



**Hardin County**  
Planning and Development Commission

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

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

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

**3. New Business**

- B. **ROAD CLOSING REVIEW:** BOBBY DOBSON & JAKE KEPLINGER are requesting a favorable recommendation from the Planning Commission to Hardin County Fiscal Court to close a 175' portion of "Spurrier Alley", an undeveloped 15' alley south of White Mills Road in White Mills, KY, illustrated on the Hasting-Morrison Addition Subdivision from 1922, to allow for the property to be consolidated into adjoining Lots 4-12. (Staff report provided and Resolution #2026-012)
- C. Consideration and action on the Minutes for the meeting held on July 14, 2026. *(Attached pgs.4-7)*
- D. Consideration and action on the Financial Report FY 2027 # 1 July 2026. *(Attached pg.8)*
- E. Informational Items
- F. Adjourn

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



Commission Agenda  
September 1, 2026  
Page 2 of 3

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

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

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

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

## **JULY 2026 REPORT**

|                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 7 Subdivision plats were approved for the month</li><li>• 50 Subdivision plats were approved for the year</li></ul>                                                                                                                           | <b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 30 New lots approved for the month</li><li>• 105 Net lots approved for the year</li></ul>                                                                                                                              |
| <b>Building Permits:</b> <ul style="list-style-type: none"><li>• 16 SFD Permits for the month</li><li>• 78 SFD Permits for the year</li><li>• 148 Total Building Inspections for the month</li><li>• 782 Total Building Inspections for the year</li><li>• 340 Total Building Permits for the year</li></ul> | <b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 94 Total Permits for the month</li><li>• 484 Total Permits for the year</li><li>• 162 Total Electrical Inspections for the month</li><li>• 867 Total Electrical Inspections for the year</li></ul> |



**Hardin County**  
Planning and Development Commission

Commission Agenda  
September 1, 2026  
Page 3 of 3

**SUBDIVISION PLATS RECORDED IN JULY 2026**

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

**Total Records: 7**

**8/3/2026**



**Hardin County**  
Planning and Development Commission

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

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

- A. **MAP AMENDMENT:** ARNOLD W. LUCAS is requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Rural Residential Zone (R-2) to allow for the property to be further subdivided. The property is a 2 acre portion of the 6.9 acre site located at 21672 Sonora Hardin Springs Road in Big Clifty, KY. (Resolution 2026-009)
- B. **TEXT AMENDMENT: *DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009.*** Consideration and Action on a favorable recommendation to Hardin County Fiscal Court on text amendments to Sections 2-1 (Definitions), 4-2 (Zoning Map Amendment Process), 5-3 (Powers of Board of Adjustment) and 15-8 (Nonlisted Uses). (Resolution Number 2026-010)
- C. Consideration and action on the FY 2025 Audit. (*Copy Provided*)
- D. Consideration and action on Budget Amendments for FY 2026. (*Attached pg.3*).
- E. Consideration and action on the Financial Report FY 2026 # 12 June 2026. (*Attached pg.4*)
- F. Consideration and action on the Minutes for the meeting held on June 16, 2026. (*Attached pgs.5-6*)
- G. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- H. Informational Items
- I. Adjourn

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



**Hardin County**  
Planning and Development Commission

Commission Agenda  
July 14, 2026  
Page 2 of 2

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

**JUNE 2026 REPORT**

|                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 4 Subdivision plats were approved for the month</li><li>• 43 Subdivision plats were approved for the year</li></ul>                                                                                                                          | <b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 3 New lots approved for the month</li><li>• 75 Net lots approved for the year</li></ul>                                                                                                                                |
| <b>Building Permits:</b> <ul style="list-style-type: none"><li>• 9 SFD Permits for the month</li><li>• 62 SFD Permits for the year</li><li>• 128 Total Building Inspections for the month</li><li>• 635 Total Building Inspections for the year</li><li>• 278 Total Building Permits for the year</li></ul> | <b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 94 Total Permits for the month</li><li>• 390 Total Permits for the year</li><li>• 155 Total Electrical Inspections for the month</li><li>• 705 Total Electrical Inspections for the year</li></ul> |

**SUBDIVISION PLATS RECORDED IN JUNE 2026**

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

**Total Records: 4**

**7/1/2026**



**Hardin County**  
Planning and Development Commission

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

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

- J. Consideration and action on the Second Reading of the FY 2027 Budget. *(Copy Provided)*
- K. Consideration and action on the residential multiplier used to estimate construction cost per square foot. *(Packet Provided)*
- L. Annual Nomination and Election of Officers *(Current positions)*
  - Chairman – Mark Hinton
  - Vice Chairman – Greg Lowe
  - Secretary – Steve Steck
- M. Consideration and action on the Minutes for the meeting held on May 19, 2026. *(Attached pgs.4-8)*
- N. Consideration and action on the Financial Report FY 2026 # 11 May 2026 *(Attached pg. 9).*
- O. Informational Items
- P. Adjourn

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



Commission Agenda  
June 16, 2026  
Page 2 of 3

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

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

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

## **MAY 2026 REPORT**

|                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 11 Subdivision plats were approved for the month</li><li>• 39 Subdivision plats were approved for the year</li></ul>                                                                                                                         | <b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 16 New lots approved for the month</li><li>• 75 Net lots approved for the year</li></ul>                                                                                                                               |
| <b>Building Permits:</b> <ul style="list-style-type: none"><li>• 6 SFD Permits for the month</li><li>• 53 SFD Permits for the year</li><li>• 115 Total Building Inspections for the month</li><li>• 506 Total Building Inspections for the year</li><li>• 217 Total Building Permits for the year</li></ul> | <b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 67 Total Permits for the month</li><li>• 296 Total Permits for the year</li><li>• 110 Total Electrical Inspections for the month</li><li>• 550 Total Electrical Inspections for the year</li></ul> |



Commission Agenda

June 16, 2026

Page 3 of 3

**SUBDIVISION PLATS RECORDED IN MAY 2026**

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

**Total Records: 11**

**6/3/2026**



**Hardin County**  
Planning and Development Commission

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

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

- A. Continued from May 5, 2026: MAP AMENDMENT:** SHAY BROOKE PROPERTIES, LLC is requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for a 19.191 acre site to be developed into a 13 lot single family residential subdivision at the end of Hera Road in Cecilia, KY. (Staff report provided and Resolution #2026-007)
- B. Consideration and action on the following Preliminary Plat:**  
Shay Brooke Subdivision, Section 2  
This proposed single family residential development is a 19.191 acre site located off Hera Road in Cecilia, KY. The developers, Shay Brooke Properties, LLC are proposing the creation of 13 residential lots with 1 new street proposed. (*Review Comments Attached pgs.3-5*)

**3. New Business**

- C. MAP AMENDMENT:** BORDERS STORM RESTORATION, LLC is requesting a Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) to allow for trailer and dumpster storage on a 4.5 acre site on the east side of the 1400 block of Hodgenville Road (KY 210) in Elizabethtown, KY. (Staff report provided and Resolution #2026-008)
- D. Consideration and action on the Development Plan for Borders Restoration.** (*Review Comments Attached pgs.6-9*).
- E. Consideration and action on the residential multiplier used to estimate construction cost per square foot.** (*Packet Provided*)
- F. Consideration and action on the Minutes for the meeting held on May 5, 2026.** (*Attached pgs.10-13*)
- G. Consideration and action on the Financial Report FY 2026 # 10 April 2026** (*Attached pg. 14*).



**Hardin County**  
Planning and Development Commission

Commission Agenda  
May 19, 2026  
Page 2 of 2

**H. Adjourn**

**APRIL 2026 REPORT**

|                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 10 Subdivision plats were approved for the month</li><li>• 28 Subdivision plats were approved for the year</li></ul>                                                                                                                          | <b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 49 New lots approved for the month</li><li>• 64 Net lots approved for the year</li></ul>                                                                                                                               |
| <b>Building Permits:</b> <ul style="list-style-type: none"><li>• 18 SFD Permits for the month</li><li>• 47 SFD Permits for the year</li><li>• 127 Total Building Inspections for the month</li><li>• 391 Total Building Inspections for the year</li><li>• 170 Total Building Permits for the year</li></ul> | <b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 63 Total Permits for the month</li><li>• 229 Total Permits for the year</li><li>• 119 Total Electrical Inspections for the month</li><li>• 440 Total Electrical Inspections for the year</li></ul> |

**SUBDIVISION PLATS RECORDED IN APRIL 2026**

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

**Total Records: 10**

**5/6/2026**

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



**Hardin County**  
Planning and Development Commission

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

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

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

**J.** Consideration and action on the following Preliminary Plat:

Shay Brooke Subdivision, Section 2

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

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

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

**M.** Informational Items

**N.** Adjourn

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



**Hardin County**  
Planning and Development Commission

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

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

- A. MAP AMENDMENT:** ROBERT SKAGGS is requesting a Zone Change from the Urban Residential Zone (R-1) to the Light Industrial Zone (I-1) to allow for three lots known as Lots 1-3 of Longview Estates totaling 0.729 acres site located at 4843 & 4859 South Wilson Road in Elizabethtown, KY to be merged with the adjoining 24 acre site. (Staff report provided and Resolution #2026-006)
- B.** Consideration and action on the Development Plan for Skaggs Trucking. (Review Comments Attached pgs. 3-7).
- C.** Consideration and action on the Minutes for the meeting held on March 31, 2026. (*Attached pgs.8-11*)
- D.** Consideration and action on the Financial Report FY 2026 # 9 March 2026 (*Attached pg. 12*).
- E.** Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- F.** Informational Items
- G.** Adjourn

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

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



**Hardin County**  
Planning and Development Commission

Commission Agenda  
April 21, 2026  
Page 2 of 2

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

**MARCH 2026 REPORT**

|                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                         |
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| <b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 6 Subdivision plats were approved for the month</li><li>• 18 Subdivision plats were approved for the year</li></ul>                                                                                                                           | <b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 7 New lots approved for the month</li><li>• 18 Net lots approved for the year</li></ul>                                                                                                                                |
| <b>Building Permits:</b> <ul style="list-style-type: none"><li>• 13 SFD Permits for the month</li><li>• 29 SFD Permits for the year</li><li>• 105 Total Building Inspections for the month</li><li>• 263 Total Building Inspections for the year</li><li>• 113 Total Building Permits for the year</li></ul> | <b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 63 Total Permits for the month</li><li>• 166 Total Permits for the year</li><li>• 129 Total Electrical Inspections for the month</li><li>• 321 Total Electrical Inspections for the year</li></ul> |

**SUBDIVISION PLATS RECORDED IN FEBRUARY 2026**

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

**Total Records: 6**

**4/7/2026**



**Hardin County**  
Planning and Development Commission

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

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

- A. **MAP AMENDMENT & ROAD CLOSING REVIEW:** CECILIA BAPTIST CHURCH is requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) to allow for a 0.12 acre site located at the corner of Robinson Street and Federal Street in Cecilia, KY to be merged with the adjoining church campus. Additionally, they are requesting a favorable recommendation from the Planning Commission to Fiscal Court to close N Mill Street and a 495' portion of Federal Street in Cecilia, KY, to allow for the property to be consolidated into the church campus. (Staff report provided and Resolution #2026-004 & #2026-005)
- B. Consideration and action on the Development Plan for Cecilia Baptist Church. (Review Comments Attached pgs. 2-7).
- C. Consideration and action on the Minutes for the meeting held on March 17, 2026. *(Attached pgs.8-12)*
- D. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- E. Informational Items
- F. Adjourn

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

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

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



**Hardin County**  
Planning and Development Commission

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

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

**G. MAP AMENDMENT & CONDITIONAL USE PERMIT & VARIANCES:**

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

- A. Consideration and action on the Development Plan for Big Kid Powersports & RV (Review Comments Attached pgs. 2-5).
- B. Consideration and action on the Minutes for the meeting held on March 3, 2026. *(Attached pgs.6-8)*
- C. Consideration and action on the Financial Report FY 2026 # 8 February 2026 *(Attached pg. 9).*
- D. Informational Items
- E. Adjourn

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

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



**Hardin County**  
Planning and Development Commission

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

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

- A. **PUBLIC HEARING on AMENDMENT TO COMPREHENSIVE PLAN – APPENDIX D. CREATING VIBRANT COMMUNITIES - GLENDALE** Public comments on amendment to the Comprehensive Plan titled, *Comprehensive Development Guide, 2024*. (Resolution Number 2026-002).
- B. Review of potential Zoning Ordinance Text Amendments regarding public hearing notifications and non listed uses.
- C. Consideration and action on the Minutes for the meeting held on February 17, 2026. (*Attached pgs.3-4*)
- D. Informational Items
- E. Adjourn

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

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



Commission Agenda  
March 3, 2026  
Page 2 of 2

### SUBDIVISION PLATS RECORDED IN FEBRUARY 2026

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

**Total Records: 4**

**3/3/2026**

### FEBRUARY 2026 REPORT

|                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 4 Subdivision plats were approved for the month</li><li>• 12 Subdivision plats were approved for the year</li></ul>                                                                                                                         | <b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 6 New lots approved for the month</li><li>• 12 Net lots approved for the year</li></ul>                                                                                                                               |
| <b>Building Permits:</b> <ul style="list-style-type: none"><li>• 11 SFD Permits for the month</li><li>• 16 SFD Permits for the year</li><li>• 92 Total Building Inspections for the month</li><li>• 157 Total Building Inspections for the year</li><li>• 64 Total Building Permits for the year</li></ul> | <b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 54 Total Permits for the month</li><li>• 103 Total Permits for the year</li><li>• 91 Total Electrical Inspections for the month</li><li>• 192 Total Electrical Inspections for the year</li></ul> |



**Hardin County**  
Planning and Development Commission

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

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

F. Consideration and action on the following Preliminary Plat:

Eden Grove Subdivision

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

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

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

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

J. Informational Items

K. Adjourn

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

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

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



**Hardin County**  
Planning and Development Commission

Commission Agenda  
February 17, 2026  
Page 2 of 2

**SUBDIVISION PLATS RECORDED IN JANUARY 2026**

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

**Total Records: 8**

**2/3/2026**

**JANUARY 2026 REPORT**

|                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 8 Subdivision plats were approved for the month</li><li>• 8 Subdivision plats were approved for the year</li></ul>                                                                                                                       | <b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 6 New lots approved for the month</li><li>• 6 Net lots approved for the year</li></ul>                                                                                                                                |
| <b>Building Permits:</b> <ul style="list-style-type: none"><li>• 5 SFD Permits for the month</li><li>• 5 SFD Permits for the year</li><li>• 65 Total Building Inspections for the month</li><li>• 65 Total Building Inspections for the year</li><li>• 27 Total Building Permits for the year</li></ul> | <b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 49 Total Permits for the month</li><li>• 49 Total Permits for the year</li><li>• 100 Total Electrical Inspections for the month</li><li>• 100 Total Electrical Inspections for the year</li></ul> |



**Hardin County**  
Planning and Development Commission

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

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

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

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

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

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

P. Informational Items

Q. Adjourn

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



**Hardin County**  
Planning and Development Commission

Commission Agenda  
January 20, 2026  
Page 2 of 2

**SUBDIVISION PLATS RECORDED IN DECEMBER 2025**

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

**Total Records: 6**

**1/6/2026**

**DECEMBER 2025 REPORT**

|                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 6 Subdivision plats were approved for the month</li><li>• 94 Subdivision plats were approved for the year</li></ul>                                                                                                                            | <b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 6 New lots approved for the month</li><li>• 182 Net lots approved for the year</li></ul>                                                                                                                                 |
| <b>Building Permits:</b> <ul style="list-style-type: none"><li>• 2 SFD Permits for the month</li><li>• 91 SFD Permits for the year</li><li>• 106 Total Building Inspections for the month</li><li>• 1,340 Total Building Inspections for the year</li><li>• 480 Total Building Permits for the year</li></ul> | <b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 61 Total Permits for the month</li><li>• 897 Total Permits for the year</li><li>• 118 Total Electrical Inspections for the month</li><li>• 1,731 Total Electrical Inspections for the year</li></ul> |



**Hardin County**  
Planning and Development Commission

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

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

- R. Consideration and action on the Minutes for the meeting held on December 16, 2025.  
*(Attached pgs.2-6)*
- S. Discussion on Creating Vibrant Communities Small Area Plan for Glendale
- T. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- U. Adjourn

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