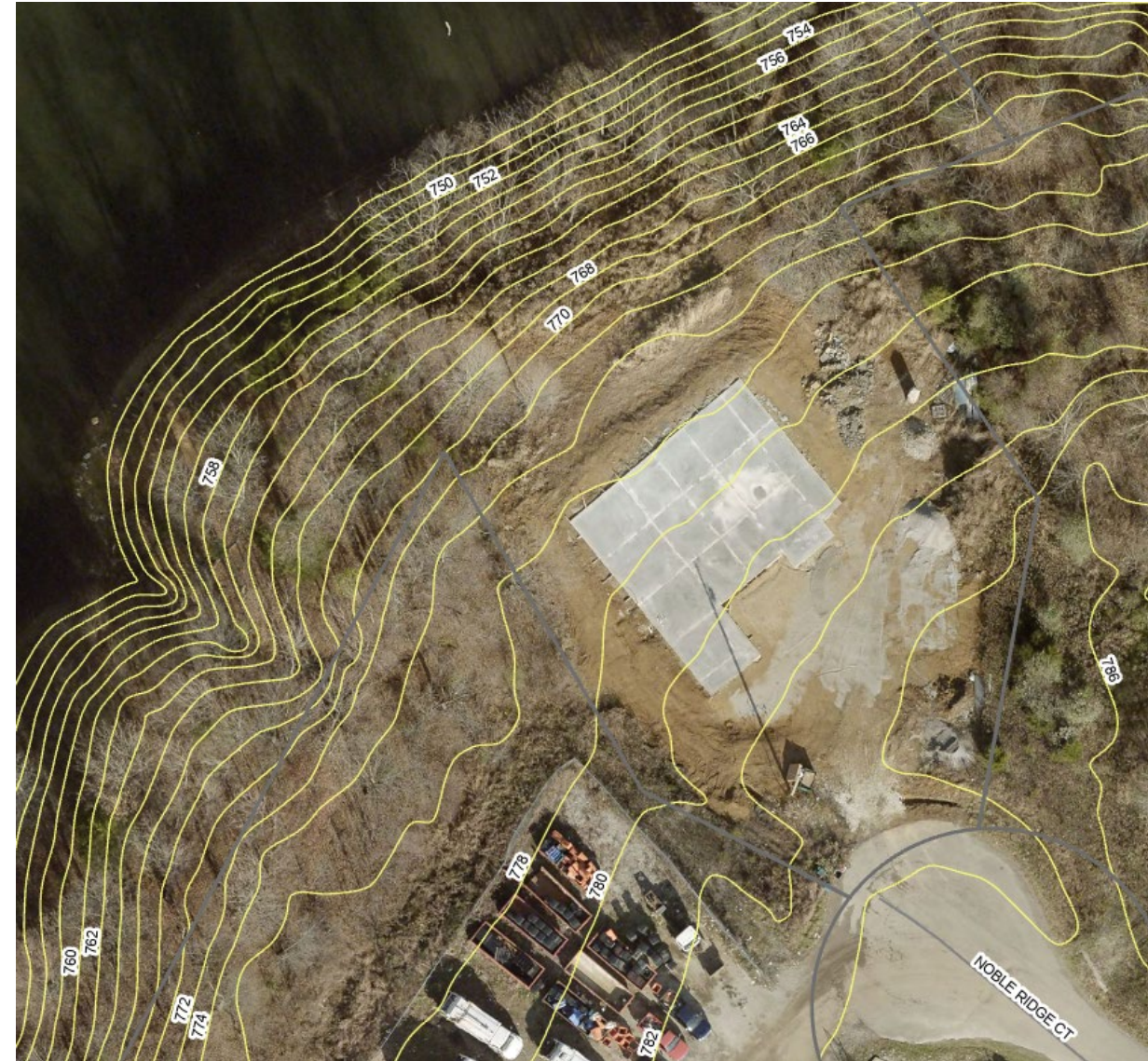








Amount of the 10.414 acres that is not consumed by the lake





# Other Zone Changes in Waco Subdivision

Permit Date	Owner	PVA Map Number	Type	Zone	Proposed Zoning (Map Amendments)	Project / Subdivision Name	Request	Site Address	Status
12/19/2025	C & L PG LLC	243-00-07-032	MAP AMENDMENT	I-2 - HEAVY INDUSTRY ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	FUN FOR ALL MOTORSPORTS - WACO SUBDIVISION, SECTION 3, LOT 32	WHOLESALE SALES OF ATV, MOTORCYCLES AND UTV	100 NOBLE RIDGE COURT, ELIZABETHTOWN, KY	PENDING
07/25/2023	DUKE & COOPER INVESTMENTS LLC	243-00-07-003 & 243-00-07-023	MAP AMENDMENT	I-2 - HEAVY INDUSTRY ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	WACO SUBDIVISION, LOT 3 & WACO SUBDIVISION, SECTION 3, LOT 23	TO ALLOW FOR A MAP AMENDMENT TO THE CONVENIENCE COMMERCIAL (C-1) ZONE TO ALLOW FOR MINI STORAGE UNITS ON SITE AND A VARIANCE FROM THE SIDE BUILDING SETBACKS TO ALLOW FOR THE MINI STORAGE UNITS TO BE NO CLOSER THAN 10' FROM THE SIDE PROPERTY LINES	BARDSTOWN ROAD, ELIZABETHTOWN, KY 42701	APPROVED
10/28/2013	RICHARD & SHERRY THOMAS	243-00-07-001	MAP AMENDMENT	I-2 - HEAVY INDUSTRY ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	AUTO SALES / WACO SUBDIVISION, LOT 1	TO REZONE FROM HEAVY INDUSTRY ZONING TO CONVENIENCE COMMERCIAL ZONE TO ALLOW FOR AN AUTO SALES BUSINESS	4480 BARDSTOWN RD	APPROVED
05/29/2001	FREEMON GREENWELL	243-00-07-018	MAP AMENDMENT	I-2 - HEAVY INDUSTRY ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	LINCOLN TRAIL BAPTIST CHURCH / WACO SUBDIVISION, LOT 18A		BARDSTOWN ROAD (US 62)	APPROVED

Records 1 to 4 (of 4)



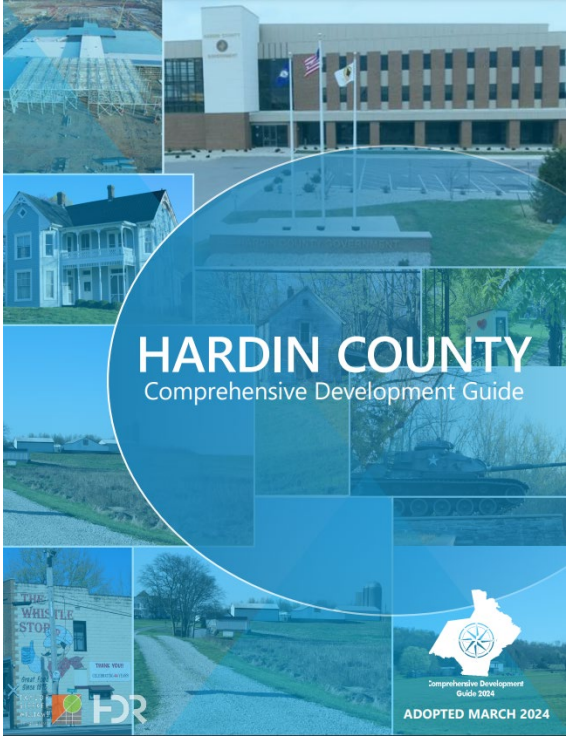


# Reasons for Granting a Map Amendment

## **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, C & L PG, LLC is proposing to rezone a 10.414 acre site located at 100 Noble Ridge Court, Elizabethtown, KY known as Lot 32 of Waco Subdivision, Section 3 from Heavy Industrial (I-2) to Convenience Commercial (C-1) and a Conditional Use Permit to allow for wholesale sales of utv, atv and motorcycles.

<b>Pre-application Conference:</b>	December 16, 2025	<b>Owner:</b> C & L PG, LLC 100 Noble Ridge Court Elizabethtown, KY 42701
<b>Public Hearing Date:</b>	January 20, 2026	
<b>Location of Proposed Zone Change:</b> 100 Noble Ridge Court, Elizabethtown, KY		<b>Zone Map Amendment Request:</b>
<b>Acreage:</b> ± 10.414		<b>FROM:</b> I-2 (Heavy Industrial) <b>TO:</b> C-1 (Convenience Commercial)
<b>PVA Parcel Number:</b> 243-00-07-032		<b>Land Use Group:</b> Urban Area
<b>Flood Plain:</b> The property is not located within the floodplain according to FEMA Map 21093C0306E (dated 23 May 2023).		<b>Planning Area:</b> Bardstown Road Corridor
<b>History of the Property:</b> The property was platted as Lot 32 of Waco Subdivision, Section 3 in 2001 that was developed by Tim Aulbach and Billy Hudson.  The lot has previously been owned by Aulbach, Hudson, Brack Enterprises and Kevin Addington.  C & L PG, LLC purchased it in May of 2022 and they built the 3,725 sq. ft. commercial building on site in 2023.		<b>Existing Land Uses:</b> Commercial building on site for personal storage.  <b>Zoning History:</b> I-2 (Heavy Industrial) is the original zoning for the Subject Properties since July of 1995.  <b>Adjacent Zoning:</b> North – R-2 & I-2 Stone Unturned LLC South – I-2, lots in Waco Subdivision East – I-2, lots in Waco Subdivision West – I-2, Addington Properties
<b>Utility Services:</b> Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 6" line along Noble Ridge Court.		<b>Transportation Considerations:</b> Property has existing commercial entrance onto Noble Ridge Court within Waco Subdivision.
<b>Wastewater Treatment:</b> Sewage disposal is accomplished by an on-site septic system.		<b>Waco Subdivision:</b> Waco Subdivision was developed as a 48 lot "industrial" park in 2000-2001 by Tim Aulbach and Billy Hudson with mostly 1 acre lots. Under the 1995 Zoning Ordinance, the Heavy Industrial (I-2) zoning allowed all industrial, commercial and residential uses on the sites as a pyramidal zoning model. After the 2009 Zoning Ordinance and its Euclidean model, there have been 3 zone changes to Convenience Commercial (C-1) to allow for commercial activities on the lots.

## COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
<b>General Policies:</b>	
<i>Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.</i>	This site is located within the Urban Area and the Bardstown Road Corridor.
<i>The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.</i>	The existing commercial building is in character with the other commercial buildings within Waco Subdivision.
<i>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.</i>	Waco Subdivision is fully developed for the most part with very few vacant lots remaining.
<b>Utility and Infrastructure Policies:</b>	
<i>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).</i>	Public water is provided via Hardin County Water District #2 with a 6" line on Noble Ridge Court.
<i>Where the expansion of public utilities is required, this should be the responsibility of the developers with public agency participation where increased demand for services is anticipated.</i>	The developer will be responsible for getting any additional utilities to the site.
<b>Public Services Policies:</b>	
<i>New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.</i>	The Central Hardin Volunteer Fire Department on Ring Road is approximately 4.1 miles away. However, the closest fire hydrant is across Bardstown Road in Huntington Ridge on Hampton Lane.
<b>Road and Access Policies:</b>	
<i>Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.</i>	The site has a single existing concrete commercial entrance onto Noble Ridge Court.
<i>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.</i>	Noble Ridge Court is a county maintained road with a 50' right-of-way and 20' pavement width that meets minimum standards.



## COMPREHENSIVE PLAN COMPLIANCE

<b>Comprehensive Plan Policy – Urban Area</b>	<b>STEP 2: Agreement with the Future Land Use Map &amp; Guidelines</b>
<p>“The Urban Areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities”.</p> <p>The Recommended Land Use Pattern and Development Criteria notes that, “future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities,” and that “convenience and general commercial uses are appropriate along state highways and at major intersections.”</p> <p>The plan also notes, “lower intensity uses that serve a smaller geographic area” may be appropriate further away from the major and minor arterials.</p>	
<b>Comprehensive Plan Policy – PA #11 Bardstown Road Corridor</b>	<b>STEP 3: Compliance with the Planning Area Map &amp; Guidelines</b>
<p>The Comprehensive Plan states, “Because nearly half of the properties in this planning area are zoned for non-residential use, the recommended land use pattern is to continue a mix of residential, commercial and industrial”.</p> <p>For the Character Criteria of the Bardstown Road Corridor, “non-residential development should use high-quality, durable, visually pleasing exterior finishes and materials that reflect the character of the county”.</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 Noble Ridge Court, a county maintained commercial subdivision street with a 50' right-of-way and 20' of pavement width,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The property is located in the Urban Area Future Land Use Group and Bardstown Road Corridor,
- The property is within an existing Industrial Park with other industrial and commercial land uses,
- The existing I-2 Zone assigned to the subject property in 1995 may now be inappropriate and the proposed map amendment to C-1 may be more appropriate due to the less than one acre of the site that is buildable and not consumed by the lake,
- The proposed map amendment to C-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 2026-001**  
**MAP AMENDMENT**  
**Heavy Industrial (I-2) to Convenience Commercial (C-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 Urban Area of Hardin County and within the Bardstown Road Corridor (#11);
- WHEREAS** this proposal is a request to rezone from Heavy Industrial (I-2) to Convenience Commercial (C-1) for a 10.414 acre site located at 100 Noble Ridge Court, Elizabethtown, 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 C & L PG, LLC known as PVA #243-00-07-032 and being a 10.414 acre site located at 100 Noble Ridge Court, Elizabethtown, KY known as Lot 32 of Waco Subdivision, Section 3 be granted a zone change from the existing Heavy Industrial Zone (I-2) to Convenience Commercial Zone (C-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 C-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: Urban Area
Step 3:	Planning Area: Bardstown Road Corridor

- Goal 5:** ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.
- Objective 5.9:** Promote the expansion of existing businesses and industries within Hardin County.
- Objective 5.10:** Support small business development and entrepreneurship within Hardin County.
- Objective 5.13:** Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

**ADOPTED THIS TWENTIETH DAY OF JANUARY 2026.**

## 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 2026-001 as presented

The proposed Map Amendment from I-2 to C-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: Urban Area
Step 3:	Planning Area: Bardstown Road Corridor

**Goal 5:** ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

**Objective 5.9:** Promote the expansion of existing businesses and industries within Hardin County.

**Objective 5.10:** Support small business development and entrepreneurship within Hardin County.

**Objective 5.13:** Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

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 I-2 to C-1 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.



**Conditional Use Permit Election**

*KRS 100.203(5) and (6) provide that an Applicant for a Zoning Map Amendment, at the time of the filing of the Application for the Zoning Map Amendment, may elect to have any Variance(s) or Conditional Use Permit(s) for the same development to be heard and finally decided by the Planning Commission at the same public hearing set for the Zoning Map Amendment, or by the Board of Adjustments.*

**Please indicate below how you wish to proceed with your Application for a Conditional Use Permit by initialing your election. Check only one.**

**Option 1:**

I wish for my Application for a Conditional Use Permit to be heard and decided by the Planning Commission in the same hearing as the Application for a Zoning Map Amendment. I am waiving the option of having the Conditional Use Permit hearing in a separate hearing by the Board of Adjustment.

Corey Ballard

Applicant Name

12/19/25  
Date

Corey Ballard

Applicant signature

**Option 2:**

\_\_\_\_\_ I wish for my Application for a Conditional Use Permit to be heard and decided by the Board of Adjustment in a hearing which is separate from the hearing on my Zoning Map Amendment with the Planning Commission. I am waiving the option of having both my Application for a Zoning Map Amendment and my Application for a Conditional Use Permit in the same hearing in front of the Planning Commission.

\_\_\_\_\_

Applicant Name

\_\_\_\_\_

Date

\_\_\_\_\_

Applicant signature

Adam C. King

Planning Staff Adam C. King, AICP

12/19/2025

# CONDITIONAL USE PERMIT – “AUTO SALES”

Describe the nature of the development to be conducted. List the types of activities and / or products that will be associated with the development; including but not limited to, hours of business, number of employees, parking spaces, outdoor storage, traffic patterns.

We will be using the office for Fun For All Motorsports. We will be purchasing motorcycles, <sup>ATV,</sup> and sidobysides on a wholesale level only, not open to the public with no employees and nothing will be stored outside the existing warehouse. Hours of operation will be by appointment only.

- Tues-Fri 9-3 Sat + Sun appt only
- no employees
- no signage - per state bc Wholesale only

### Goals & Objectives (Pages 24-33)

- 20 years in business - since 2003  
- previously @ 2500 S Dixie Hwy

Goals and Objectives are essential components of a comprehensive plan. Goals are broad statements that describe what a community wants to achieve in the long term, while objectives are specific, measurable targets that support the goals. Goals and objectives provide a clear direction for the community's growth and development. They can help guide the decision-making process and prioritize actions based on the communities' values, needs, and desired outcomes.

Please list the relevant Goals & Objectives.

The goals & objectives of Fun For All Motorsports is to be able to provide the local motorcycle dealers with another avenue of wholesale purchasing



## KRS 100.203 (5) & (6)

- 
- (5) The text may empower the planning commission to hear and finally decide applications for variances or conditional use permits when a proposed development requires a map amendment and one (1) or more variances or conditional use permits;
  - (6) In any regulation adopted pursuant to subsection (5) of this section:
    - (a) The text shall provide that the planning commission shall assume all powers and duties otherwise exercised by the board of adjustments pursuant to KRS 100.231, 100.233, 100.237, 100.241, 100.243, 100.247, and 100.251, in a circumstance provided for by subsection (5) of this section; and
    - (b) The text shall provide that the applicant for the map amendment, at the time of the filing of the application for the map amendment, may elect to have any variances or conditional use permits for the same development to be heard and finally decided by the planning commission at the same public hearing set for the map amendment, or by the board of adjustments as otherwise provided for in this chapter;



## Conditional Use Permits for Auto Sales (since 2009 Zoning Ordinance)

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Expiration Date	Status
12/19/2025	C & L PG LLC	243-00-07-032	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	FUN FOR ALL MOTORSPORTS - WACO SUBDIVISION, SECTION 3, LOT 32	WHOLESALE SALES OF MOTORCYCLES, ATV & UTV	100 NOBLE RIDGE COURT, ELIZABETHTOWN, KY	03/29/2026	
12/30/2020	COUNTRY CROSSROADS INVESTMENTS, LLC	103-00-00-019	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	COUNTRY CROSSROADS INVESTMENTS LLC	TO ALLOW FOR THE CONSTRUCTION OF A 2,140 SQ. FT. AUTOMOTIVE SALES BUILDING ON SITE IN ADDITION TO THE 1,316 SQ. FT. EXISTING BARN AND THE 1,014 SQ. FT. EXISTING MANUFACTURED HOME	4447 HARDINSBURG ROAD, CECILIA KY 42724	02/04/2024	APPROVED
05/15/2019	BROWN WENDELL & MARILYN L	089-00-00-006	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	84 AUTO RECYCLERS & USED AUTO SALES	TO ALLOW FOR AUTOMOTIVE SALES WITHIN THE C-1 ZONE.	12208 SONORA HARDIN SPRING RD.		APPROVED
01/09/2018	SHAWN GOFF PROPERTIES LLC	143-10-00-003.01	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	GOFF AUTO STORE, LLC	TO ALLOW FOR AUTOMOTIVE SALES (2 EMPLOYEES & UP TO 10 VEHICLES; 9 AM-6 PM, MON-SAT, NO SALES ON SUNDAY)	23 POINTERS CT		APPROVED
11/09/2017	RAY MARK	217-00-00-002	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE	RAY'S AUTO SALES	TO REZONE FROM RESIDENTIAL ESTATE (R-3) TO CONVENIENCE COMMERCIAL ZONE(C-1) TO ALLOW FOR AN AUTO SALES BUSINESS	2832 BATTLE TRAINING RD		APPROVED
03/02/2017	HACK TIM	222-00-00-026	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	GREEN STATE METALS, LLC	TO ALLOW FOR AN AUTOMOTIVE SALES LOT	2732 S DIXIE HWY		APPROVED
01/20/2016	STONE MARK ENTERPRISES LLC	182-40-02-002	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	HARDIN COUNTY HONDA	TO ALLOW FOR THE EXPANSION OF HARDIN COUNTY HONDA ONTO ADJOINING PROPERTY.	5608 N DIXIE HWY		APPROVED
06/15/2015	JMG LLC	243-00-08-001	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	LOT 1, HUNTINGTON RIDGE	TO ALLOW FOR USED CAR SALES	4400 BLOCK OF BARDSTOWN ROAD		APPROVED
11/01/2013	ROY & DENISE HAWKINS	243-00-07-001	CONDITIONAL USE PERMIT	I-2 - HEAVY INDUSTRY ZONE	AUTO SALES / WACO, LOT 1	AUTO SALES	4480 BARDSTOWN ROAD	12/21/2013	APPROVED
01/28/2010	JIM AND ELIZABETH CUTTS	182-40-00-029	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	AUTOMOTIVE SALES - CREEKSIDE AUTO #2 /	AUTOMOTIVE SALES	5679 NORTH DIXIE HIGHWAY (US-31W)	05/18/2010	APPROVED

## **16-3 STANDARDS FOR ISSUANCE**

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

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





## 16-12 **AUTOMOTIVE REPAIR**

1. Number of Vehicles. The Board may regulate the maximum number of vehicles that shall be located on the property at one time.
2. Number of Wrecked Vehicles. The Board may regulate maximum number of wrecked vehicles that are allowed to be on the property at one time. Wrecked vehicles must be screened from view from public rights-of-way and all adjoining properties.
3. Emergency Response Plan. An emergency response/spill prevention plan shall be required.
4. Screening. Vehicles must be appropriately screened from view from public rights-of-way and all adjoining properties.
5. Location. The designated vehicles must be located on the subject property as shown on the Site/Development Plan.

## 16-13 **AUTOMOTIVE SALES** (General Conditions, Pg. 128)

## 16-14 **AUTOMOTIVE STORAGE (2-5 VEHICLES)**

1. Number of Vehicles. The Board may regulate the maximum number of vehicles that shall be located on the property at one time.
2. Screening. Vehicles must be appropriately screened from view from public rights-of-way and all adjoining properties.
3. Location. The designated vehicles must be located on the subject property as shown on the Site/Development Plan.
4. Parking Surface. The designated parking area must be of an appropriate type surface such as gravel, concrete or pavement.

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

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



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

DGS [5-3(A)]

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

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

- 1. Business Hours of Operation shall be from \_\_\_\_\_ Monday – Sunday.**
- 2. There shall be no more than \_\_\_\_ vehicles parked outdoors on site for sale.**
- 3. This Conditional Use Permit shall allow for “Automotive Sales” to allow for the wholesale sales of utv, atv and motorcycles.**
- 4. This property shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.**
- 5. A Development Plan in compliance with Section 6 of the Zoning Ordinance is on file with the Planning Office.**
- 6. This Conditional Use Permit shall be issued to the current property owners, C & L PG, LLC and is transferable after an additional hearing before the Board of Adjustment.**
- 7. All building activities shall conform to provisions of the Kentucky Building Code.**
- 8. This Conditional Use Permit shall be for a period of \_\_\_\_\_ years and expire on 20 January \_\_\_\_\_.**
- 9. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**
- 10. There shall be no wrecked or inoperable vehicles, parts, etc. stored outside at any times.**
- 11. The existing landscaping and screening is sufficient as shown on the approved development plan.**