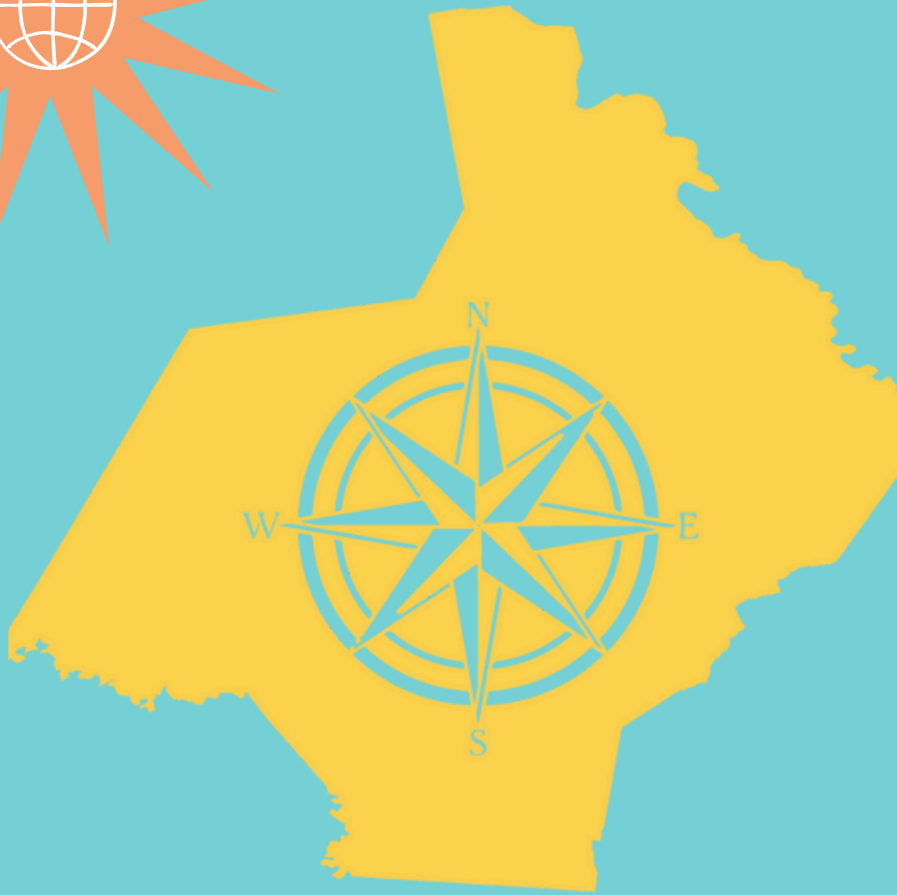
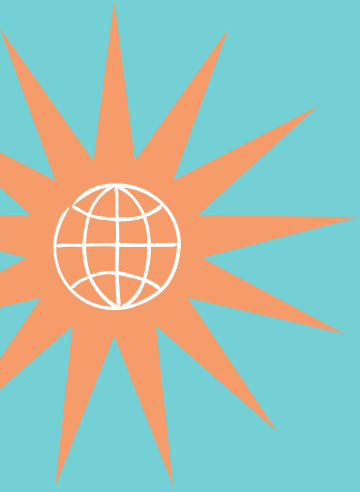


January 2026



**Hardin County
Planning &
Development**

2025 Annual Report

Hardin County Government Center
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Elizabethtown, KY 42701
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**SERVICE
MILESTONE**

Edwin Alicea

5 Years

Planning Commission Members

Mark Hinton, Chairman

Greg Lowe, Vice Chairman

Steve Steck, Secretary

Mark Nelson, Commissioner

Charles Nall, Commissioner

Board of Adjustment Members

Bob Krausman, Chairman

Greg Youngblood, Vice Chairman

Steve Steck, Secretary

Planning Commission Staff

Adam C. King, AICP – Director & Building Official

Haley Goodman – Planner I

Susan Bowen – Financial & Operations Coordinator

Madeline Hornback – KBC Coordinator

Rachel Derting – Planning & Permits Technician

Hunter Geoghegan – Administrative Assistant

Edwin Alicea – Building Inspector, Level 1

Jimmy Morgan – Residential Building Inspector

Greg Carwile – Electrical Inspector

Josh Cooper – Legal Counsel





Project Activity of Notable Development

Vertrees Market – Development Plan approved and building permit issued for a 3,524 square foot convenience store and gas station at the intersection of Hardinsburg Road (KY 86) and Salt River Road (KY 920) in Cecilia, KY.

West Hardin Fire & Rescue Department – Station 2 – Building permit approved for a 2 bedroom apartment within the former White Mills Fire Department at 9225 Sonora Hardin Springs Road in White Mills, KY to allow for the county to maintain an ambulance on site.

Kerrcare Landscaping & Garden Center – Development Plan approved and building permit approved for the remodel of a 1966 square foot commercial building at 1415 Hodgenville Road in Elizabethtown, KY for a lawn and landscape business within a previous automotive repair shop.

Olive Hill Missionary Baptist Church – Development Plan approved and building permit issued for a 512 square foot addition to the fellowship hall at 1975 Silver Mine Road in Sonora, KY.

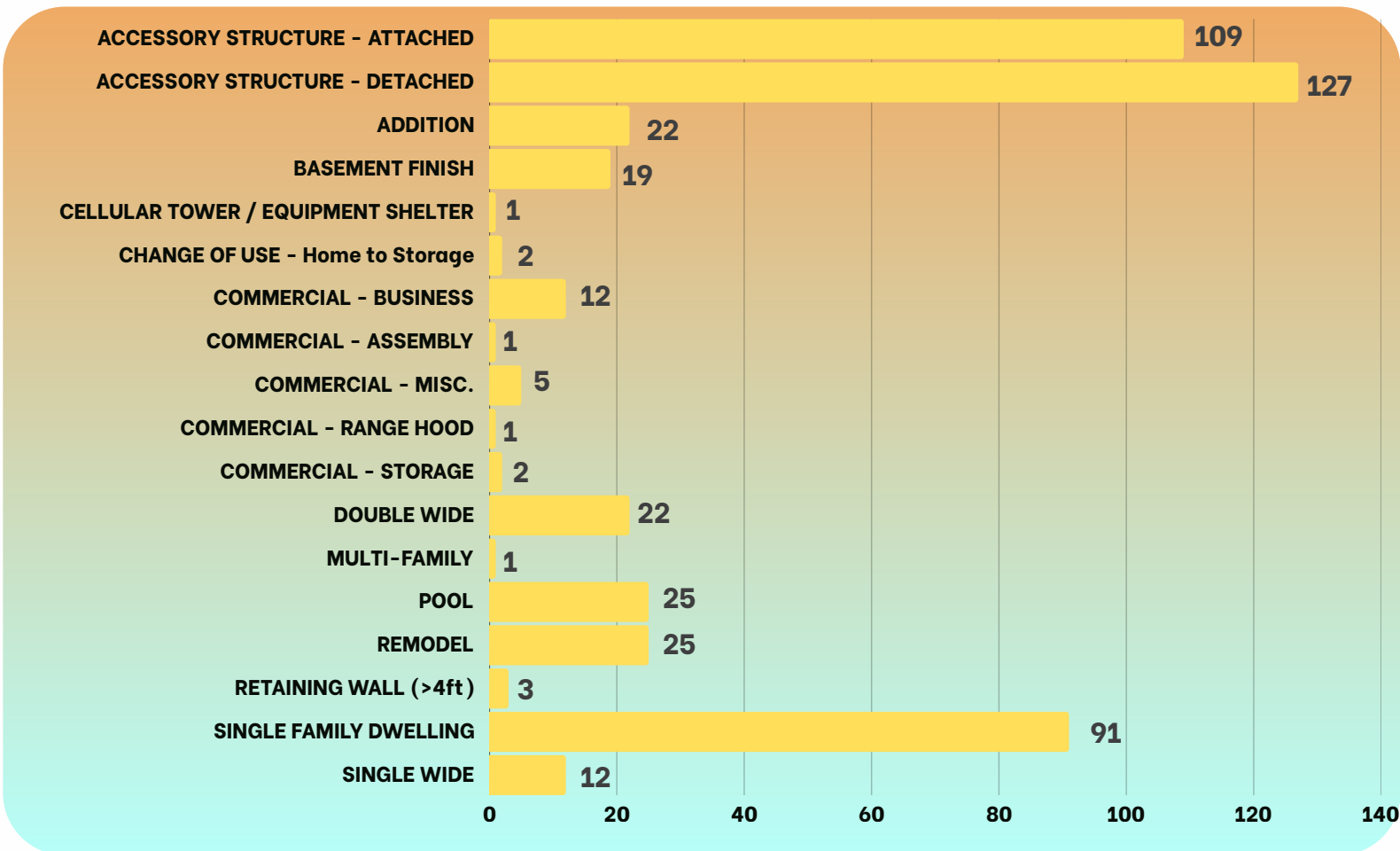
Hardin County Storage– Development Plan approved and building permits approved for 11 mini-warehouse / self-storage units at 81 W Quarry Ridge Court in Elizabethtown, KY.





Total Building Permits

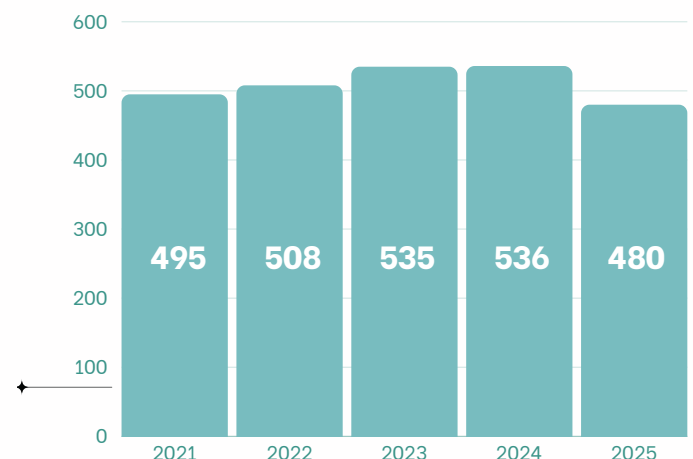
2025 Permits Issued By Type



+ Total building permits have been fairly consistent over the last five years. For 2025 there were **480** total permits issued which is a slight decrease from the last five years. The five year average decreased from 524 to 510 permits.

05

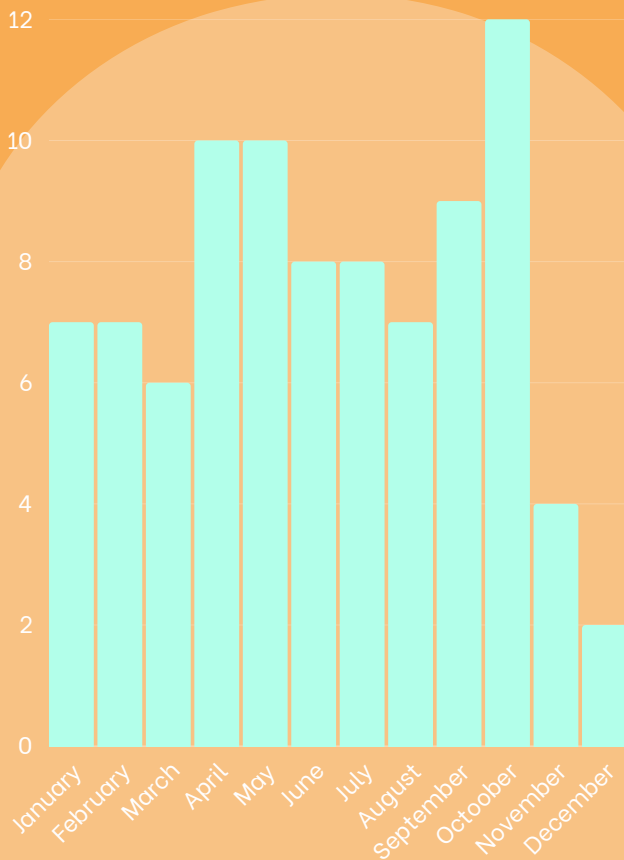
5 Year History of Total Permits





Single Family Dwellings

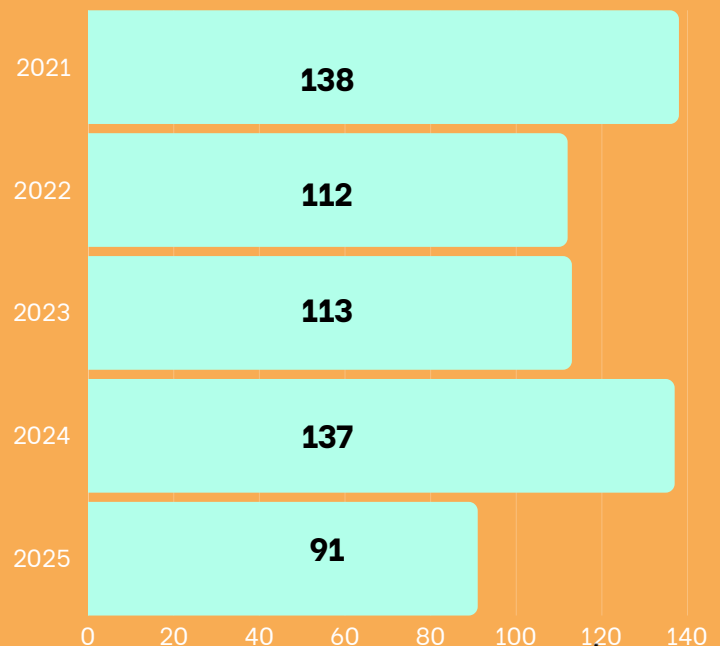
Single Family Dwelling Permits By Month



✦✦✦ The average construction cost of a Single Family Dwelling reported to Hardin County in 2025 was **\$335,431.**

The total number of single family dwelling permits for 2025 is **91**, which is the lowest number out of the last 5 years. The average number of single family dwellings permitted per year for the past five years is 118. The average number of single family dwellings permitted per month was 7.6 in 2025. The average square footage under roof for single family dwellings was 3,387sq. ft .

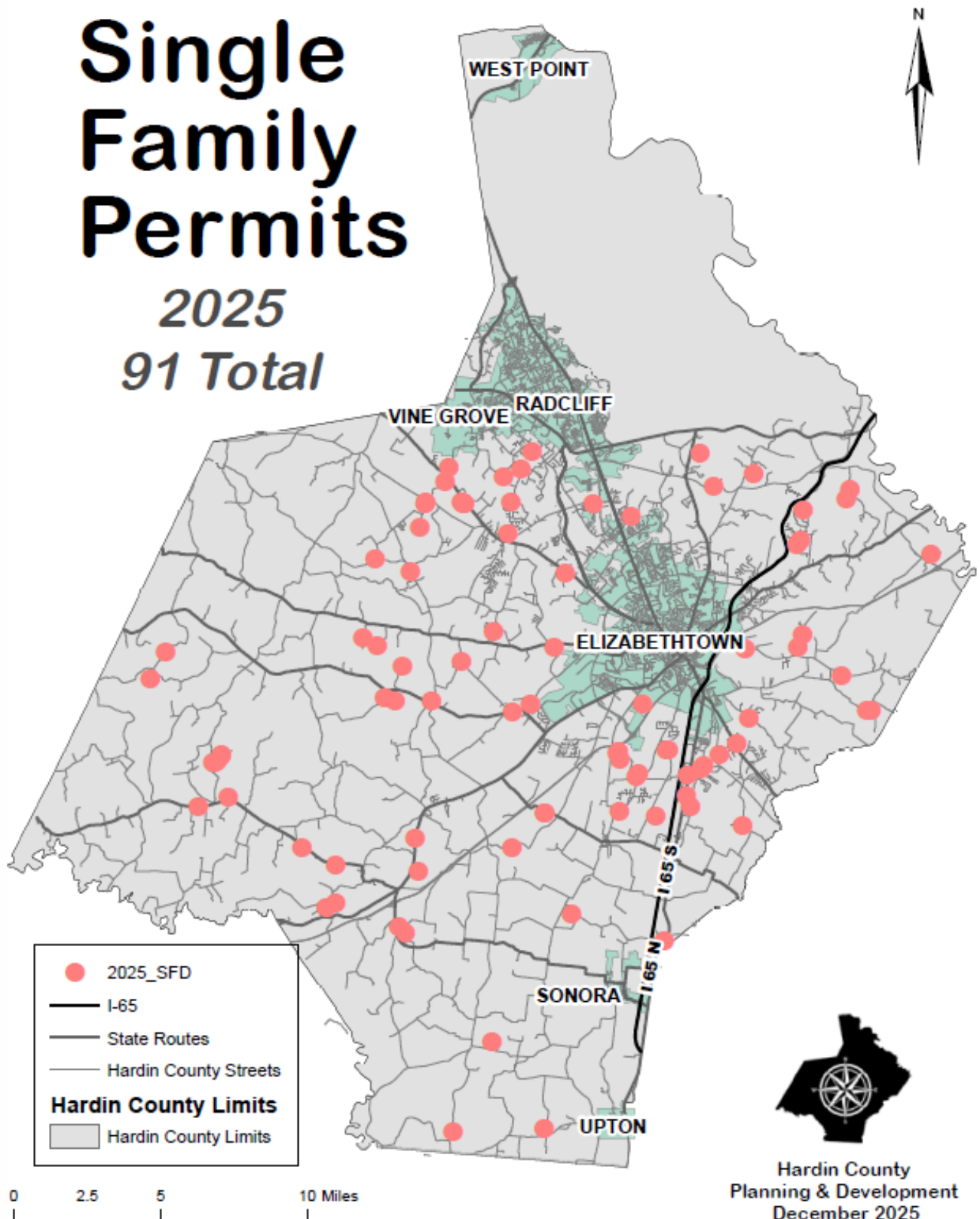
5 Year History of Single Family Dwelling Permits





Single Family Permits

2025
91 Total

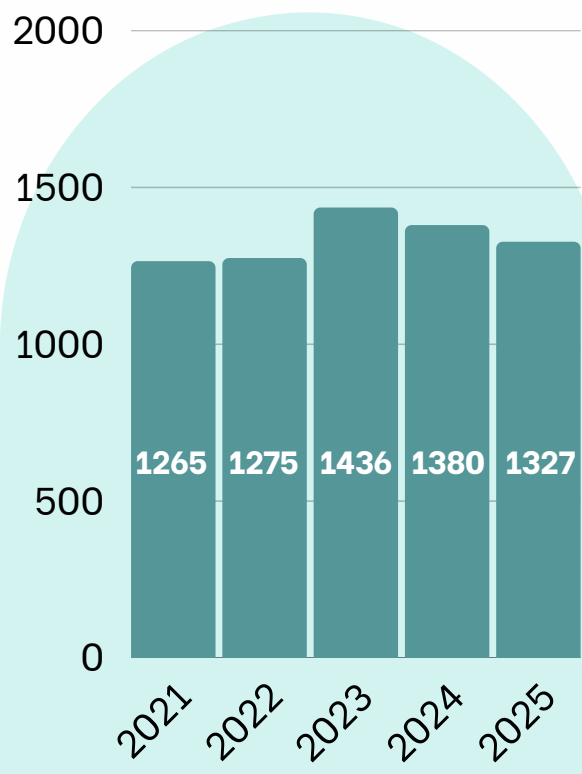




Building Inspections

Type	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
Final	27	32	42	32	39	38	47	40	46	52	36	37	468
Footing	9	12	27	39	23	31	36	31	26	34	19	27	314
Framing	22	19	28	32	27	28	24	26	23	41	17	33	320
Re-Inspection	2	2	7	3	3	6	9	3	7	8	13	5	68
Status Check	26	12	22	11	11	9	10	10	12	15	15	4	157
TOTAL	86	77	126	117	103	112	126	110	114	150	100	106	1327

Total Building Inspections Per Year



2025 had a slight decrease in building inspections with a total of 1,327. The five year average is 1,336 and the monthly average is 110. Per usual, final inspections were the most common type of inspection performed. Based on 20 working days a month, 2025 averaged 5.5 inspections per day.



Building Plan Reviews

Type	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
Single Family	7	3	5	7	9	7	9	3	9	9	5	2	75
Basement Finish	5	3	4	3	1	3	3	3	2	2	0	1	30
Commercial	0	0	3	4	2	2	3	1	1	3	2	1	22
TOTAL	12	6	12	14	12	12	15	7	12	14	7	4	127

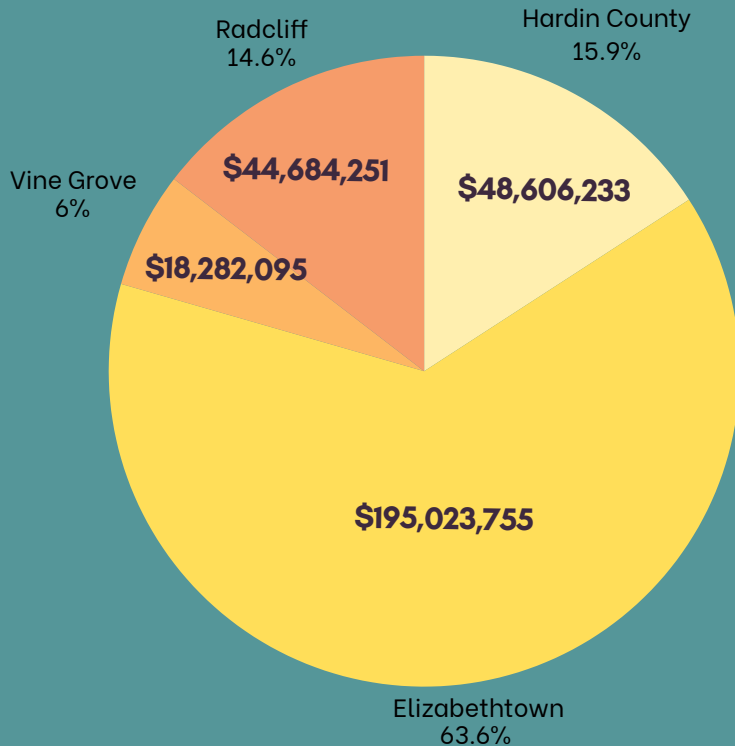
- + Plan Reviews are performed for all new single family dwellings with total roofed area of 2000 square feet or more, basement remodels, and commercial/industrial projects. There were a total of 127 plan reviews for 2025.
- + Plan reviews averaged 6.25 per month for single family dwellings; 2.5 per month for basement finishes and 1.8 per month for commercial/non-residential projects.
- + There were nearly 30 less plan reviews for single family dwellings in 2025 from 2024. There were also 46 less permits for new single family dwellings in 2025 from 2024.
- + The number of basement finish plan reviews increased by 9 from 2024 to 2025.
- + Our office is contracted with Larue County for commercial building permitting and inspections. 7 of the 22 commercial permits issued in 2025 were for projects in Larue County.





TOTAL CONSTRUCTION COST

FOR ALL REPORTING JURISDICTIONS



\$306,596,334

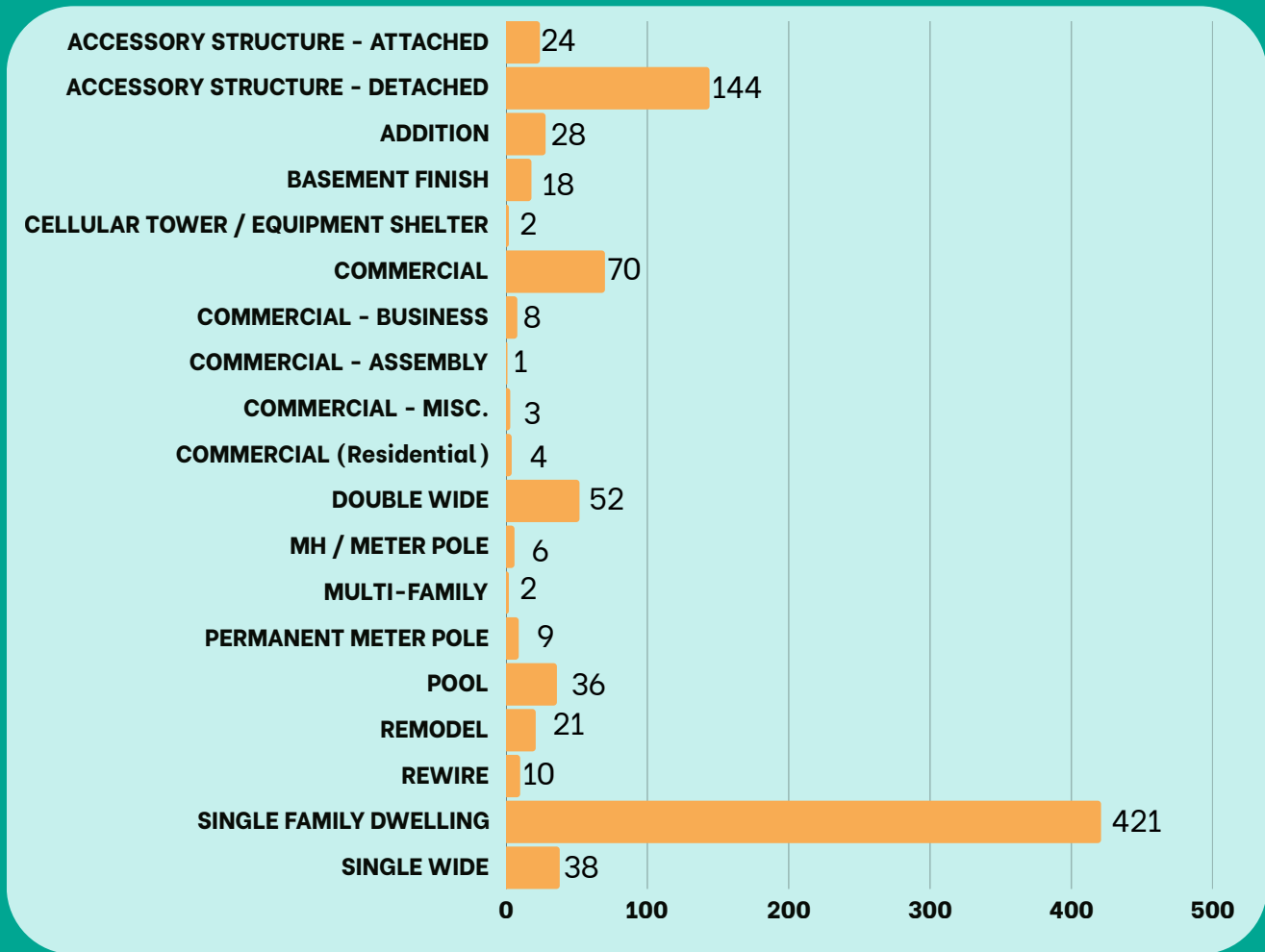
The total construction cost for building projects in unincorporated Hardin County had a dramatic reduction, with a 65 million decrease from 2024. The most notable project is the Maxie Plaza storage facility in Glendale, which had a \$2,400,000 construction cost. Several single family dwellings also contributed to the construction cost, with the highest being priced at \$800,000.

Additionally, the total construction cost across all jurisdictions significantly decreased by over \$63 million from last year. Elizabethtown's total construction cost was down from \$211 million in 2024, and Vine Grove was nearly the same as 2024. Radcliff, however, was up almost double from 2024.



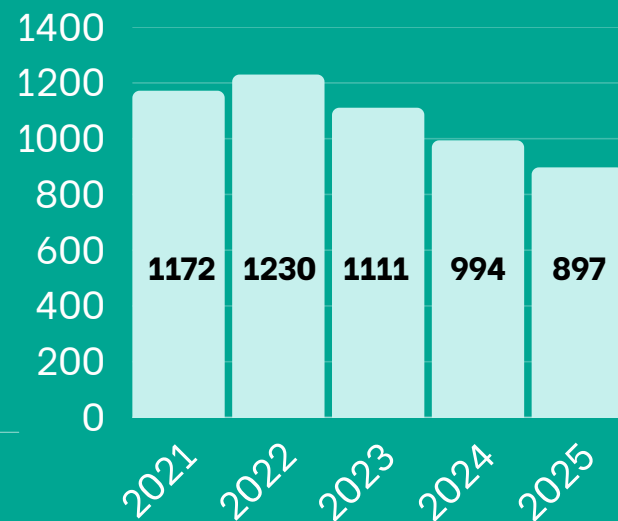


Electrical Permits



The number of total electrical permits decreased again this year with a total of 897. 2022 was the busiest of the last 10 years with a total of 1,230. The five year average is 1,080 which is higher than this year's total. Single Family Dwellings are consistently the most common type of electrical permit issued, and include not only new construction but also service entrances, generators, roof mount solar panel installs, & service reconnects.

Total Electrical Permits Per Year





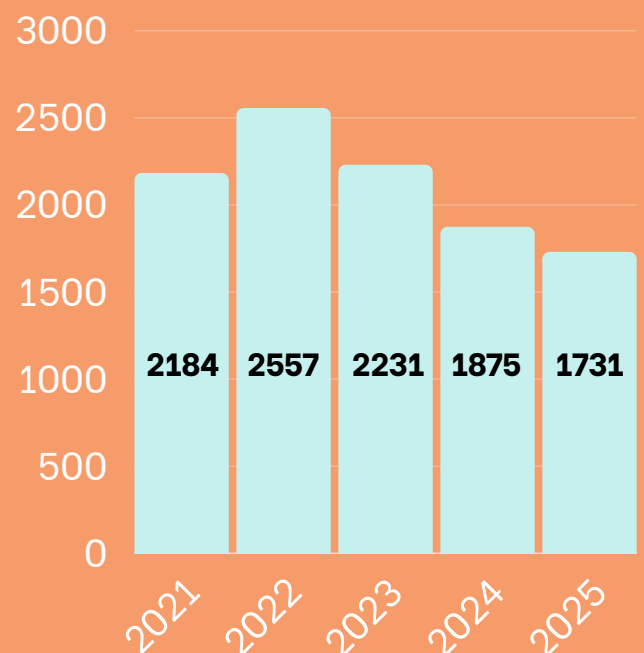
Electrical Inspections By Type



Type	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
Final	55	58	62	135	73	167	72	53	82	74	72	55	858
Re-Inspection	3	2	3	7	7	7	9	8	10	5	4	3	68
Rough	32	29	29	37	35	32	28	31	40	45	32	29	386
Service Entrance	2	2	2	4	3	4	3	3	5	0	2	3	34
Status Check	8	9	9	6	6	7	8	6	8	7	4	7	85
Temp On Main	17	12	22	21	13	24	22	24	16	20	18	18	227
Temp Pole	6	0	8	12	3	7	7	7	9	5	6	3	73
TOTAL	123	103	135	222	140	145	149	132	170	156	138	118	1731

There were a total of **1,731** electrical inspections for 2025, which is a 10% decrease from 2024. Electrical inspections averaged 144 per month, which is equal to approximately 11 per day with a 3-day work week. Our office processes electrical inspections for all of unincorporated Hardin County, West Point, Sonora, Upton, and Larue County.

Total Electrical Inspections Per Year

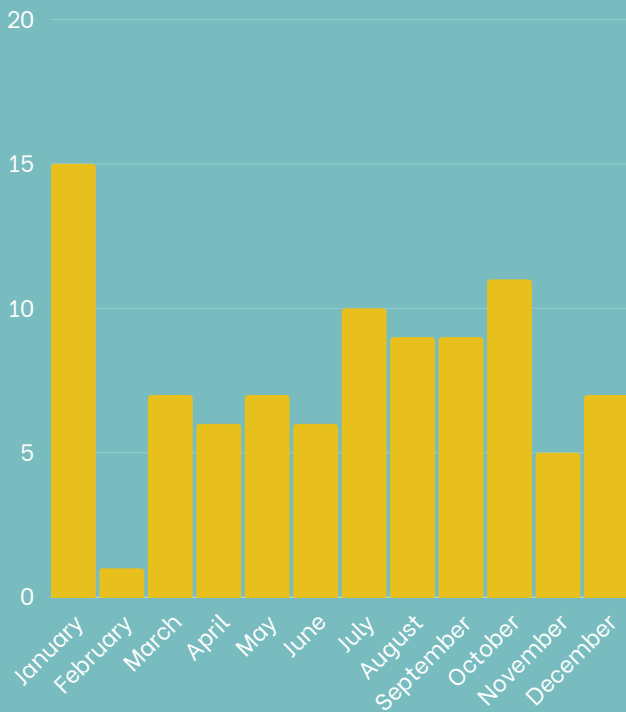




Plat Recordings

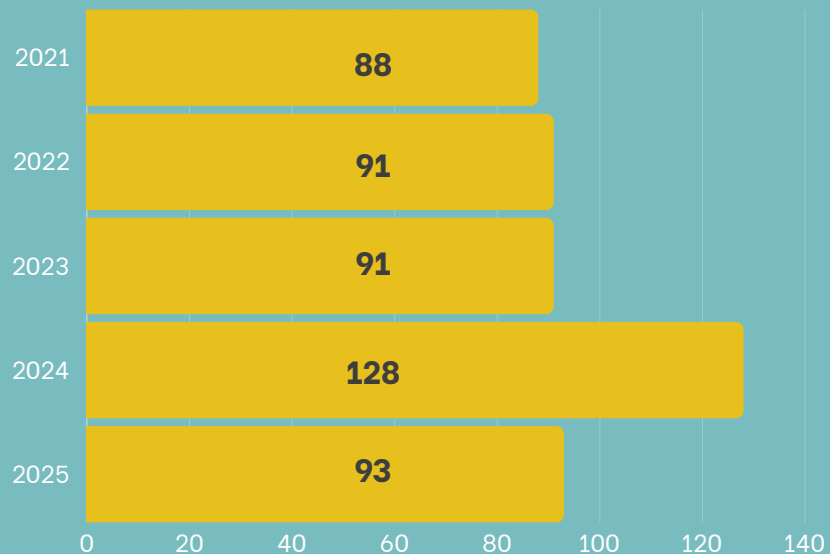


12 Month History of Recorded Plats



Plat approval has been fairly consistent over the last five years. For 2025 there were **93** total plats recorded. 2003 is the highest year with 186 plats recorded. The last five years have averaged 98 plats recorded each year.

5 Year History of Recorded Plats





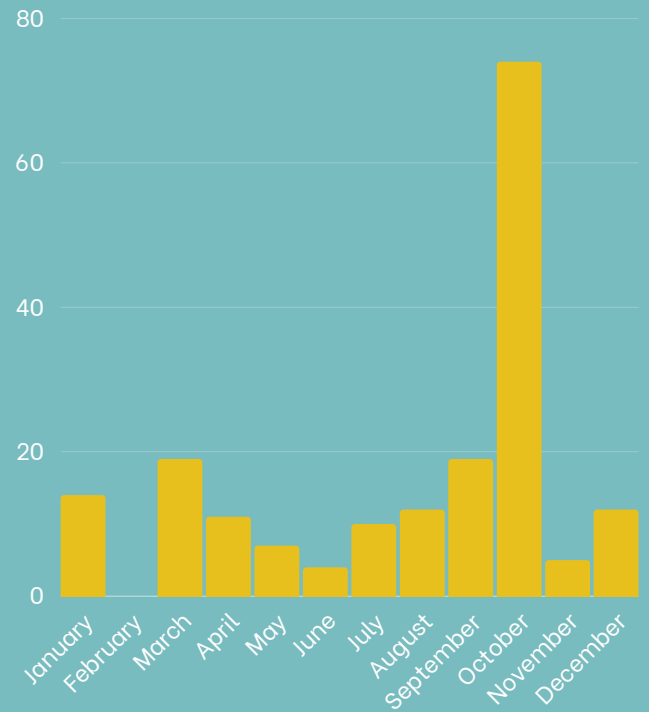
Lots

Recorded

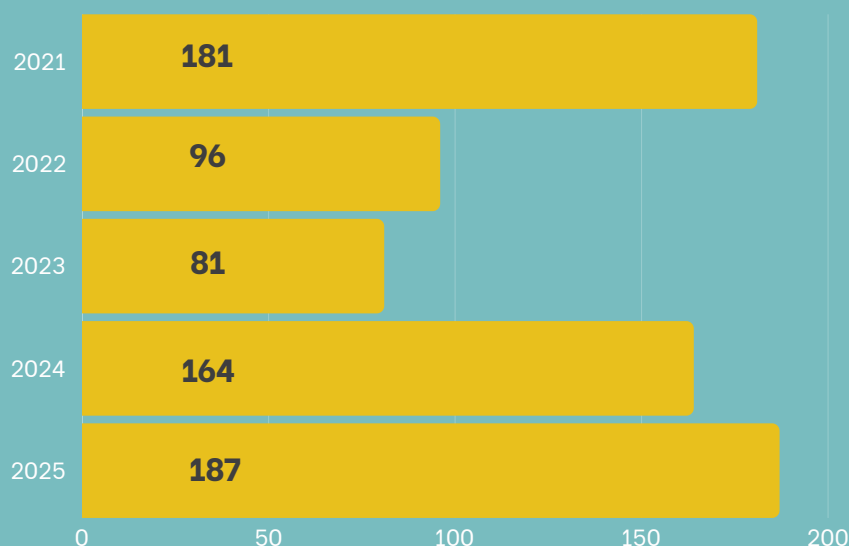
For 2025 there were **187** new lots created. The last five years have averaged 142 new lots created each year. The plats that created the most lots for the year were Hidden Ridge Subdivision which created 35 new lots, Oliver's Acres Subdivision with 15 lots, and Country Meadows Estates, Section 2, with 12 lots.

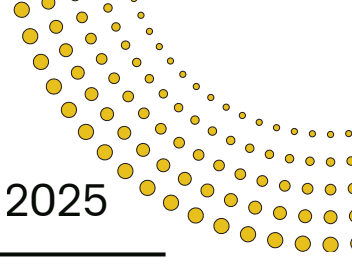


12 Month History of Recorded Lots



5 Year History of Lots Recorded





Land Use Review

Type	Total Applications	Approved	Expired	Denied	Withdrawn	Pending
Conditional Use Permit	23	19	0	0	3	1
Development Plan	21	15	1	0	0	5
Zone Change	10	6	0	2	0	2
Public Facility	1	1	0	0	0	0
Road Closing	0	0	0	0	0	0
Site Plan	40	33	0	1	4	2
Waiver	1	1	0	0	0	0
Variance	28	25	0	0	1	2
TOTAL	125	101	1	3	8	12

- + A total of **10** Zone Changes were submitted to the Planning Commission during 2025. Five of those Zone Changes were from Residential to Commercial. Additionally, four Zone Changes occurred in the **Glendale** area. The Planning Commission also approved one public facility for Hardin County Water District No. 2 for a new water tower off of Overall Phillips Road.
- + The Commission Staff reviews all Development Plans and Site Plans. A total of **21** Development Plans for Assembly, Commercial and Industrial projects were reviewed along with **40** Site Plans for Residential and small scale Commercial related projects.
- + A total of **51** applications were considered by the Board of Adjustment during 2025 for Conditional Use Permits and Variances.



Violations Report

If a violation of the county ordinance occurs, or is alleged to have occurred, any person may file a written complaint or otherwise make a report to the Planning Commission. Such a complaint, stating the causes and basis thereof, can be filed anonymously with the Planning Staff. Reports of violations are coordinated with the Hardin County Code Enforcement Officer and the Hardin County Property Maintenance Code.

A violation notice will be issued to the property owner after a staff member has investigated the complaint. The DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009 enables the Commission to regulate and provide relief towards a number of items such as wrecked and/or inoperable vehicles, multiple dwellings, and commercial activity in a residential zone.

A notice of violation typically establishes a time period for the property to come into compliance. Should the property owner fail to correct said violation, the Commission then forwards the violation to the Office of the Hardin County Attorney for resolution.

In 2025, a total of 9 violations were investigated via a Site Visit and resulted in letters being mailed out. Of the 9 violations investigated, 7 were closed out for compliance or approval with 2 items pending potential litigation.

Violation Type	Total Investigations
Inoperable Vehicles	6
RV's Used as Dwellings	1
Operating A Business without a Permit	2
TOTAL	9





Continuing Education Training

- + APA-KY Fall Planning Conference
- Lexington, KY – Adam & Haley
attended the conference



- + APA-KY Planning 1 Day
Conference, Owensboro, KY

- + CAAK Spring Training, Virtual

- + ICC Plan Review Training, Myrtle Beach, SC

- + CAAK Fall Conference, Lexington, KY



Outstanding Young Planner

Planner I, Haley Goodman received the Outstanding Young Planner Award for 2025 at the APA-KY conference for outstanding achievement by a Kentucky planner in the first five years of their career.

Industrial Foundation

Director Adam King, AICP, was nominated to serve on the Board of Directors for the Elizabethtown Hardin County Industrial Foundation in May of 2025. He will serve a 3 year term.



Glendale Plan

Director, Adam King and Planner I, Haley Goodman hosted an open house at Glendale Christian Church to present the draft small area plan for Glendale on 24 November 2025. Plan adoption is anticipated for early 2026.



GLENDALE

CREATING VIBRANT COMMUNITIES

2025

Hardin County Planning & Development

Contact Information



270-769-5479



acking@hardincountyky.gov



www.hcpdc.com

