



# **Hardin County Board of Adjustment**

## **17 July 2025**

**County Government Center  
Second Floor Meeting Room**

Owners: Victoria & Stephen McCain  
McCain's Wild Game Processing



**Location** A 2.87 acre site located at 220 Burns Road, Vine Grove, KY,

**Zoned** Urban Residential (R-1)

**Requesting an **Amended Conditional Use Permit** to continue to allow for wild game processing in a detached garage.**

***Initial CUP: 3 years (August 2019 – August 2022)***

***Renewal: 3 years (August 2022 – August 2025)***

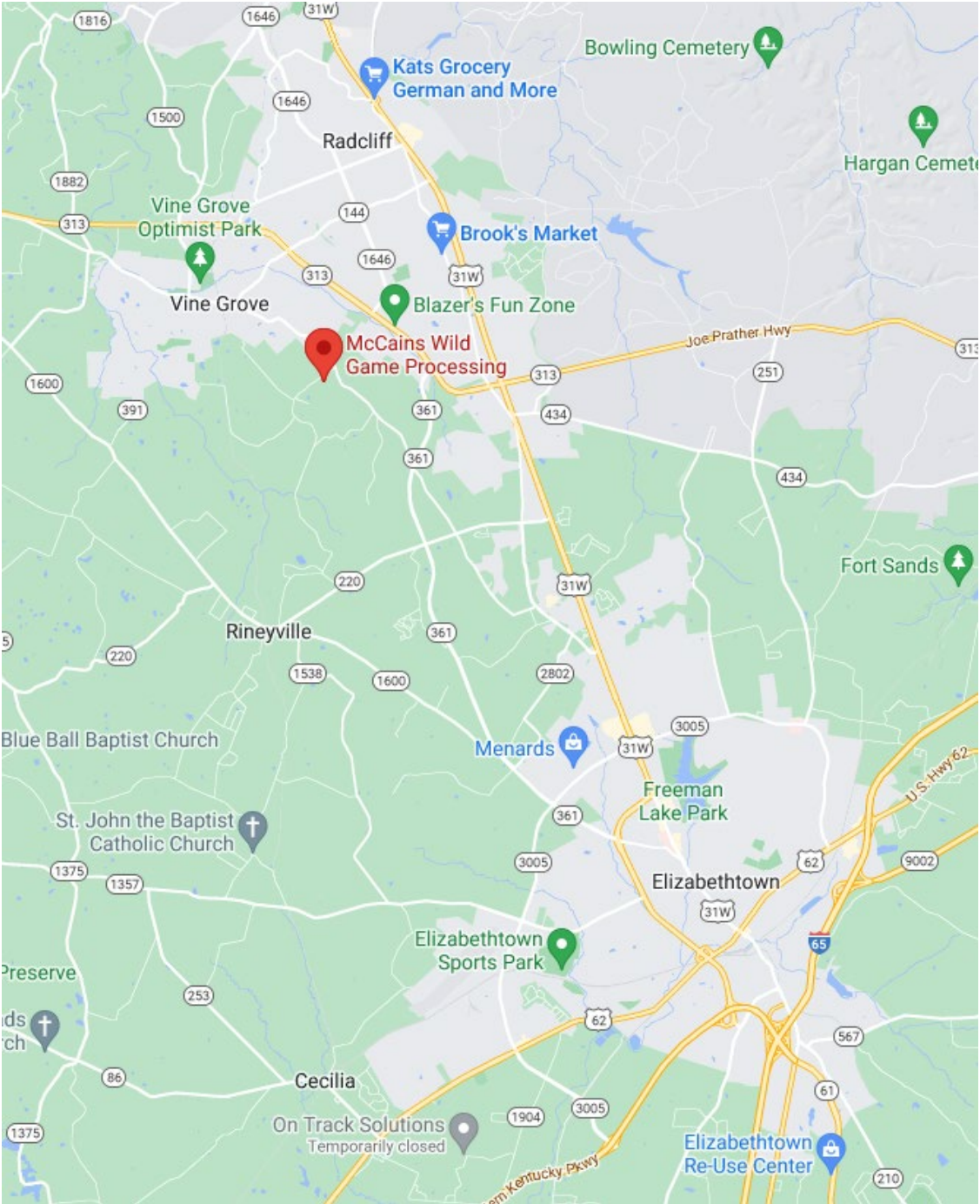
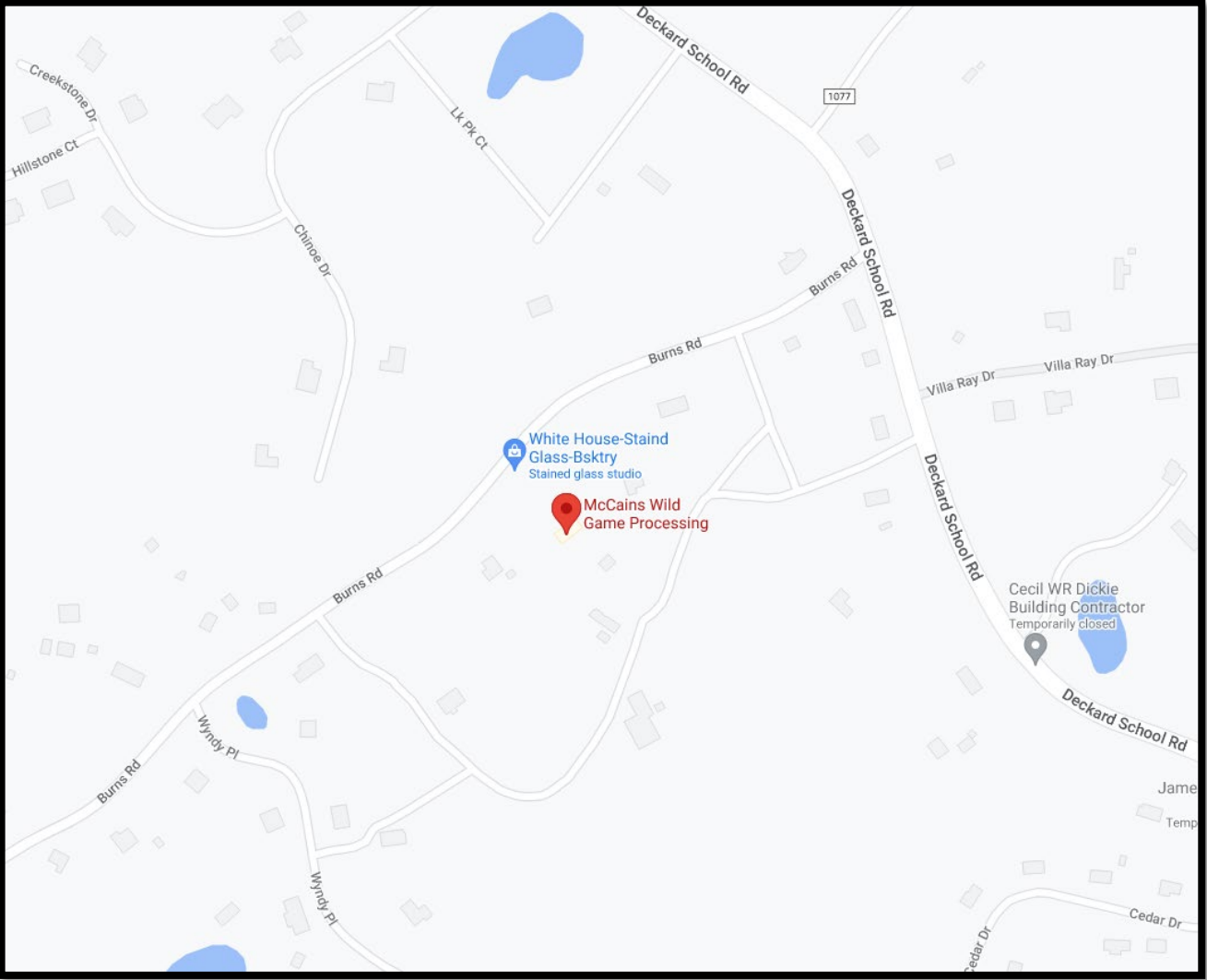
**220 Burns Road**  
**Amended Conditional Use Permit**  
**SUMMARY REPORT**

**LISTING OF EXHIBITS**

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. 2019 Site Plan**
- E. Photographs**
- F. Memo from KY Hunters for the Hungry**
- G. Analysis of other Conditional Use Permits for Home Occupations**
- H. Definition of Home Occupation from the Zoning Ordinance**
- I. Letter of Opposition from a Neighbor**
- J. \*Comprehensive Development Guide**
- K. \*Development Guidance System Ordinance**

**\* Not Provided in PowerPoint**



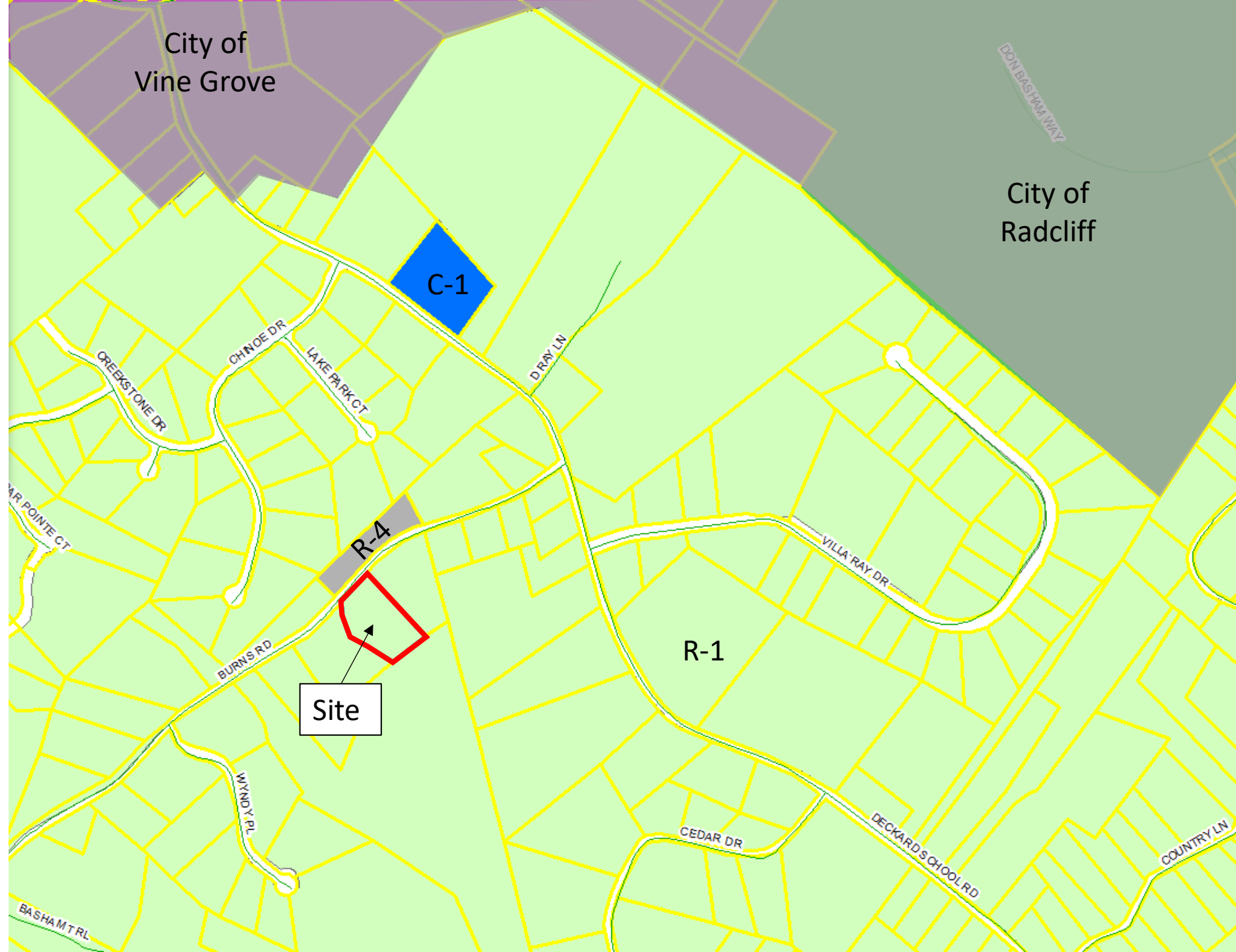




☒ MasterZone

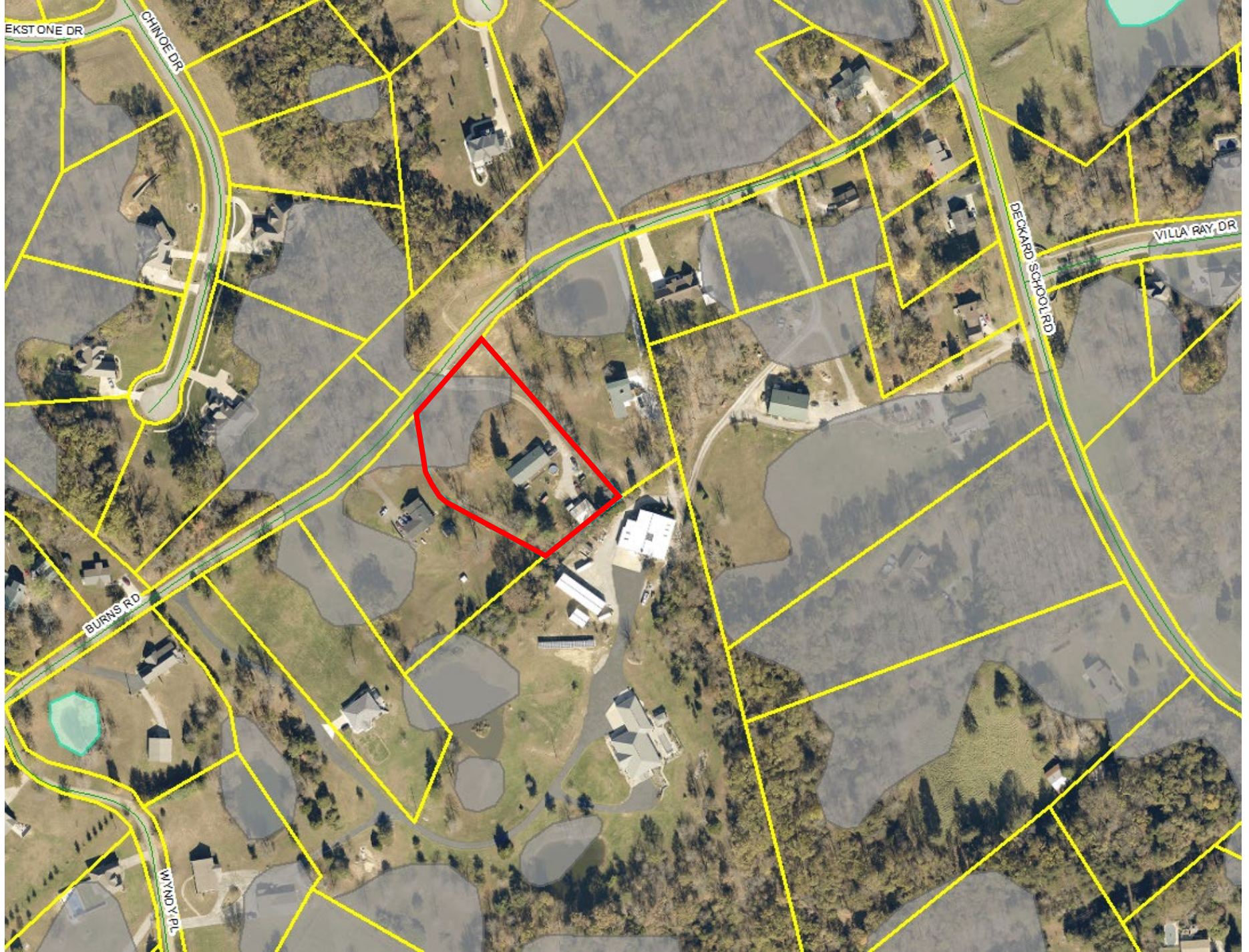
DISTRICT

- 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





- ☒ streams
- ☒ Hardin\_Wetlands
- ☒ Hardin\_100Flood
- ☒ hardin\_sinkhole









2019  
SITE PLAN



Widen  
driveway  
encroachment

3'x2' sign

BURNS RD

HOUSE

GRAVEL  
PARKING

Garage



2019 Site Plan



2020 Aerials







**Kentucky Hunters for the Hungry, Inc.**

P.O Box 43281  
Louisville Kentucky,  
40253  
(502) 552-9397



### **MEMORANDUM**

TO: Hardin County Zoning

FROM: Roger LaPointe, Executive Director

DATE: June 2, 2022

RE: McCain's Wild Game Processing

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Kentucky Hunters for the Hungry, Inc. (KHFH) has partnered with Steve McCain and McCain's Wild Game Processing since 2019. Steve's company has proved to be a strategic partner with KHFH in multiple ways. We are part of the Department of Agriculture's Hunger Initiative and are helping alleviate hunger to the most vulnerable people in the Commonwealth. Steve has assisted us with processing over 8,700 pounds of venison, that provided over 34,800 meals. The recipients of this much needed protein were based primarily in the Hardin County area. (Feeding America, Blueball Church and Elevate Church) Steve also helped provide venison for the disaster relief effort in Western Kentucky earlier this year. Steve also provides processing services for the quota hunts at Fort Knox and several Wounded Warrior events. His company is an integral part of our services in the area and the Commonwealth of Kentucky.

Questions surrounding the above should be directed to Roger LaPointe at P.O. Box 43281, Louisville Kentucky 40253 or by email [Rdlapointe@yahoo.com](mailto:Rdlapointe@yahoo.com) or phone 5025529397























Dumpster





Two closest homes





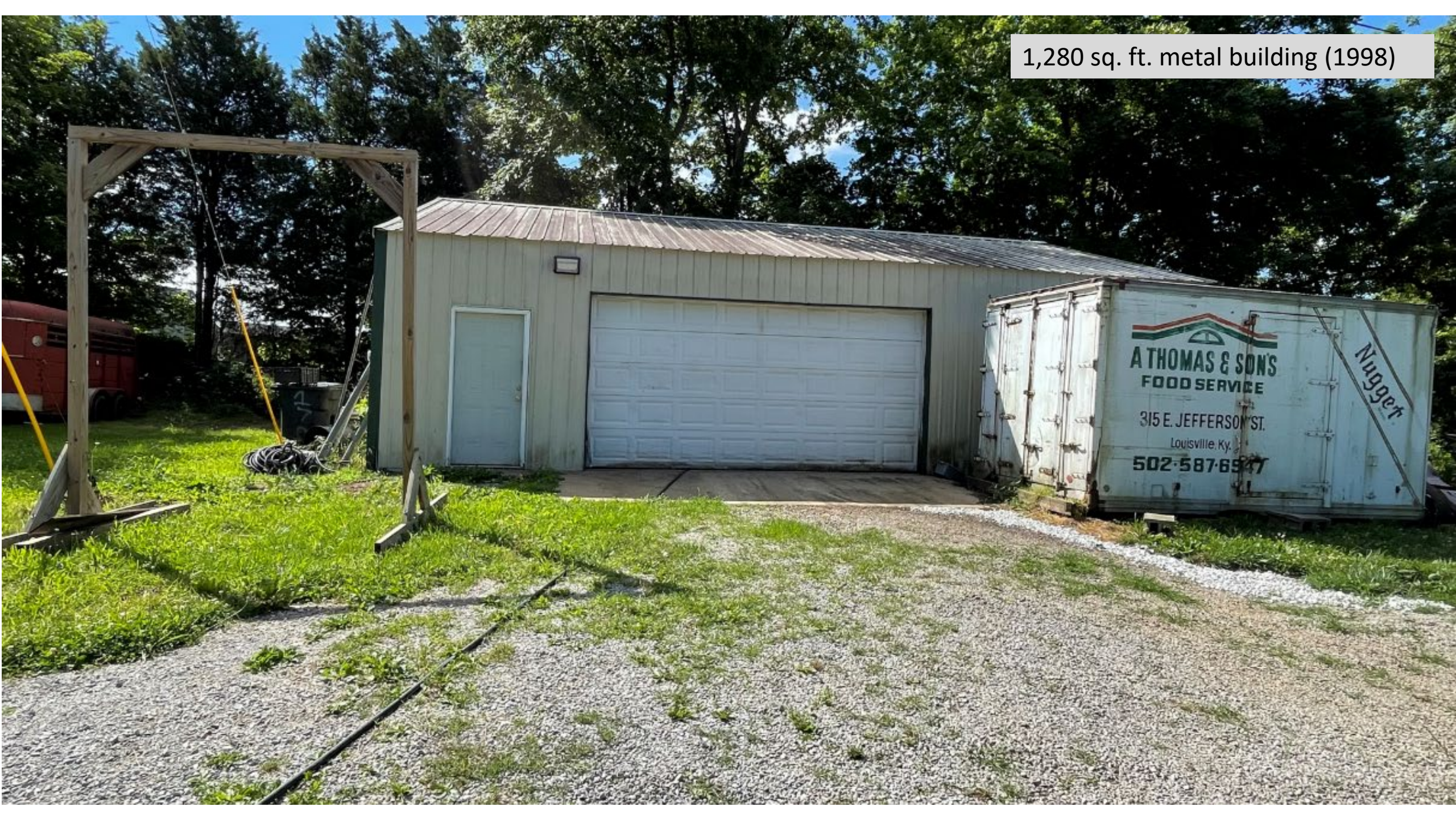
Photos from previous hearings



1,856 sq. ft. ranch house  
(1976)



1,280 sq. ft. metal building (1998)







Looking West towards Rineyville

Looking East towards Deckard School Road











Wider Entrance







Burns Road



Burns Road



# Conditional & Amended Conditional Use Permits for Home Occupations

Permit Date ⬆	Owner ⬆	PVA Map Number ⬆	Type ⬆	Zone ⬆	Project / Subdivision Name ⬆	Request ⬆	Site Address ⬆	Acres (All Permits) ⬆	Status ⬆	Final Date ⬆
06/03/2025	MCCAIN STEPHEN E & VICTORIA L	141-00-00-034	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	MCCAIN'S WILD GAME MEAT SERVICES	TO ALLOW FOR CONTINUED CUP FOR EXPANDED HOME OCCUPATION TO ALLOW FOR MEAT PROCESSING FOR HIS 501C3 NON-PROFIT"MCCAIN'S WILD GAME SERVICES"	220 BURNS ROAD, VINE GROVE, KY	2.870	PENDING	
08/26/2024	HEDRICK RAYMOND L	142-00-02-024	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	RAY'S PLUMBING	TO ALLOW FOR THE HOME OCCUPATION - RAY'S PLUMBING TO CONTINUE TO OPERATE ON SITE IN A DETACHED ACCESSORY STRUCTURE	1584 BURNS RD	3.281	APPROVED	09/19/2024
08/14/2024	ERNSPIKER TIMOTHY A & SHERRY D	070-00-00-018.01	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	ERNSPIKER WOODWORKS	TO ALLOW FOR A WOODWORKING HOME OCCUPATION	2995 NACKE PIKE	1.410	APPROVED	09/05/2024
06/09/2023	HENDRICKS RONALD ALAN & JESSICA	205-00-02-013	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	BENNINGTON PLACE, LOT 13B	TO ALLOW FOR THE CONSTRUCTION OF A 1,500 SQ FT SHOP BUILDING FOR A WOODWORKING SHOP (HOME OCCUPATION) ON SITE	2136 WEST RHODES CREEK ROAD, ELIZABETHTOWN, KY 42701	9.570	WITHDRAWN	07/07/2023
05/31/2022	POWER PERFORMANCE WINDOW TINTING PLUS, LLC	234-00-08-004	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	CONCORD HEIGHTS LOT 4A	TO ALLOW FOR CONTINUED OPERATION OF A WINDOW TINTING BUSINESS FROM THE DETACHED GARAGE (HOME OCCUPATION)	1635 LOCUST GROVE ROAD	1.014	APPROVED	07/21/2022
04/29/2022	MCCAIN STEPHEN E & VICTORIA L	141-00-00-034	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	MCCAIN'S WILD GAME MEAT SERVICES	TO ALLOW FOR CONTINUED CUP FOR EXPANDED HOME OCCUPATION TO ALLOW FOR MEAT PROCESSING FOR HIS 501C3 NON-PROFIT"MCCAIN'S WILD GAME SERVICES"	220 BURNS ROAD	2.870	APPROVED	06/23/2022
03/28/2022	CASTEEL HARVEY & DAWN LIVING TRUST	247-00-04-043	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	BOURBON COUNTRY CORALS, LLC - THOUSAND OAKS SUBDIVISION, SECTION 4, LOT 43	TO ALLOW FOR EXPANDED HOME OCCUPATION (RETAIL SALES - AQUARIUM SHOP)	113 RESERVE COURT, ELIZABETHTOWN, KY 42701	.690	APPROVED	05/19/2022
11/24/2021	REED W DOUGLAS & DONNA K	030-00-00-014.09	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ELITE CONTRACTING SERVICES OFFICE	TO ALLOW FOR AN EXPANDED HOME OCCUPATION FOR A CONSTRUCTION BUSINESS - ELITE CONTRACTING SERVICES - IN A PROPOSED 6,400 SQ FT ACCESSORY STRUCTURE	2252 CONSTANTINE ROAD, CECILIA KY 42724	39.979	APPROVED	02/24/2022
08/05/2021	ERNSPIKER TIMOTHY A & SHERRY D	070-00-00-018.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	ERNSPIKER POLE BARN	TO ALLOW FOR AN EXPANDED HOME OCCUPATION FOR A WOOD WORKING SHOP IN A PROPOSED POLE BARN	2995 NACKE PIKE ROAD, CECILIA, KY	1.420	APPROVED	09/09/2021
01/19/2021	JONES BARRY & BOBBIE	147-00-01-025	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	ENCHANTED ACRES, LOT 25A - KITCHEN DESIGNS	TO ALLOW FOR AN EXISTING HOME OCCUPATION (KITCHEN DESIGNS) TO REMAIN ON THE PROPERTY WITHIN A DETACHED ACCESSORY STRUCTURE	164 N SUNSET AVENUE CECILIA, KY	1.673	APPROVED	03/18/2021
11/05/2019	THOMPSON, JASON & DEBORAH	162-00-02-019	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	LOT 19A COUNTRY WAY ESTATES - GRASS IS GREENER	TO CONTINUE TO ALLOW FOR A HOME OCCUPATION - LAWN AND LANDSCAPE BUSINESS	320 COUNTRY LANE, RADCLIFF, KY	3.500	APPROVED	12/19/2019
11/05/2019	WINTERS ANDREA D	224-00-03-012	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	RIPPLE RIDGE SUB, LOT 12, #1	TO ALLOW FOR AN EXPANDED HOME OCCUPATION WITHIN A DETACHED ACCESSORY BUILDING (12' X 20' ~240')	80 BOTTLE DRIVE	.000	APPROVED	12/19/2019
07/31/2019	MCCAIN STEVEN	141-00-00-034	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	MCCAIN'S WILD GAME MEAT SERVICES	CUP FOR EXPANDED HOME OCCUPATION TO ALLOW FOR MEAT PROCESSING FOR HIS 501C3 NON-PROFIT"MCCAIN'S WILD GAME SERVICES"	220 BURNS RD	2.870	APPROVED	08/22/2019
05/15/2019	EWING ROGER DALE	234-00-08-004 & 005	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	CONCORD HEIGHTS LOT 4A	TO ALLOW FOR THE CONSTRUCTION OF A 48' X 60' GARAGE THAT EXCEED THE SIZE OF THE HOME AND TO ALLOW FOR A WINDOW TINTING BUSINESS TO BE OPERATED FROM THE PROPOSED DETACHED GARAGE (HOME OCCUPATION)	1635 LOCUST GROVE RD	1.014	APPROVED	06/20/2019
04/09/2018	HEDRICK RAYMOND L	142-00-02-024	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	HOME OCCUPATION / BOARDWALK ESTATE LOT 24	RENEWAL OF THE CONDITIONAL USE PERMIT TO CONTINUE TO ALLOW FOR THE HOME OCCUPATION- RAY'S PLUMBING IN A DETACHED ACCESSORY STRUCTURE	1584 FRED BURNS RD	3.280	APPROVED	05/03/2018
11/16/2017	THOMPSON, JASON & DEBORAH	162-00-02-019	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	LOT 19A COUNTRY WAY ESTATES	TO ALLOW FOR HOME OCCUPATION - LAWN AND LANDSCAPE BUSINESS	320 COUNTRY LANE	3.500	APPROVED	12/21/2017
01/25/2016	JONES BARRY & BOBBIE	147-00-01-025 & 147-00-01-026	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	KITCHEN DESIGNS	TO ALLOW FOR AN EXISTING HOME OCCUPATION (KITCHEN DESIGNS) TO REMAIN ON THE PROPERTY WITHIN AN ACCESSORY STRUCTURE	164 N SUNSET AVENUE	.950	APPROVED	03/17/2016
09/30/2014	SMITH THOMAS E & VALERIE	165-00-00-014.01	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	AUTO TRIM DESIGN / VALLEY FIELDS SUBDIVISION LOT 1	EXPANDED HOME OCCUPATION IN DETACHED ACCESSORY STRUCTURE	3634 RINEYVILLE RD	2.404	APPROVED	
06/04/2014	RICKIE & SHEILA FEGETT	163-00-00-080.02	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	RICK'S DETAILING / GAIL ESTATES	TO ALL THE EXISTING HOME OCCUPATION TO REMAIN ON THE PROPERTY	1668 RINEYVILLE BIG SPRINGS ROAD	.701	APPROVED	
04/23/2013	RAY HEDRICK	142-00-02-024	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	HOME OCCUPATION / BOARDWALK ESTATE -RAY'S PLUMBING	TO CONTINUE TO ALLOW FOR A HOME OCCUPATION - RAY'S PLUMBING - IN THE URBAN RESIDENTIAL ZONE (R-1)	1584 FRED BURNS ROAD	3.281	APPROVED	
08/02/2012	ALEXANDER NIEVES	199-20-02-002	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	HOME OCCUPATION - ALEX KARATE STUDIO / PFEIFFER ESTATES	TO ALLOW FOR A HOME OCCUPATION THAT EXCEEDS THE DEFINITION	295 TERESA RD	.410	APPROVED	
05/17/2012	ROY NEAL & SUSAN MCDOWELL	248-00-00-005.03	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	HOME OCCUPATION / GEHR ESTATES	TO CLOSE IN THE PORCH TO THE EXISTING DETACHED GARAGE AND CHANGE THE USE TO A HOME OCCUPATION	339 WILLIAMS CEMETARY RD	3.251	APPROVED	
06/23/2011	RICKIE & SHEILA FEGETT	163-00-00-080.02	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	RICK'S DETAILING / GAIL ESTATES	CONDITIONAL USE PERMIT TO EXCEED THE DEFINITION OF A HOME OCCUPATION FOR RICK'S DETAILING	RINEYVILLE BIG SPRINGS ROAD (KY 220)	.701	APPROVED	
02/03/2011	JONES BARRY & BOBBIE	147-00-01-025 and 147-00-01-026	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	HOME OCCUPATION - KITCHEN DESIGNS / ENCHANTED ACRES SUBDIVISION	TO ALLOW AN EXISTING HOME OCCUPATION TO REMAIN ON THE PROPERTY	164 N SUNSET AVE	.950	APPROVED	03/17/2011
10/28/2010	RAY HEDRICK	142-00-02-024	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	HOME OCCUPATION / BOARDWALK ESTATE	HOME OCCUPATION - RAY'S PLUMBING - IN URBAN RESIDENTIAL ZONE (R-1)	1584 FRED BURNS ROAD	3.281	APPROVED	
Records 1 to 25 (of 25)										

25 Total: 23 Approved, 1Withdrawn and 1 Pending



## Home Occupation

Any activity carried out for gain by a resident conducted as an accessory use within the principle structure. Such activity shall not cause the description or appearance of the property to change by virtue of the existence of a home occupation. The activity must have no employees working on the premises who are not members of the family, and who do not live in the dwelling unit; must not generate more traffic than the uses existing in the same neighborhood; and must not involve warehousing or storage of any inventory or goods to be transferred to third parties; nor make use of any equipment not normally used for domestic purposes. (To exceed this definition requires a Conditional Use Permit, See 16-27, Pg. 136)



**Development Guidance System  
Zoning Ordinance, 2009**



**Hardin County**

Planning and Development Commission



**16-27 HOME OCCUPATION**

A home occupation is an accessory use which is incidental to the use of the dwelling for residential purposes. All home occupations must meet the standards listed in this section. Home occupations do not imply or convey permission to violate or be exempt from any existing or subsequent lawfully enacted deed restrictions or subdivision restrictions for the property of the proposed home occupation.

A home occupation shall be considered an accessory use with administrative approval from the Director when the following standards are met Applications for home occupations must seek a Conditional Use Permit from the Board to exceed the standards below. All applicants shall provide a site plan for the proposed use with the application. This plan shall include, but not be limited to, a Site Plan illustrating the property and all structures, building setbacks, parking and driveways; the proposed scope of the business, the number of employees, occupation, vehicles (including type, weight and size of vehicles) to be used, and estimated daily traffic.

1. Employees. No person other than a resident of the dwelling unit shall be engaged or employed in the home occupation.
2. Signage. No business signs shall be permitted on the house or property.
3. Exterior Modifications. There shall be no exterior evidence of the conduct of a home occupation.
4. Outdoor storage. There shall be no storage of equipment or materials used in connection with the home occupation outside a dwelling unit or accessory structure.
5. Traffic & Parking. The home occupation shall not generate more traffic or a demand for parking than the uses existing in the same neighborhood.



### **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.



**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. This Conditional Use Permit shall allow for an expanded Home Occupation to allow for meat processing of wild game within the detached garage on site.
2. Business Hours of Operation shall be from 9am to 8pm, Monday through Saturday, between the months of September and January.
3. There shall be a designated parking area with adequate room for vehicles to turn around on site so that no vehicles back out onto Burns Rd.
4. There shall only be no employees of the business who do not reside on the premises.
5. This property shall have a sewage system (septic tank and lateral lines) approved by the Hardin County Health Department.
6. A single sign no larger than 6 sq. ft. shall be permitted.
7. Additional screening or landscaping shall not be required.
8. Any proposed dumpster shall be screened from view of the right-of-way and adjoining properties.
9. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
10. This Conditional Use Permit shall be issued to the current property owner, Steven McCain, and is not transferable.
11. This Conditional Use Permit shall be for a period of \_\_\_\_\_ years and expire on July 17, \_\_\_\_\_.
12. A Certificate of Land Use Restrictions shall be recorded in the Hardin County Clerk’s Office.



**Owner: Jennifer & Jim Siegman**



**Location:** A 1.015 acre site located at 465 E Eagle Pass Road, Elizabethtown, KY, known as Lot 5 of Magnolia Forest Subdivision

**Zoned:** Urban Residential (R-1)

Requesting a **Variance** from the 10' side building setback to allow for the construction of an attached garage



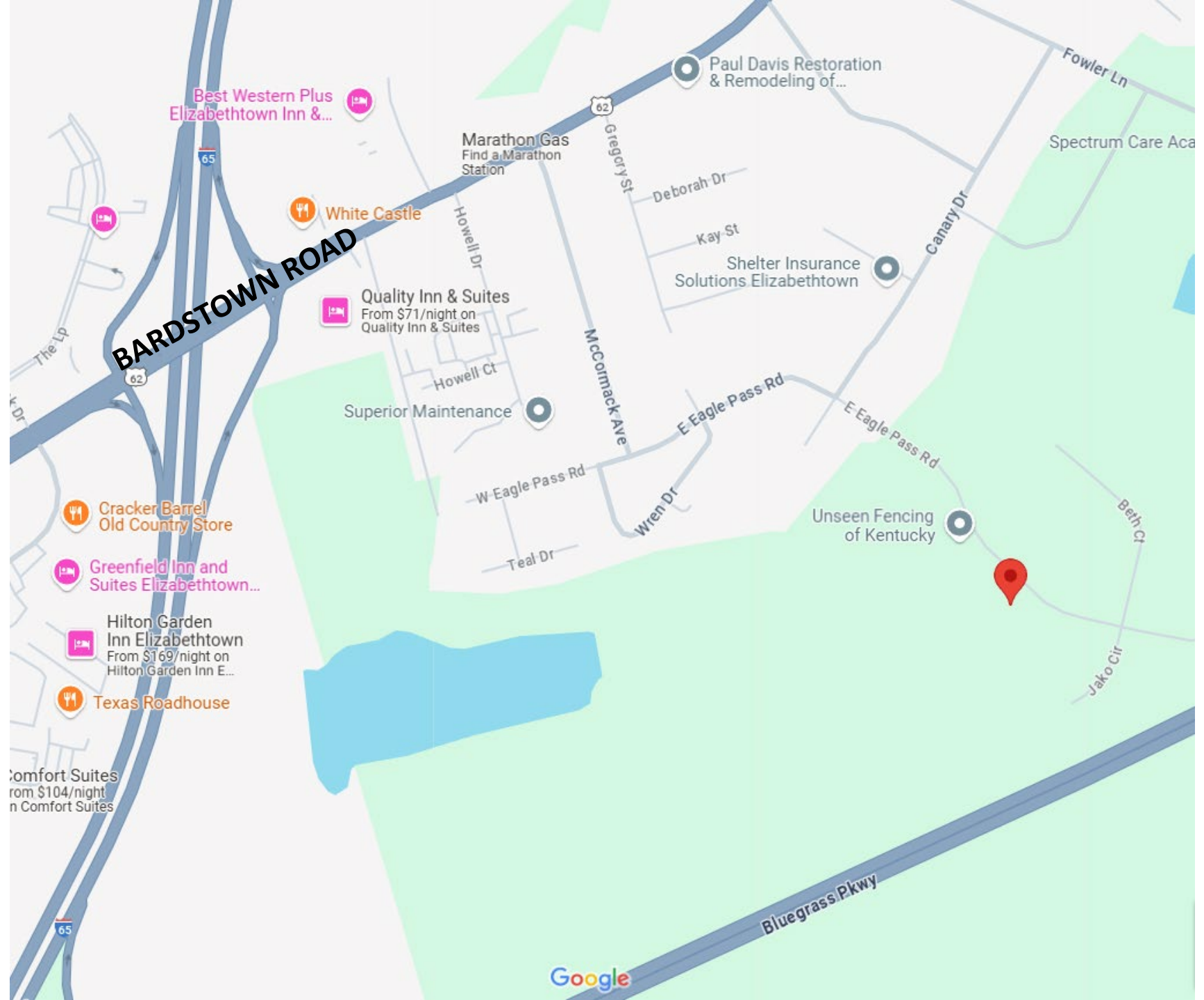
465 E Eagle Pass Drive, Elizabethtown, KY  
Variance  
Summary Report

### LISTING OF EXHIBITS

- A. Vicinity Map
  - B. Zoning Map
  - C. Aerial Photos
  - D. Record Plat of Magnolia Forest Subdivision (1997)
  - E. Character of the Site
  - F. Site Plan
  - G. Photos of the Site
  - H. \*Comprehensive Development Guide
  - I. \*Development Guidance System Ordinance
- \* Not Provided in PowerPoint










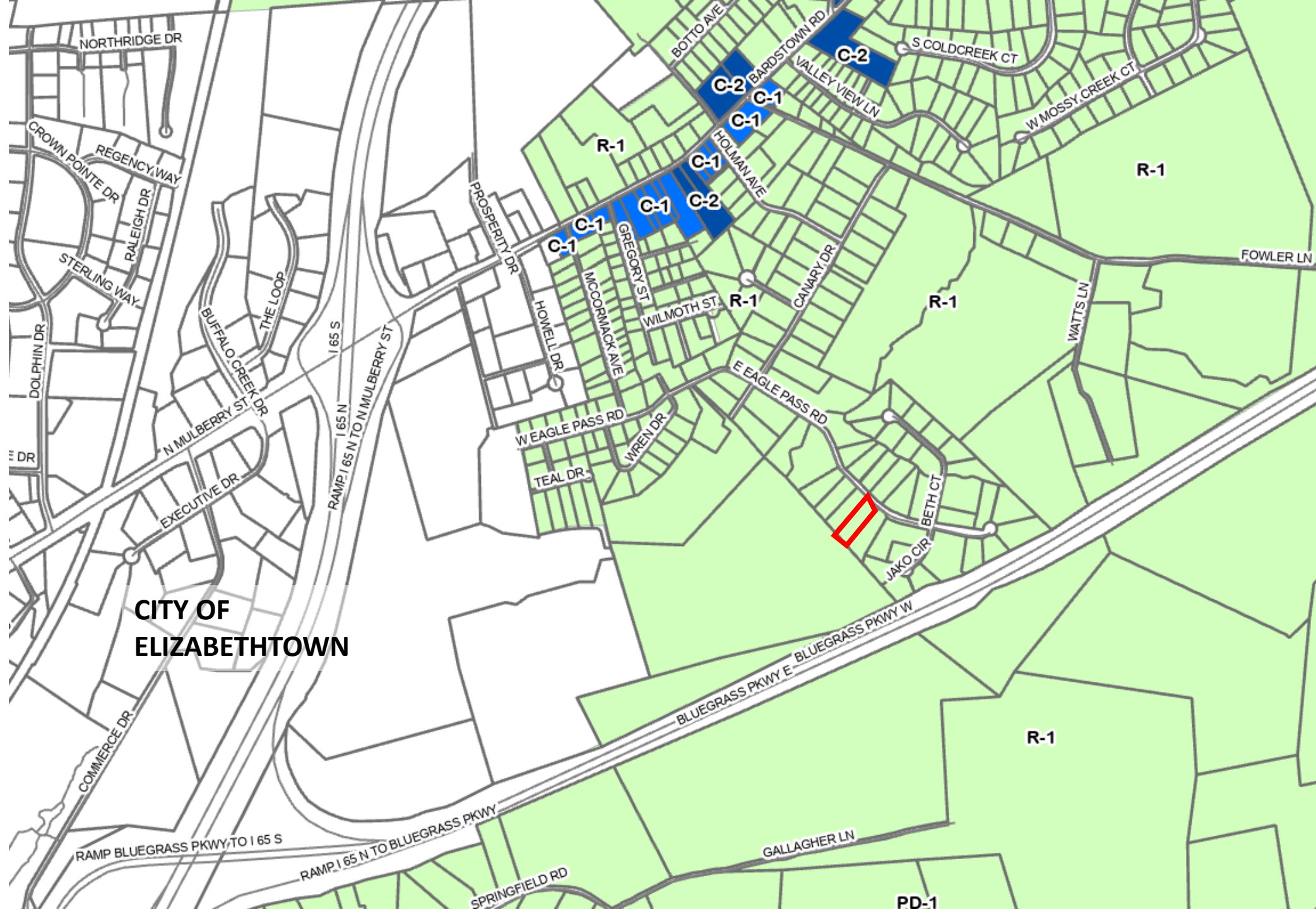
# Vicinity Map





## 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





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





# TYPICAL LOT LAYOUT

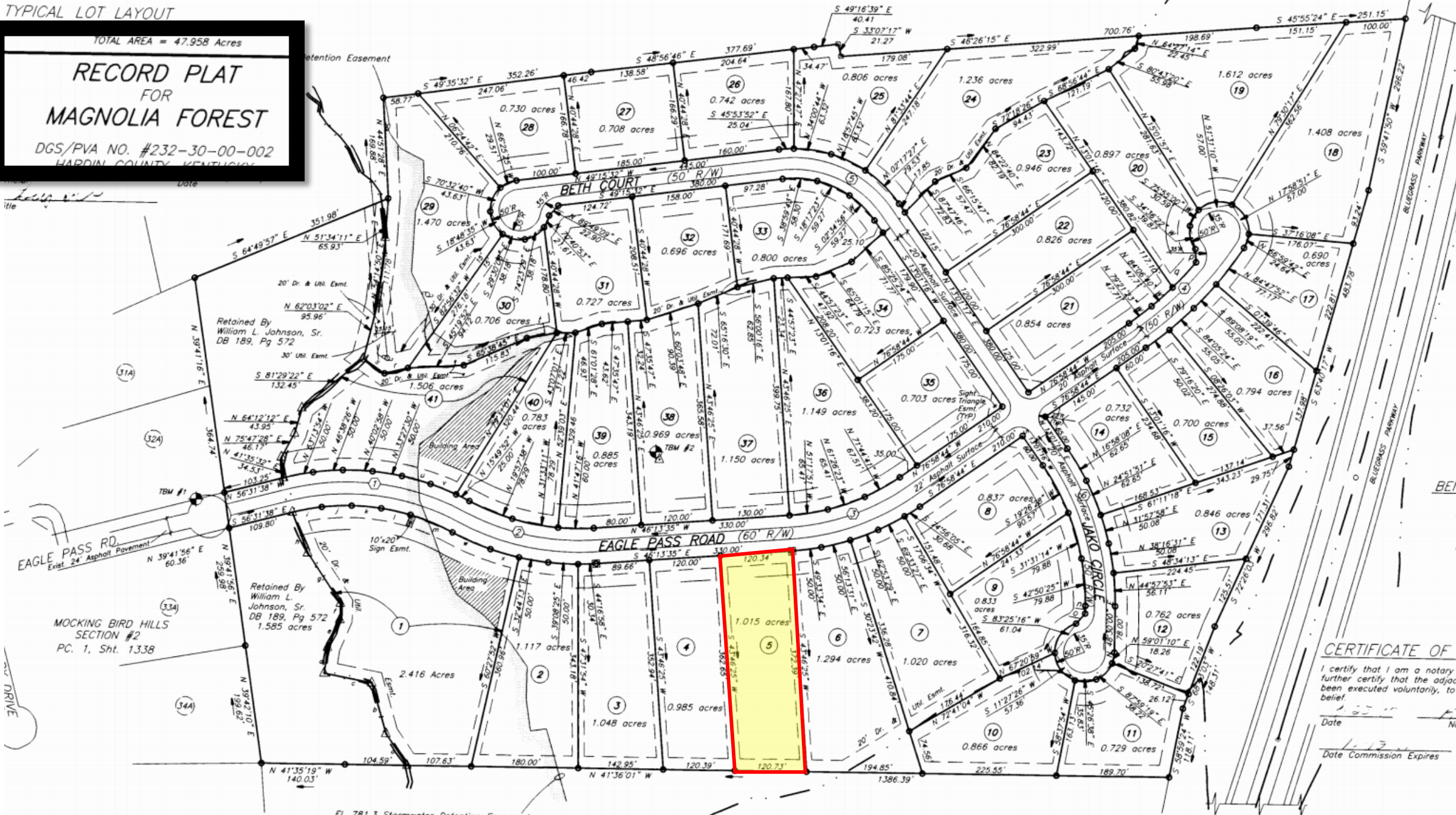
TOTAL AREA = 47.958 Acres

## RECORD PLAT FOR MAGNOLIA FOREST

DGS/PVA NO. #232-30-00-002  
HARDIN COUNTY, KENTUCKY

Date

title



### CERTIFICATE OF

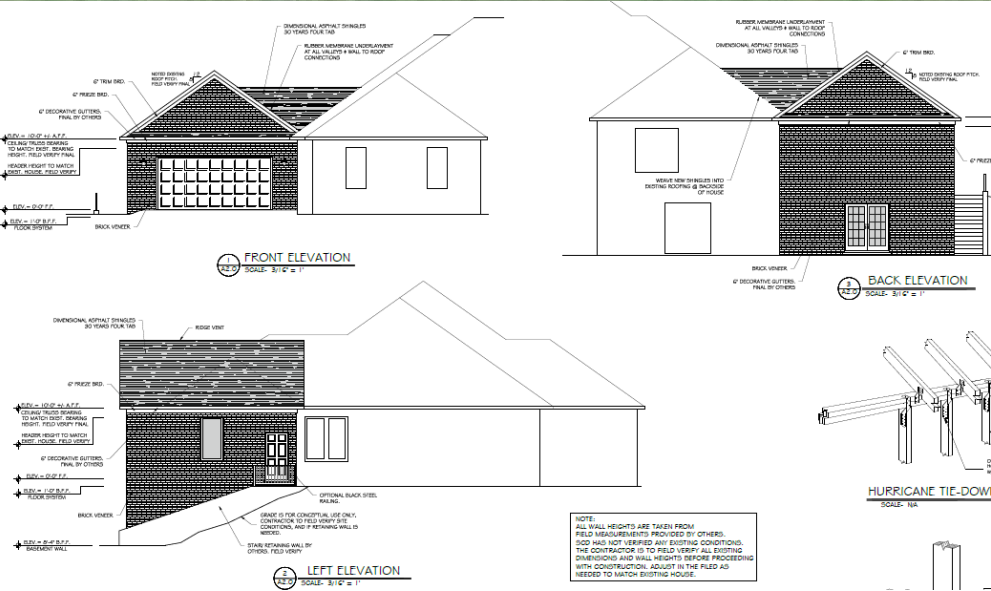
I certify that I am a notary further certify that the adjco been executed voluntarily, to belief.

Date \_\_\_\_\_ No \_\_\_\_\_

Date Commission Expires \_\_\_\_\_

El. 781.3 Stormwater Detention Easement





Jennifer & Jim Siegman  
465 E Eagle Pass Road  
Elizabethtown, KY 42701

Variance from side building setback for proposed  
attached garage





## VARIANCE REQUEST

Garage is 7.5' off the side property line at its closest

10' Requirement

2.5' Variance



















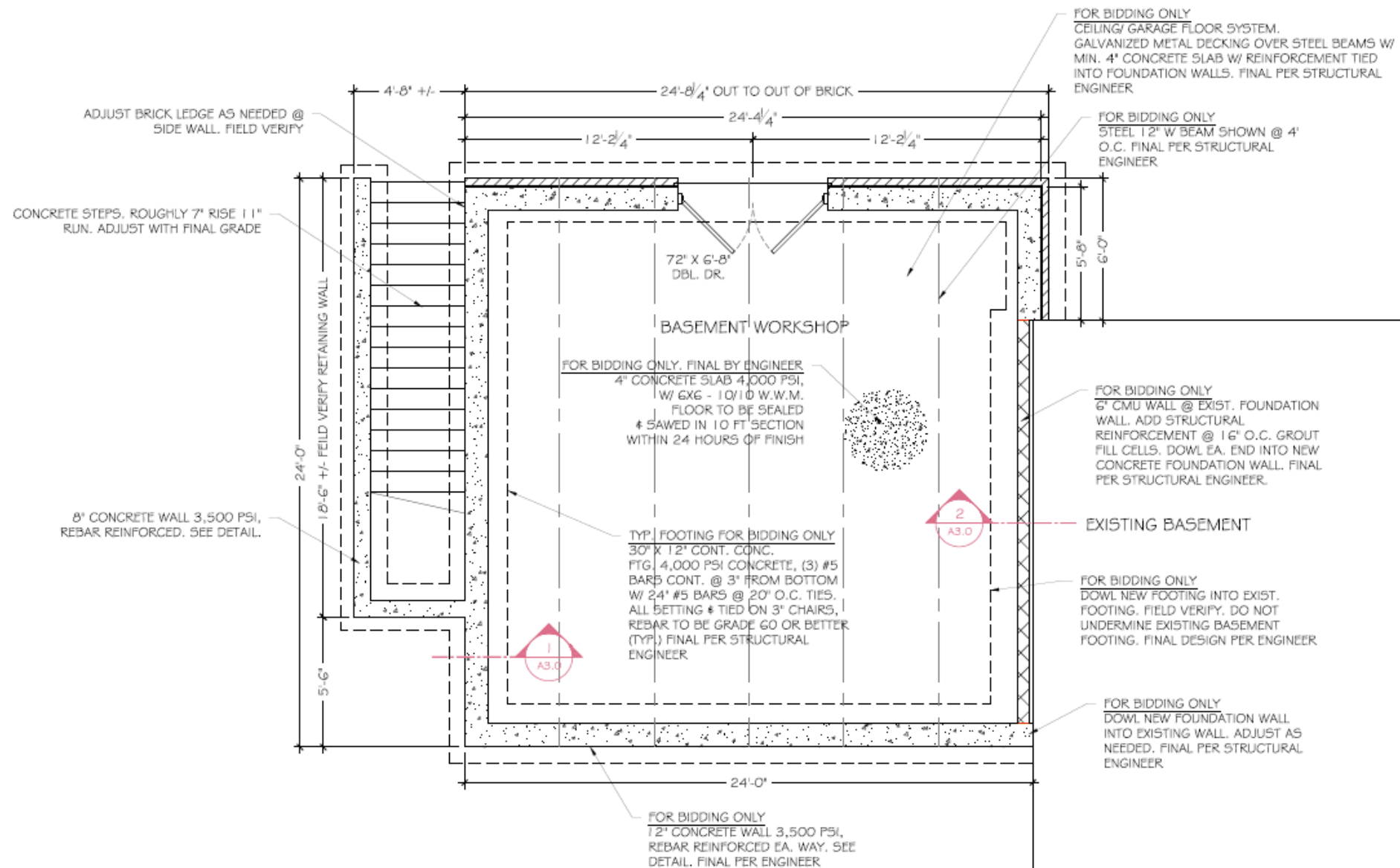










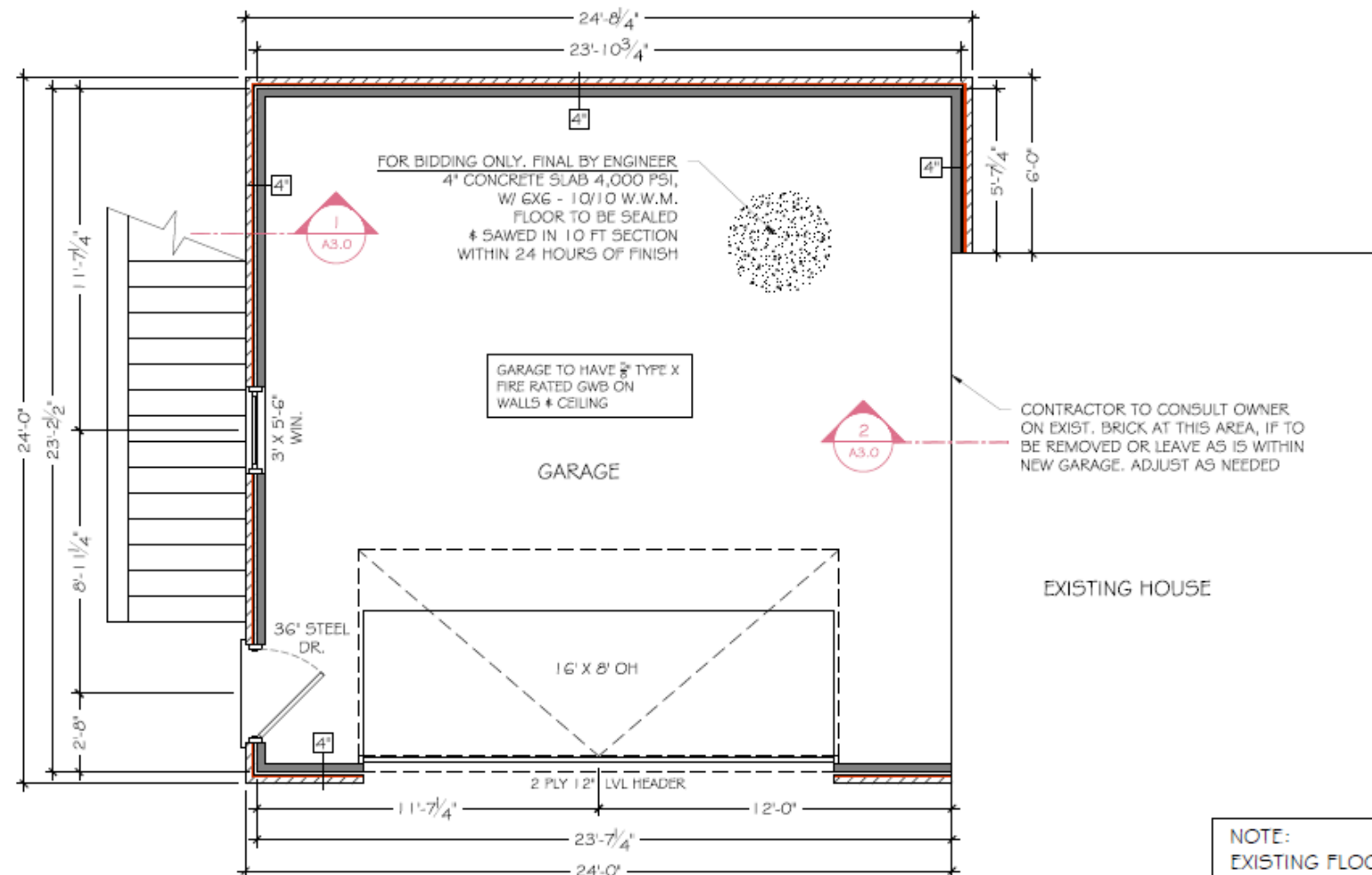


# FOUNDATION PLAN/ WORKSHOP

SCALE- 1/4" = 1'

NOTE:  
EXISTING FLOOR PLAN &  
FIELD MEASUREMENTS  
SCD HAS NOT VERIFIED  
THE CONTRACTOR IS TO  
DIMENSIONS AND WALL





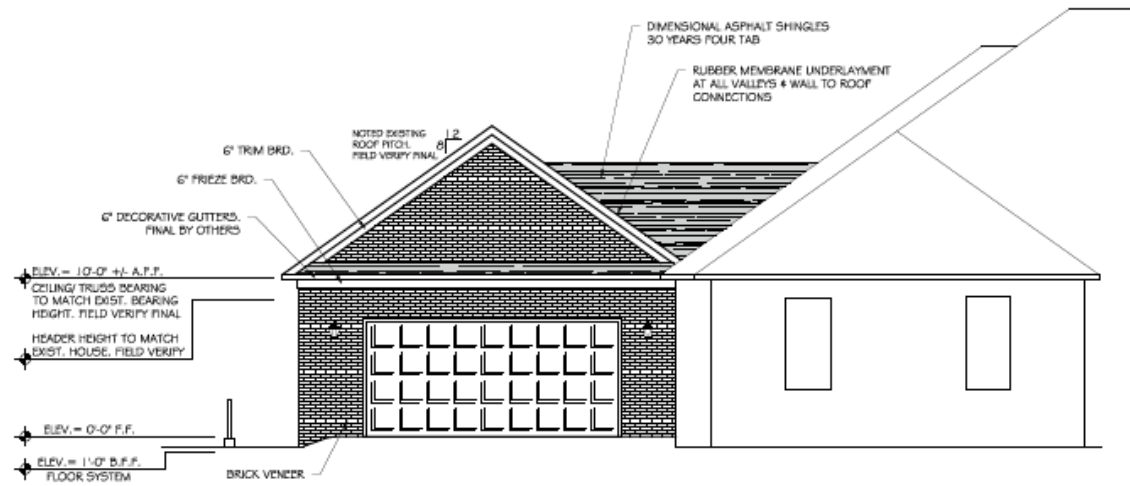
1  
A1.1

MAIN FLOOR

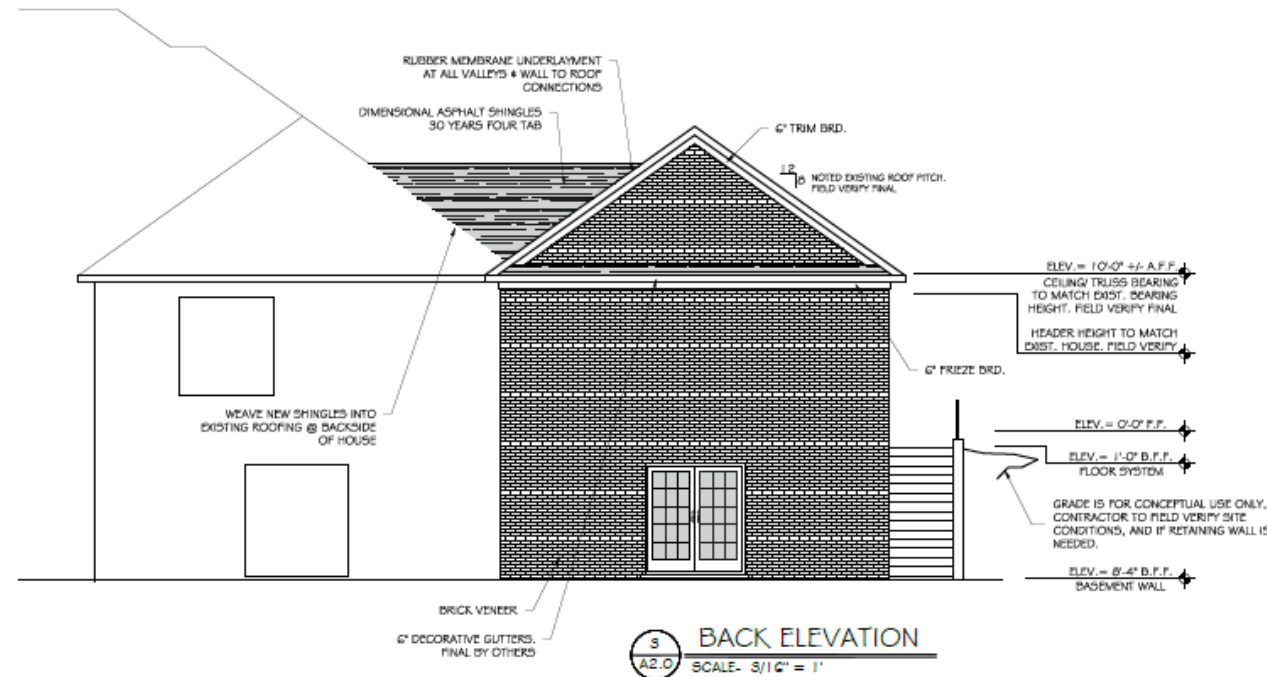
SCALE- 1/4" = 1'

NOTE:  
EXISTING FLOOR  
FIELD MEASURE  
SCD HAS NOT \  
THE CONTRACT  
DIMENSIONS AT  
WITH CONSTRU  
NEEDED TO MA

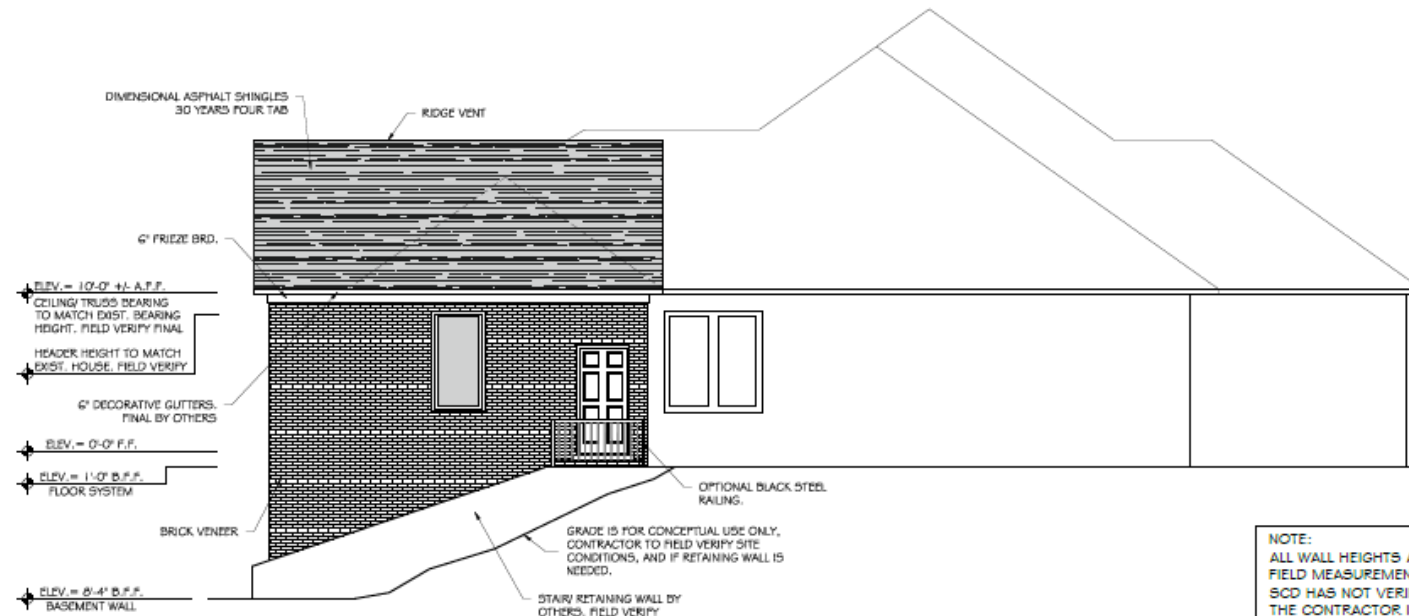




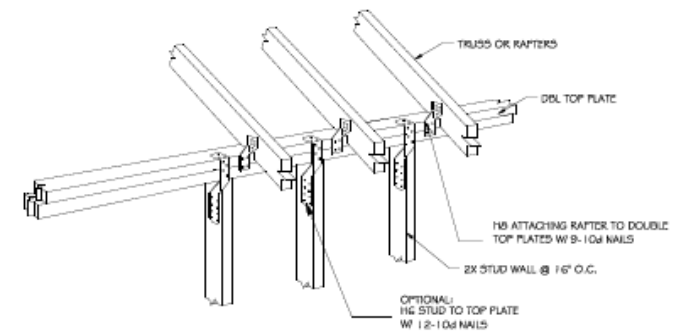
1 FRONT ELEVATION  
SCALE: 3/16" = 1'



3 BACK ELEVATION  
SCALE: 3/16" = 1'



2 LEFT ELEVATION  
SCALE: 3/16" = 1'



HURRICANE TIE-DOWN  
SCALE: N/A

NOTE:  
ALL WALL HEIGHTS ARE TAKEN FROM  
FIELD MEASUREMENTS PROVIDED BY OTHERS.  
SCO HAS NOT VERIFIED ANY EXISTING CONDITIONS.  
THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING  
DIMENSIONS AND WALL HEIGHTS BEFORE PROCEEDING  
WITH CONSTRUCTION. ADJUST IN THE FIELD AS  
NEEDED TO MATCH EXISTING HOUSE.



Wood Blocking



## Findings necessary for Granting Variances

### KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
  - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
  - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.



*I make a Motion to **Approve** the Variance with the Following Conditions:*

*Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:*

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

1. **To allow for a Variance from the side building setback to allow for the garage under construction to remain 7.5 ft off of the side property line.**
2. **A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.**
3. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**
4. **Building & Electrical permits must be completed through the KBC Program of our office.**

OR

Motion to Deny



**Owner:** White Mills Christian Camp Inc.



**Location:** A 5 acre site located on Old KY Highway 84 Road, White Mills, KY

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

**Requesting a Conditional Use Permit to allow for a 1,735 sq. ft. home to be built on site within the C-1 Zone**



Old KY Highway 84 Road  
Conditional Use Permit  
Summary Report

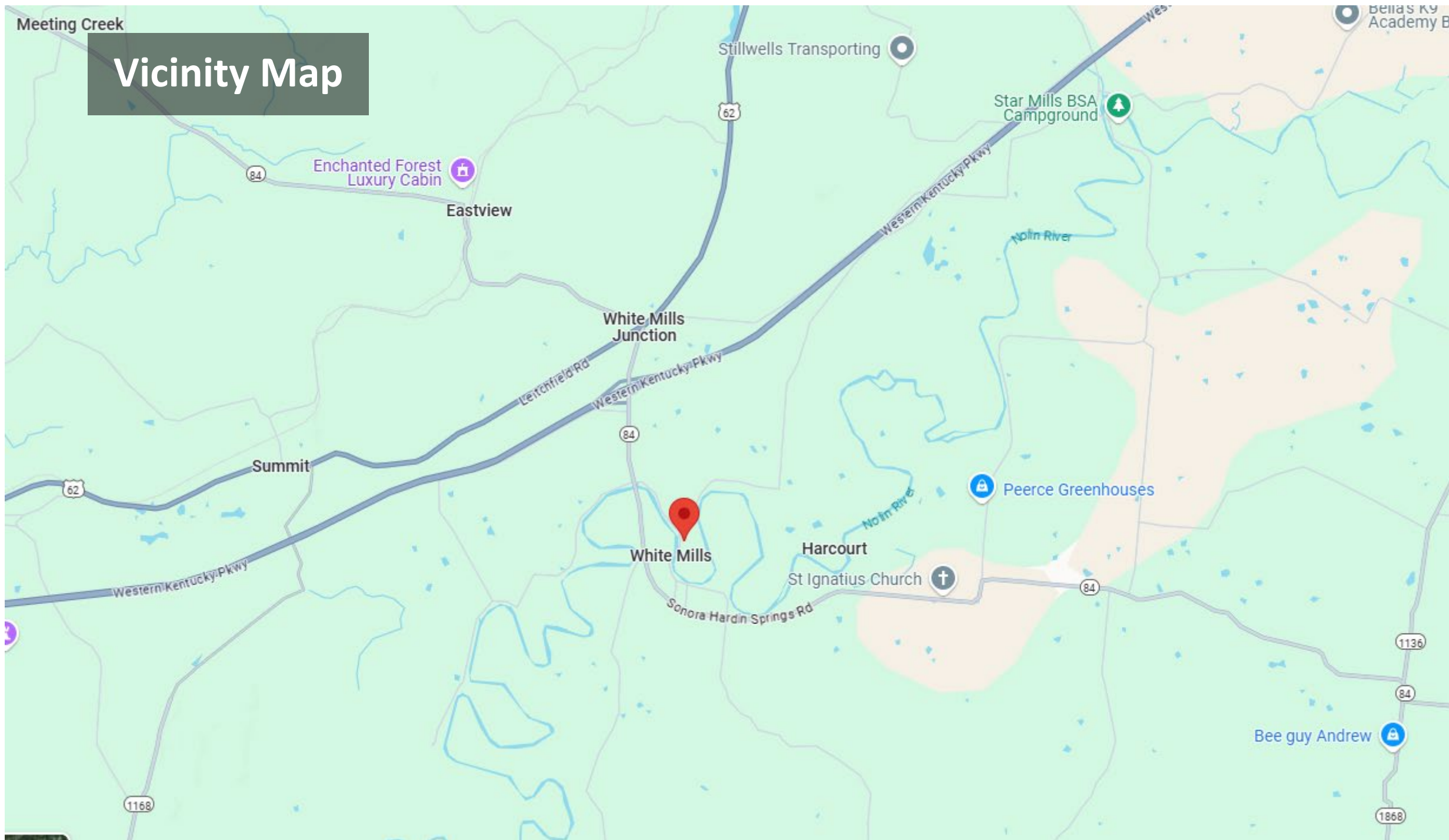
LISTING OF EXHIBITS

- A. Vicinity Map
  - B. Zoning Map
  - C. Natural Features
  - D. Character of the Site
  - E. Site Plan
  - F. Proposed House Plans/Renderings
  - G. Photos of the Site
  - H. Land Use Analyses
  - I. Character of the Area
  - J. \*Comprehensive Development Guide
  - K. \*Development Guidance System Ordinance
- \* Not Provided in PowerPoint



Meeting Creek

# Vicinity Map



Stillwells Transporting

Star Mills BSA  
Campground

Enchanted Forest  
Luxury Cabin

Eastview

White Mills  
Junction

Summit

White Mills

Harcourt

St Ignatius Church

Peerce Greenhouses

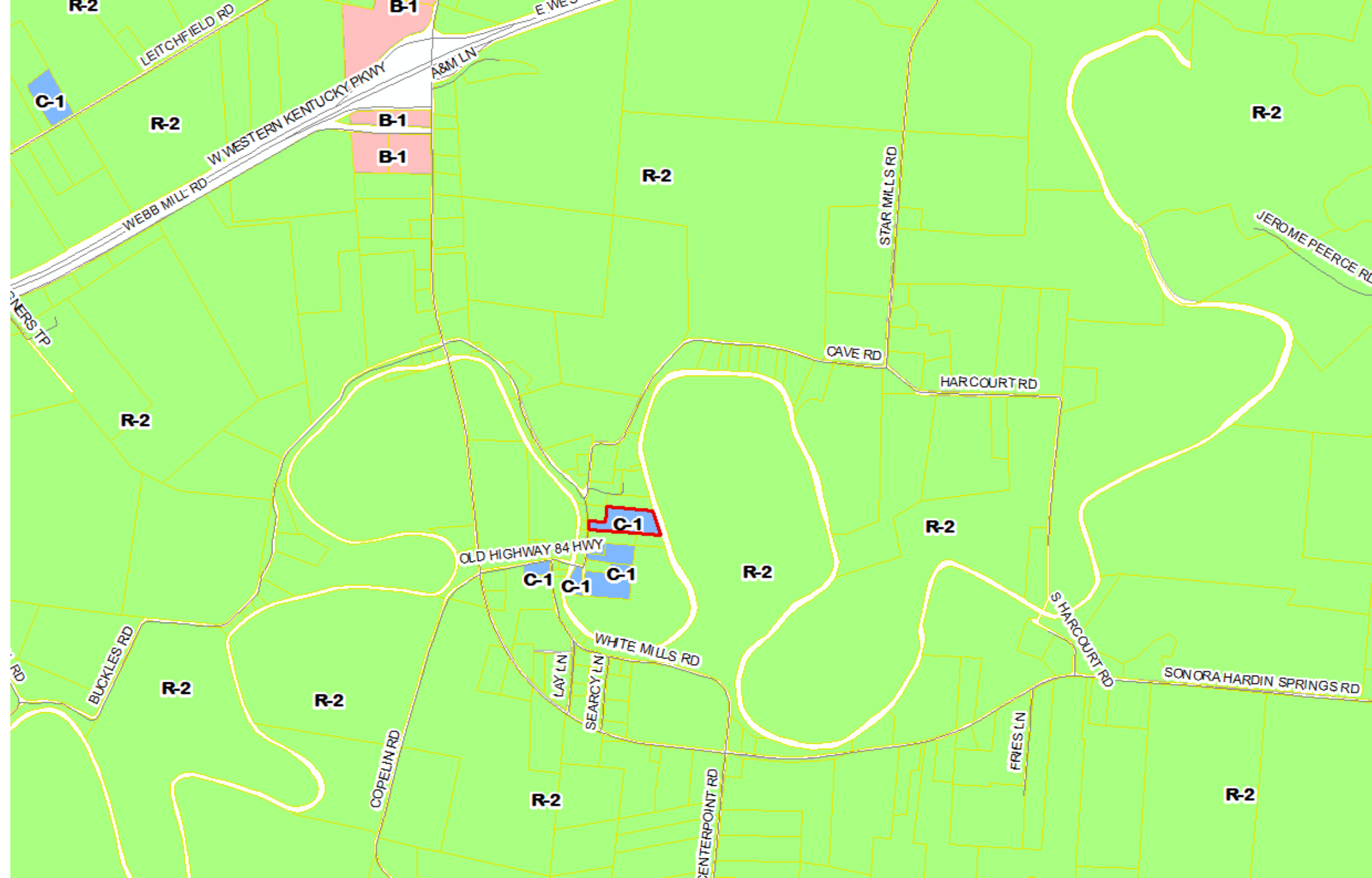
Bee guy Andrew



☐ ☒ 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



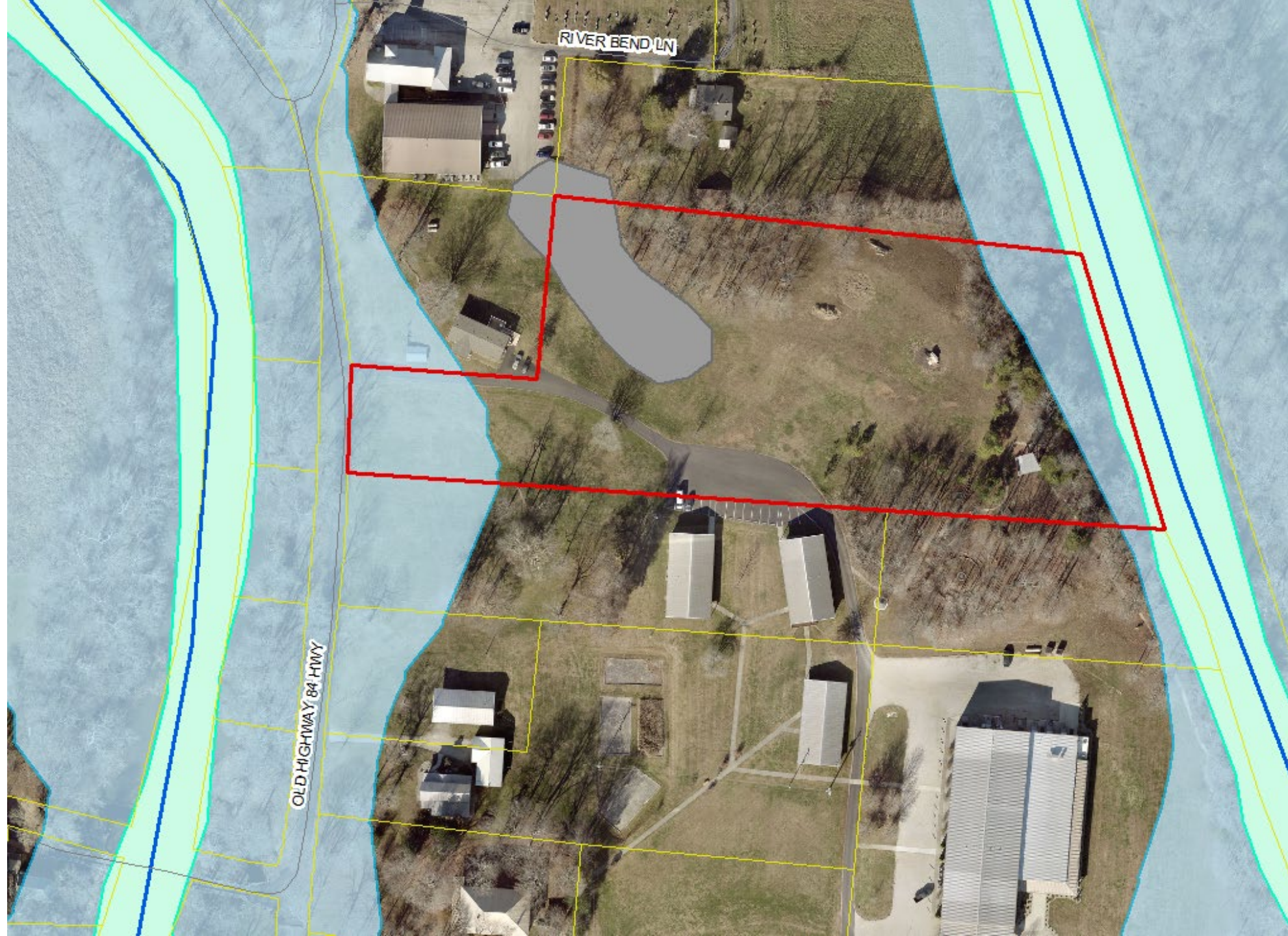




White Mills  
Christian Camp



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





Property is currently  
vacant, serves as  
limited access to the  
camp  
(Not the main entrance)







White Mills Christian Camp  
5.06 acres  
Zoned C-1



Proposed 1735 sq. ft. home





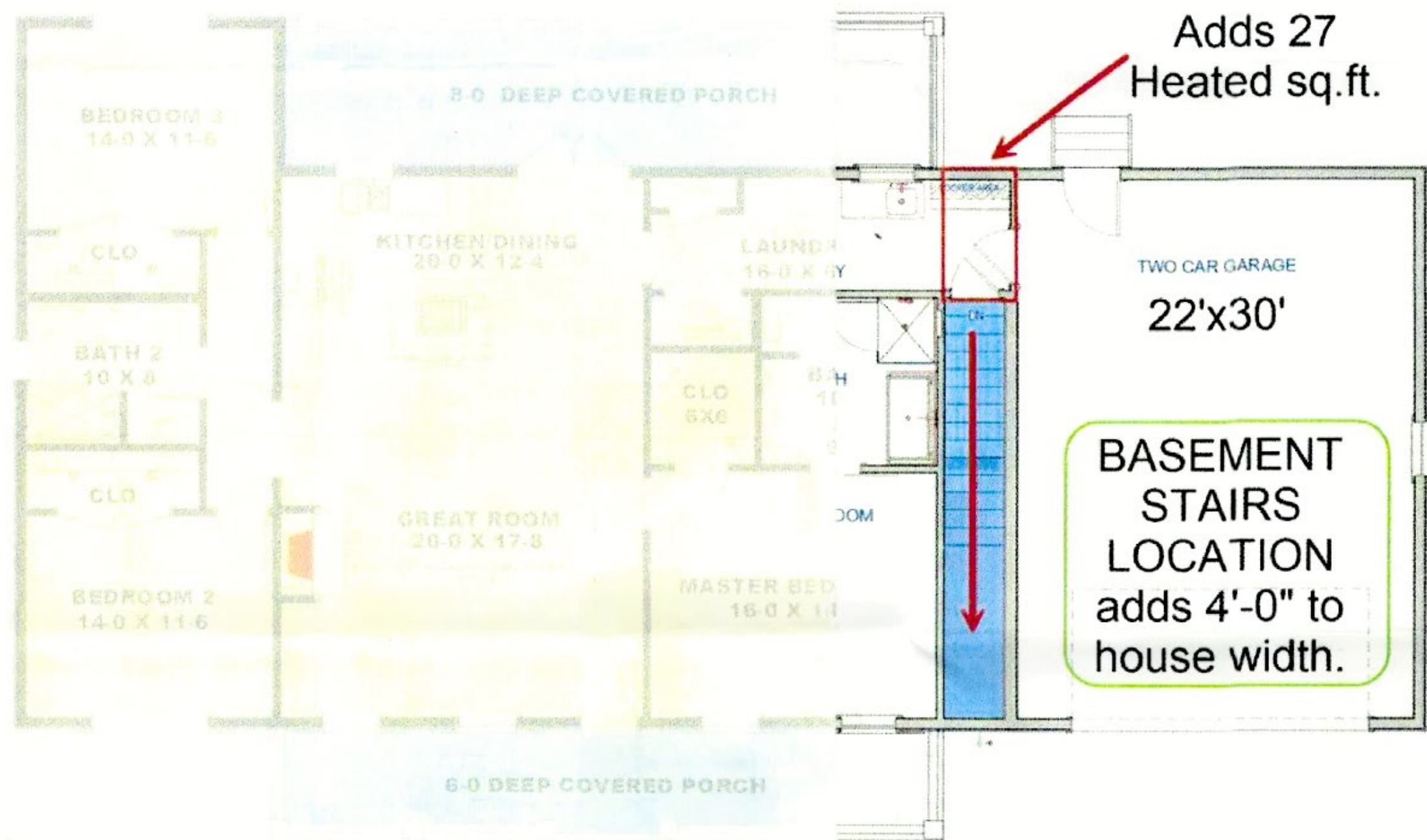


1,735 sq. ft. of living space on an unfinished basement  
Board/batton siding with a shingle roof



72'-0"

44'-0"



Adds 27  
Heated sq.ft.

TWO CAR GARAGE  
22'x30'

BASEMENT  
STAIRS  
LOCATION  
adds 4'-0" to  
house width.

6-0 DEEP COVERED PORCH

8-0 DEEP COVERED PORCH



## Proposed Home Location







Neighboring  
House

Church





Zipline

Surrounding  
Camp  
Structures



Camp Dorms



Neighboring  
House

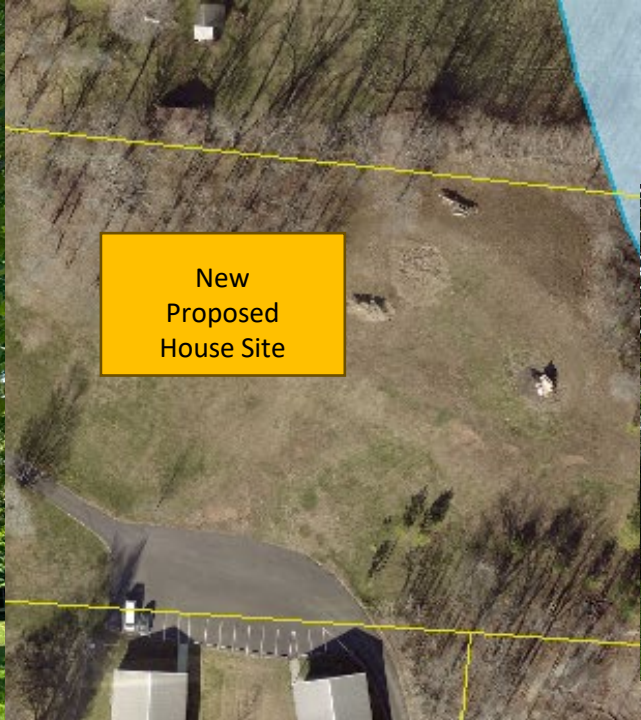


Entrance to  
Driveway/Camp off of  
Old Highway 84





Previous home owned by the camp,  
destroyed by April 2025 floods and has  
since been demolished





# Analysis of Land Use Applications for the Christian Camp

3 Previous Approved Development Plans  
1 Pending CUP Application

06/23/2025	WHITE MILLS CHRISTIAN CAMP INC	108-00-00-028	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	WHITE MILLS CHRISTIAN CAMP - SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING ON COMMERCIAL PROPERTY	OLD KY HWY 84	
07/07/2009	WHITE MILLS CHRISTIAN CAMP C/O STEPHEN PETERS	108-00-00-037	DEVELOPMENT PLAN (AMENDED)	C-1 - CONVENIENCE COMMERCIAL ZONE	WHITE MILLS CHRISTIAN CAMP - POOL AND BATH HOUSE /	CAMPGROUND - POOL & BATH HOUSE	SONORA HARDIN SPRINGS ROAD (KY 84)	APPROVED
05/14/2004	WHITE MILLS CHRISTIAN CAMP	108-00-00-038, 108-00-00-037, 108-00-00-032, 108-00-00-031, 108-00-00-029.01, 108-00-00-029, 108-00-	DEVELOPMENT PLAN	R-2 - RURAL RESIDENTIAL ZONE	WHITE MILLS CHRISTIAN CAMP /	CAMPGROUND	SONORA HARDIN SPRINGS ROAD (KY 84)	APPROVED
07/30/2002	WHITE MILLS CHRISTIAN CHURCH	108-00-00-025	DEVELOPMENT PLAN	R-2 - RURAL RESIDENTIAL ZONE	WHITE MILLS CHRISTIAN CAMP /	CAMPGROUND		APPROVED

# Analysis of Conditional Use Permit Applications for Single Family Dwelling in Commercial Zones

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
06/23/2025	WHITE MILLS CHRISTIAN CAMP INC	108-00-00-028	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	WHITE MILLS CHRISTIAN CAMP - SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING ON COMMERCIAL PROPERTY	OLD KY HWY 84		
05/08/2025	CUTTS JAMES & ELIZABETH	269-00-00-012	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	CUTTS SALES AND STORAGE	TO ALLOW FOR A SINGLE FAMILY DWELLING TO BE CONSTRUCTED ON COMMERCIAL ZONED PROPERTY	9520 BARDSTOWN RD	APPROVED	06/12/2025
05/21/2021	RICHARDSON FRANCES	187-10-00-003	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	FRANCES RICHARDSON SUBDIVISION	TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN THE C-1 ZONE	3347 LEITCHFIELD ROAD, CECILIA, KY 42724	APPROVED	06/17/2021
06/18/2015	WELLER WILLIAM	147-30-01-018	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE		TO ALLOW FOR RESIDENTIAL IMPROVEMENT TO COMMERCIAL ZONED PROPERTY.	W MAIN STREET	APPROVED	09/09/2015
Records 1 to 4 (of 4)									

4 Total: 3 Approved, 1 Pending



# Character of the Area





## **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.



## 16-4 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 ensure 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. This Conditional Use Permit shall allow for the construction of a new single family dwelling in the C-1 Zone.
2. The proposed dwelling shall contain 1,735 sq. ft. of living space with an unfinished basement with board and batton siding and a shingle roof.
3. The proposed home shall comply with building setbacks as illustrated on the approved Site Plan.
4. The proposed dwelling shall require Building & Electrical Permits from the KBC program of our office.
5. In order for the home to be used for a Commercial purpose in the future, a Change of Use Building Permit and a Development Plan shall be required.
6. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
7. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.