



Hardin County
Planning & Development Commission
16 April 2024

Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

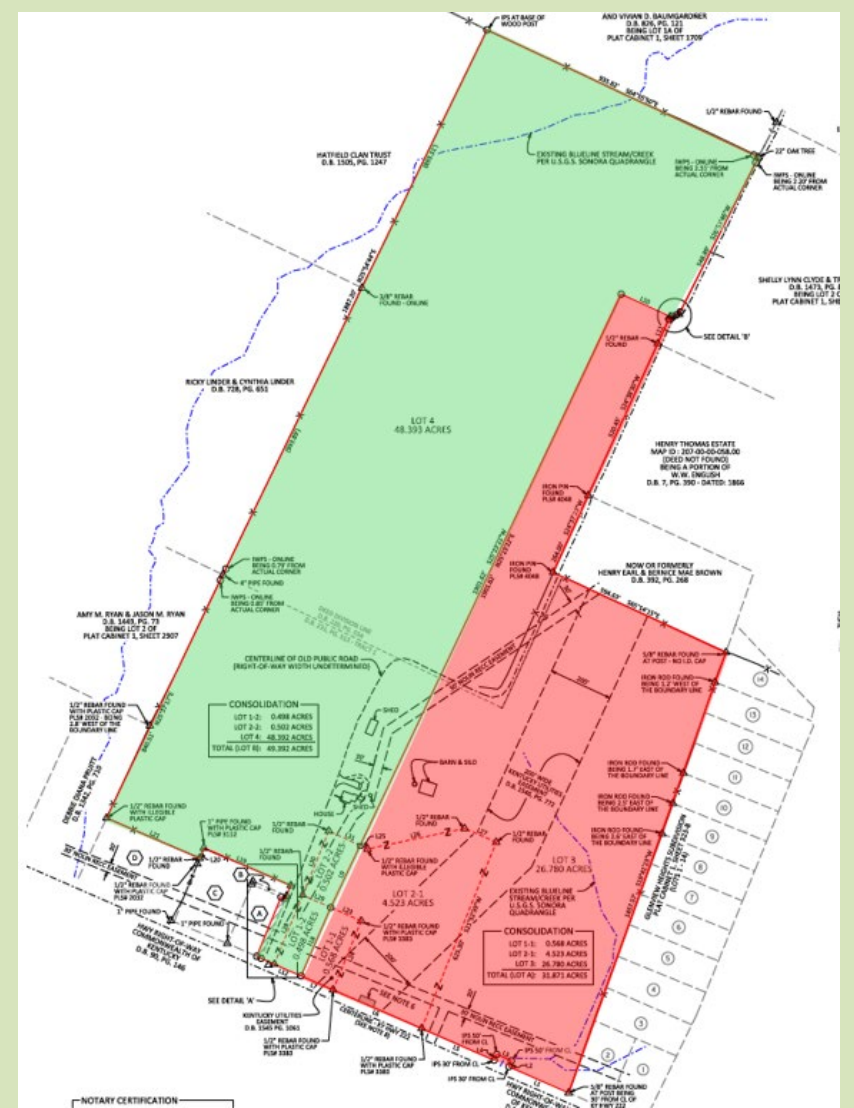
Crawley, Glover & Bransford

16 April 2024

Zone Map Amendment Request:

FROM: R-2 (Rural Residential) &
C-1 (Convenience Commercial)

TO: C-2 (General Commercial)



Summary: The applicants are requesting a Zone Change from Rural Residential (R-2) & Convenience Commercial (C-1) to General Commercial (C-2) to allow for the property to be reconfigured with no project proposed at this time. The property is a + 81.26 acre site located at 982 Glendale Hodgenville Road West, Glendale, KY to be known as Lots 1A & 2A of Homer's Acres Subdivision.

Reasons for Granting a Map Amendment

KRS 100.213

Before any map amendment may be granted, the planning commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts that one or more of the following apply:

1. The proposal is in agreement with the language of the Comprehensive Development Guide;
2. There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area; or that,
3. The existing Zone assigned to the property is inappropriate and the proposed amendment is appropriate.

MAP AMENDMENT SUMMARY REPORT

- A. Meeting Notification**
- B. Vicinity Map**
- C. Future Land Use Map**
- D. Planning Area Maps & Analysis**
- E. Zoning Map**
- F. Aerial Photos**
- G. Environmental Features**
- H. Character of the Site Analysis**
- I. Hardin County Water District #2 Sewer Map**
- J. Record Plat of Homer's Acres Subdivision (2019)**
- K. Proposed Amended Record Plat of Homer's Acres Subdivision (2024)**
- L. Hardin County Water District #2 Sewer Map**
- M. KYTC KY 222 Right-of-Way Plans**
- N. KYTC Email re: Entrance Locations**
- O. Photos of the Site**
- P. Analysis of Zone Changes in Glendale since the BOSK Announcement**
- Q. Staff Report and COMPREHENSIVE PLAN ANALYSIS**
- R. *Comprehensive Development Guide**
- S. *Development Guidance System Ordinance**

*Not provided in PowerPoint

Public Notification

LEGAL


NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hardin County Planning & Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday April 16, 2024 in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the zoning map from the R-2 Rural Residential Zone & C-1 Convenience Commercial Zone to the C-2 General Commercial Zone for a +/- 81.26 acre site located at 982 Glendale Hodgenville Road West, Glendale, KY 42740 with no project proposed at this time.

Newspaper Ad on Sat./Sun. April 6/7, 2024



Signs posted on site since March 29, 2024

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

COPY

March 29, 2024

NOTICE OF PUBLIC HEARING

To Surrounding Property Owners:

The purpose of this letter is to notify you of the scheduled hearing before the Hardin County Planning and Development Commission for the property located at 982 GLENDALE HODGENVILLE ROAD WEST, GLENDALE, KY. The owners, Charlotte Crawley, Shirley Glover & Barbara Bransford are requesting a Zoning Change for A +/- 81.26 ACRE SITE LOCATED ON THE NORTH SIDE OF GLENDALE HODGENVILLE ROAD WEST (KY 222) – See Enclosed Map

The hearing will be held as follows:


DATE:	16 APRIL 2024
TIME:	5:00 PM
PLACE:	Hardin County Government Building 150 N. Provident Way, 2nd Floor Meeting Room Elizabethtown, KY 42701
EXISTING ZONE:	R-2 - RURAL RESIDENTIAL & C-1 CONVENIENCE COMMERCIAL ZONES
PROPOSED ZONE:	C-2 - GENERAL COMMERCIAL ZONE
REQUEST:	TO ALLOW FOR A ZONE CHANGE FROM THE R-2 & THE C-1 TO THE C-2 ZONE WITH NO PROJECT PROPOSED AT THIS TIME

The Public Hearing will be held to decide whether:

- 1) The proposed project is in agreement with the comprehensive plan,
- 2) There have been major economic, physical or social changes in the area since the adoption of the comprehensive plan and / or
- 3) The existing zone is inappropriate.

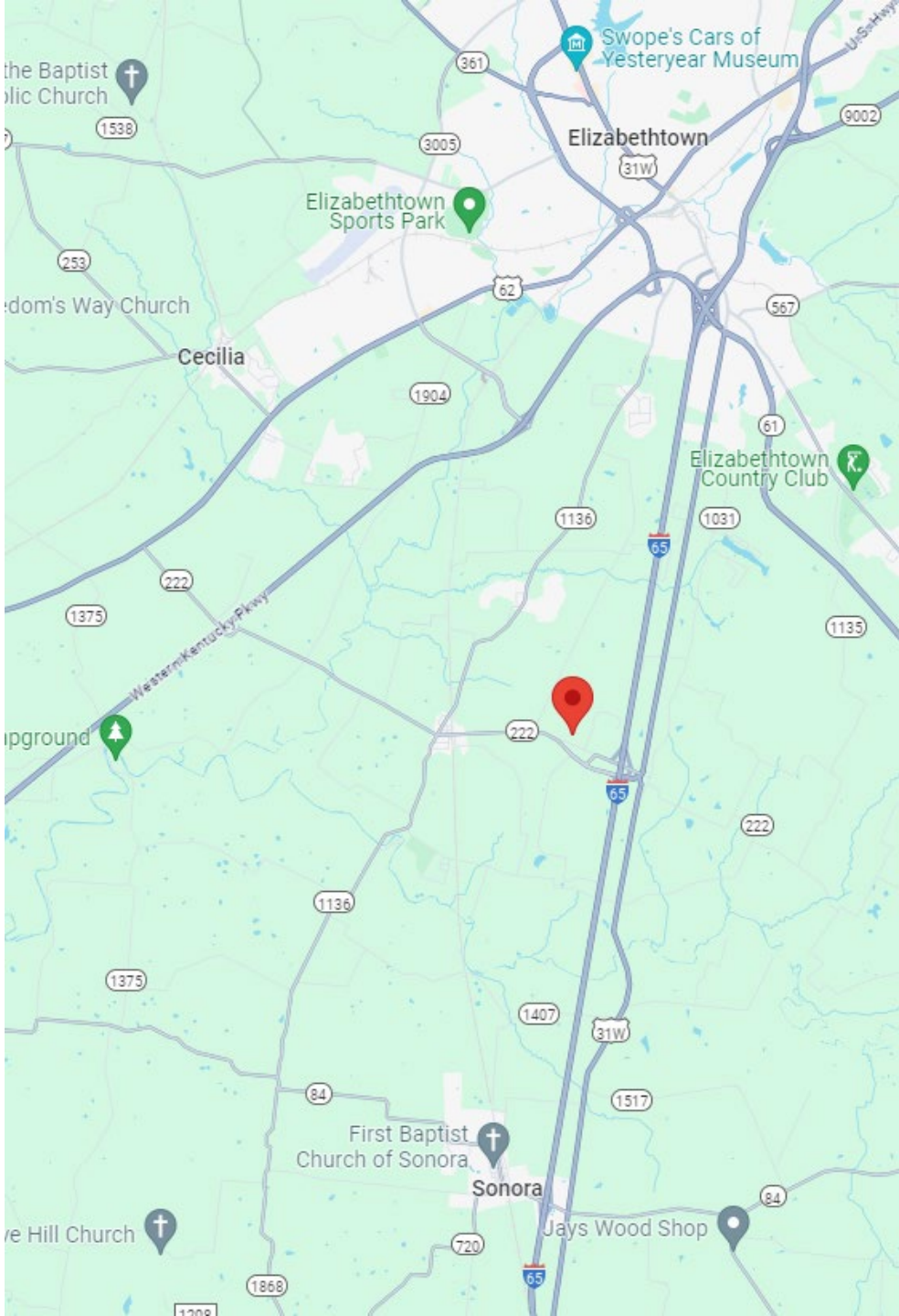
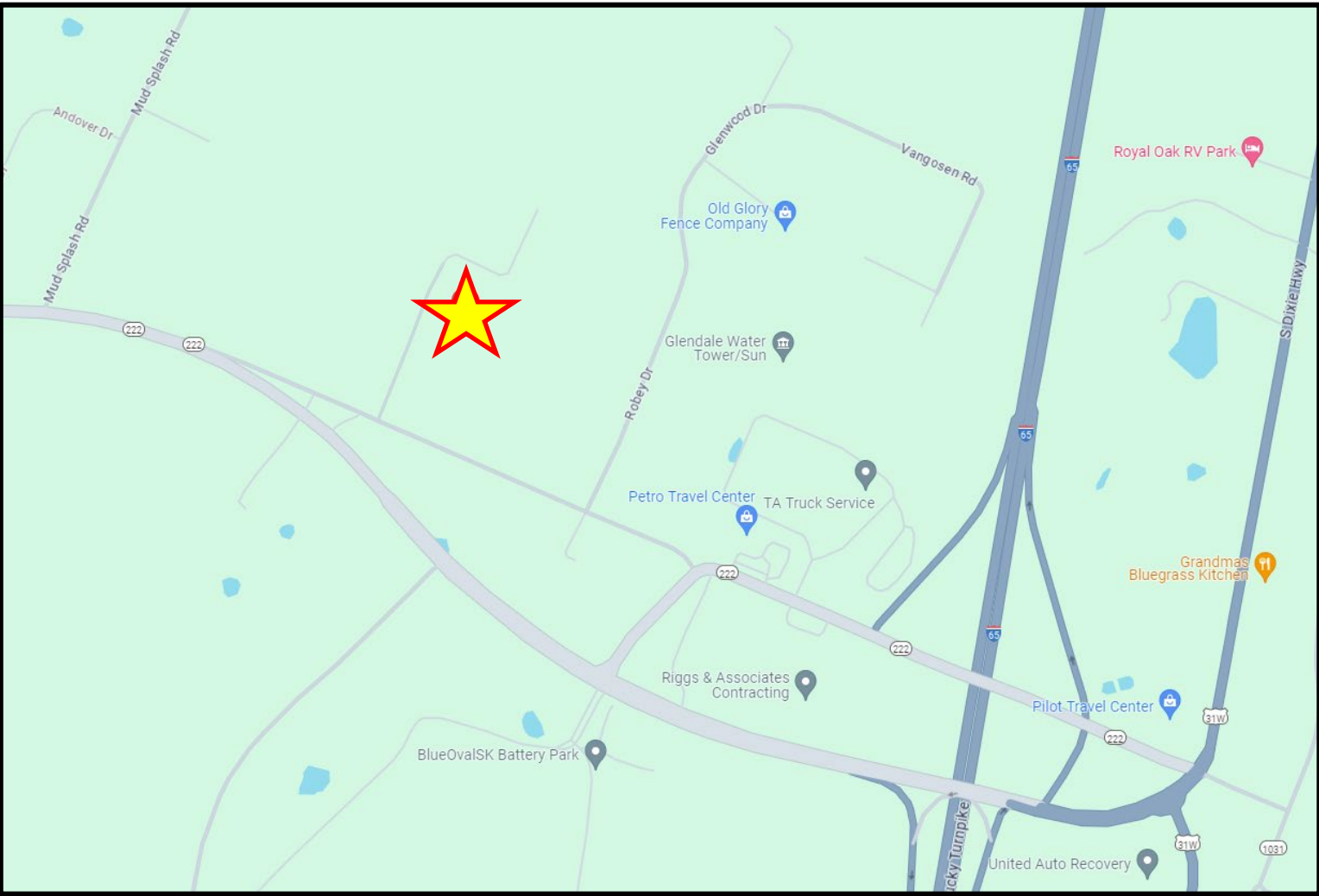
Section 4-2 (B) of the Hardin County Development Guidance System Zoning Ordinance contains information about the public hearing process. This includes the rules that will be used during the hearing and the action that can be taken.

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




Adam C. King, AICP
Director

c: 6 E G THOMPSON, Magistrate

First class mailings sent to 43 owners that adjoin or are within 1200' of road frontage



Hardin County Future Land Use

-  Interstate Commerce
-  Urban Areas

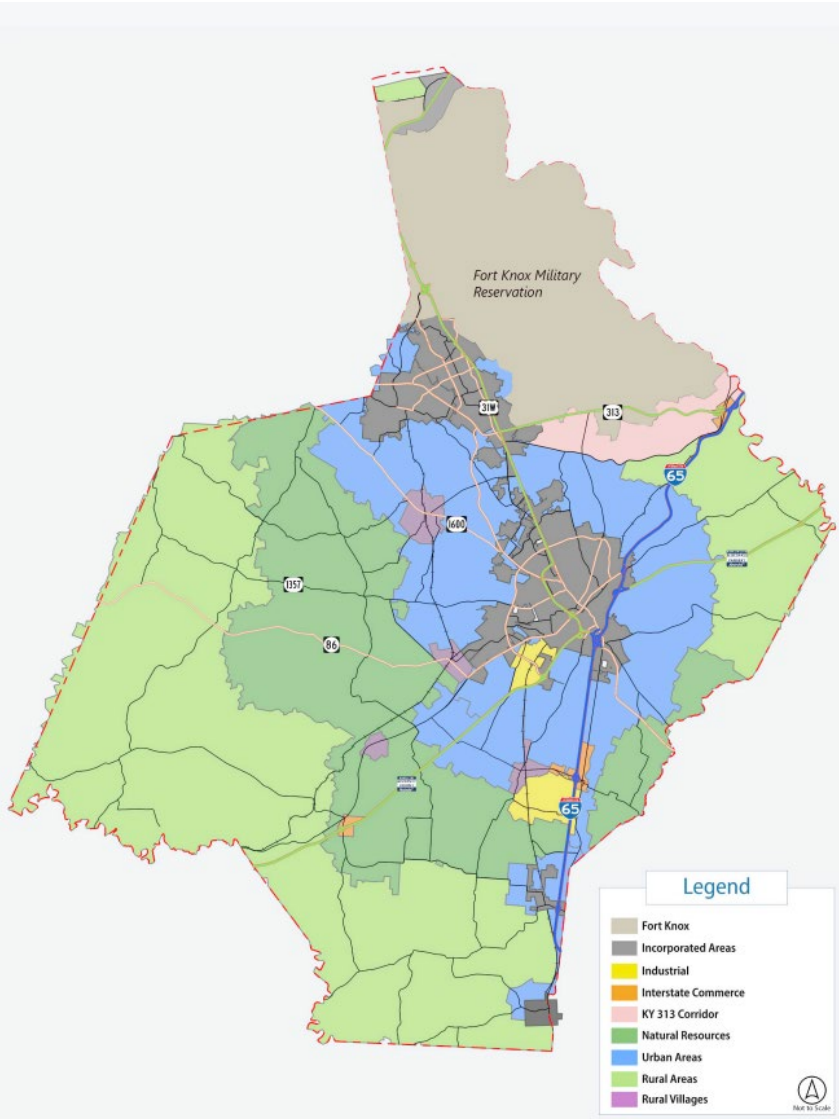
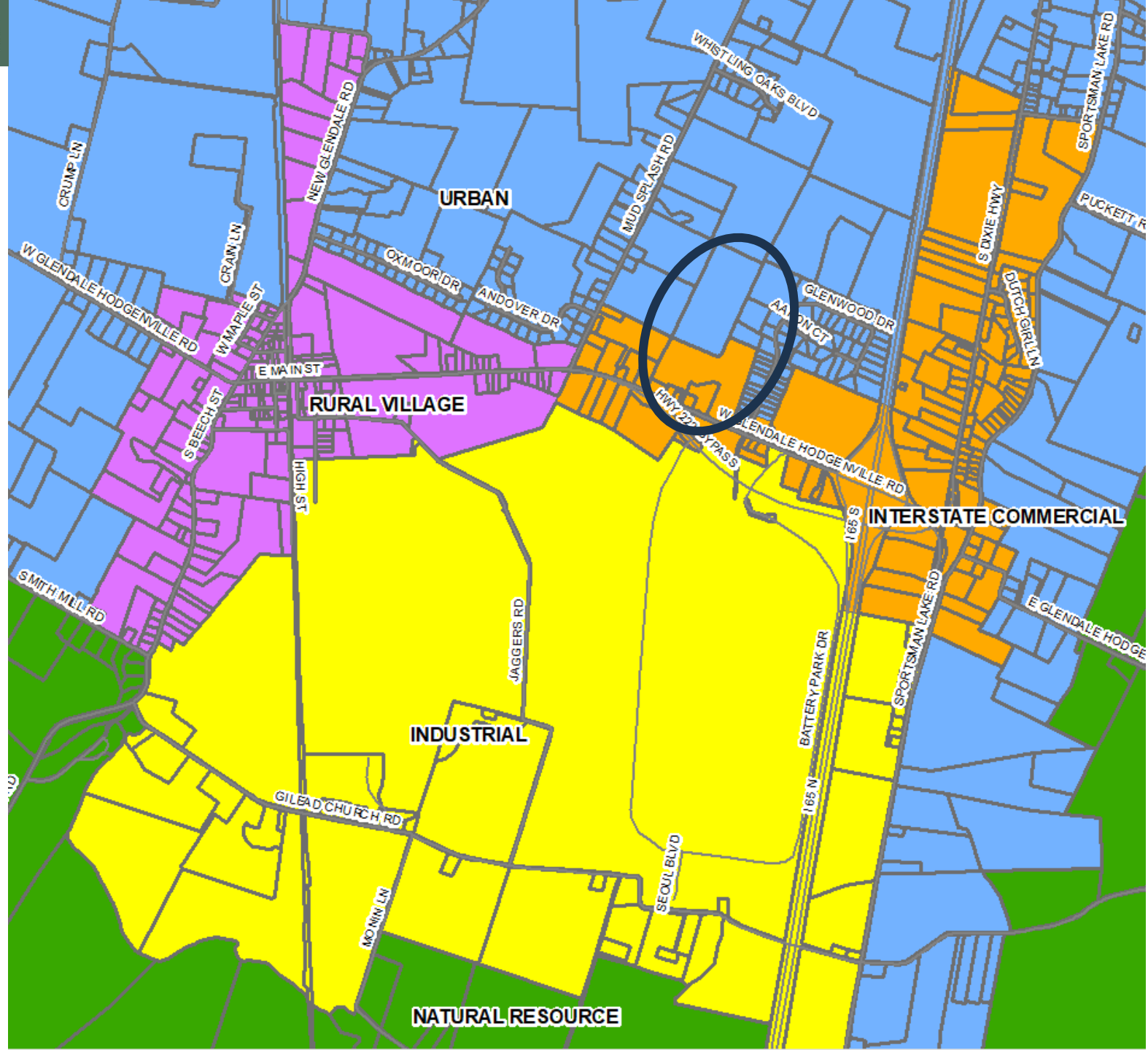
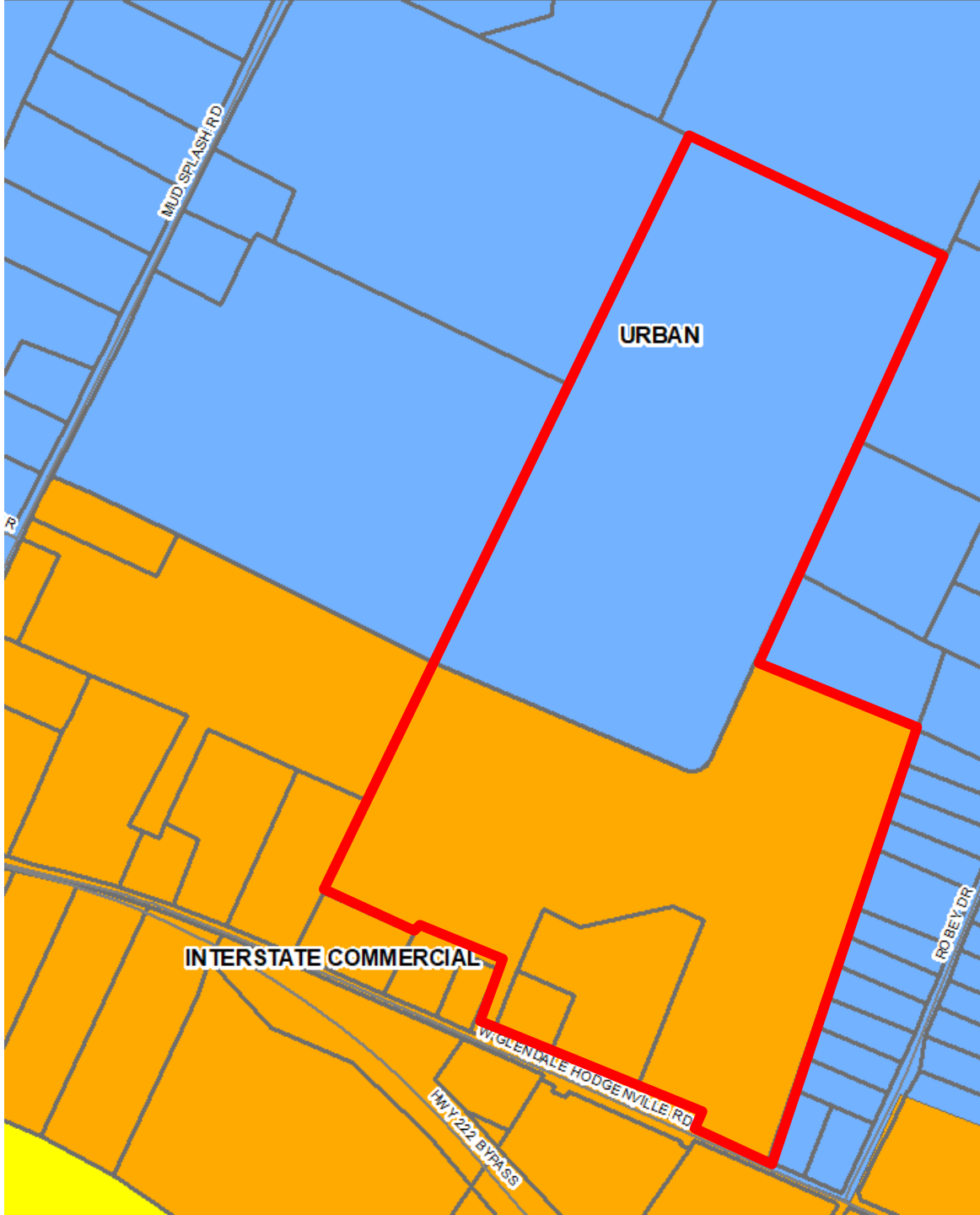


Figure 2-1: Future Land Use Map





Urban Areas

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

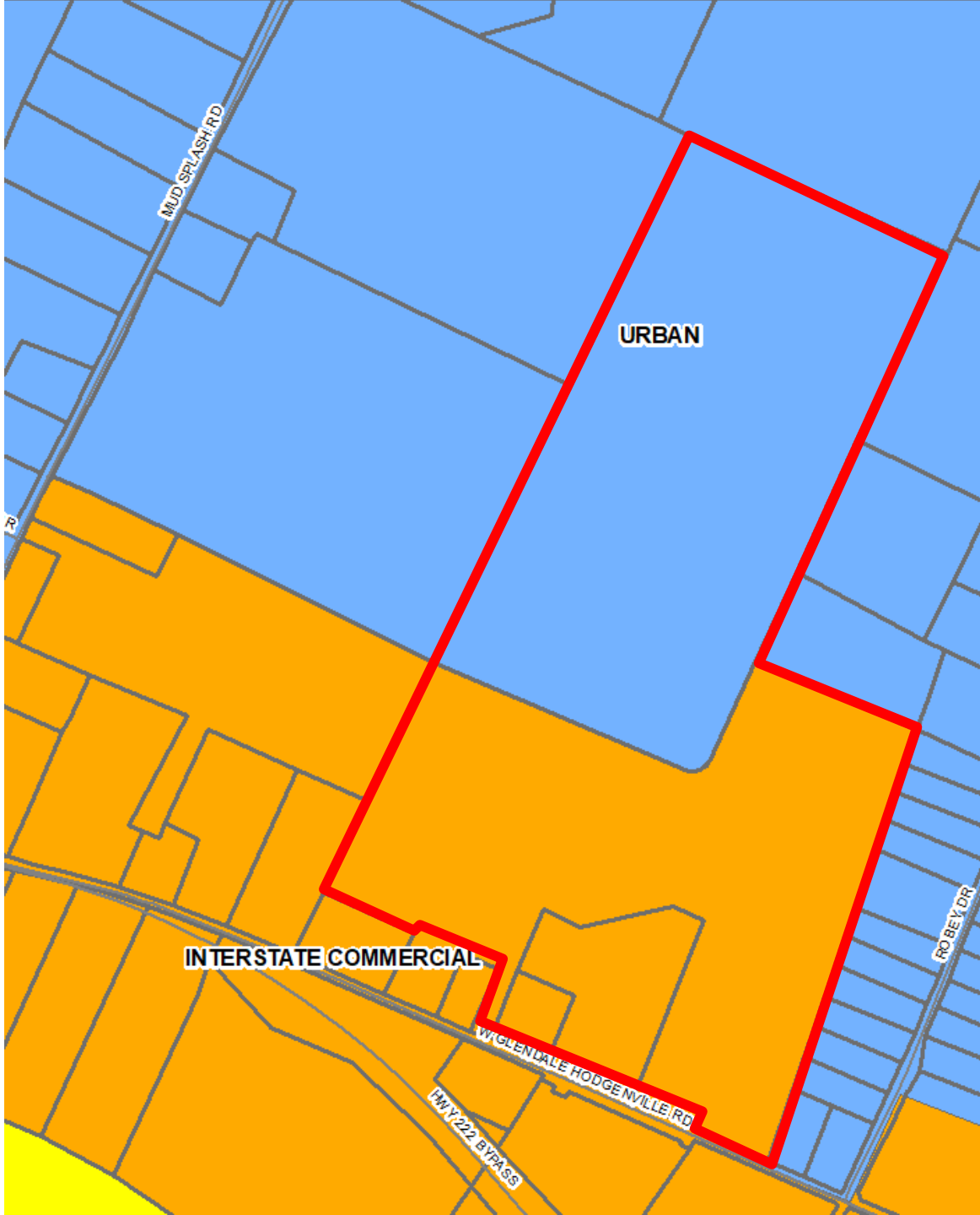
The urban areas are adjacent to existing, more dense development within the county. The largest sections of this area are located surrounding and between the cities of Radcliff, Vine Grove, and Elizabethtown, with smaller areas of the county identified as urban adjacent to Cecilia, Rineyville, Glendale,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

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

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

Recommended Land Use and Development Criteria: The following criteria are intended to guide development decisions within the urban areas and should supplement the more site-specific guidelines outlined for each planning area (see Step 3).

- Convenience and general commercial uses are appropriate along state highways and at major intersections.
- Future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities.
- Where sewer is available, development should be permitted at the highest density that can be accommodated by the site and necessary infrastructure.
- Developments that connect to a collector or arterial road should consider shared driveways, shared entrances, frontage roads, and/or other appropriate access management techniques to limit congestion.
- All development should adhere to higher design criteria that requires sidewalks (along the road and connecting to the development), streetlights, monument-style signs, durable and higher-quality building materials, and landscaping.



Interstate Commerce Areas

Introduction: Hardin County is fortunate to be at the crossroads of interstate class highways. The William Natcher Western Kentucky Parkway, Martha Layne Collins Bluegrass Parkway, and I-65 provide connections to the region, state, and nation. As such, they carry higher volumes of traffic and allow for higher speeds, but have limited interchanges to access the county and local roads. At appropriate interchanges, there is an opportunity for commercial uses that serve travelers as well as residents. Interstate commerce areas are located at the interchanges in the county that are not within or adjacent to a city. Those interchanges that are within or adjacent to a city are either outside of the Hardin County Planning Commission's jurisdiction or already identified as an urban area.

Natural Features: The area immediately adjacent to these interchanges are relatively flat and free of development barriers due to previous construction and site work that was done as the interstate or interchanges were constructed. Interstate commerce areas in White Mills along the Western Kentucky Parkway are in close proximity to large Source Water Protection Areas. Because of this, development should be coordinated with local officials and the water districts.

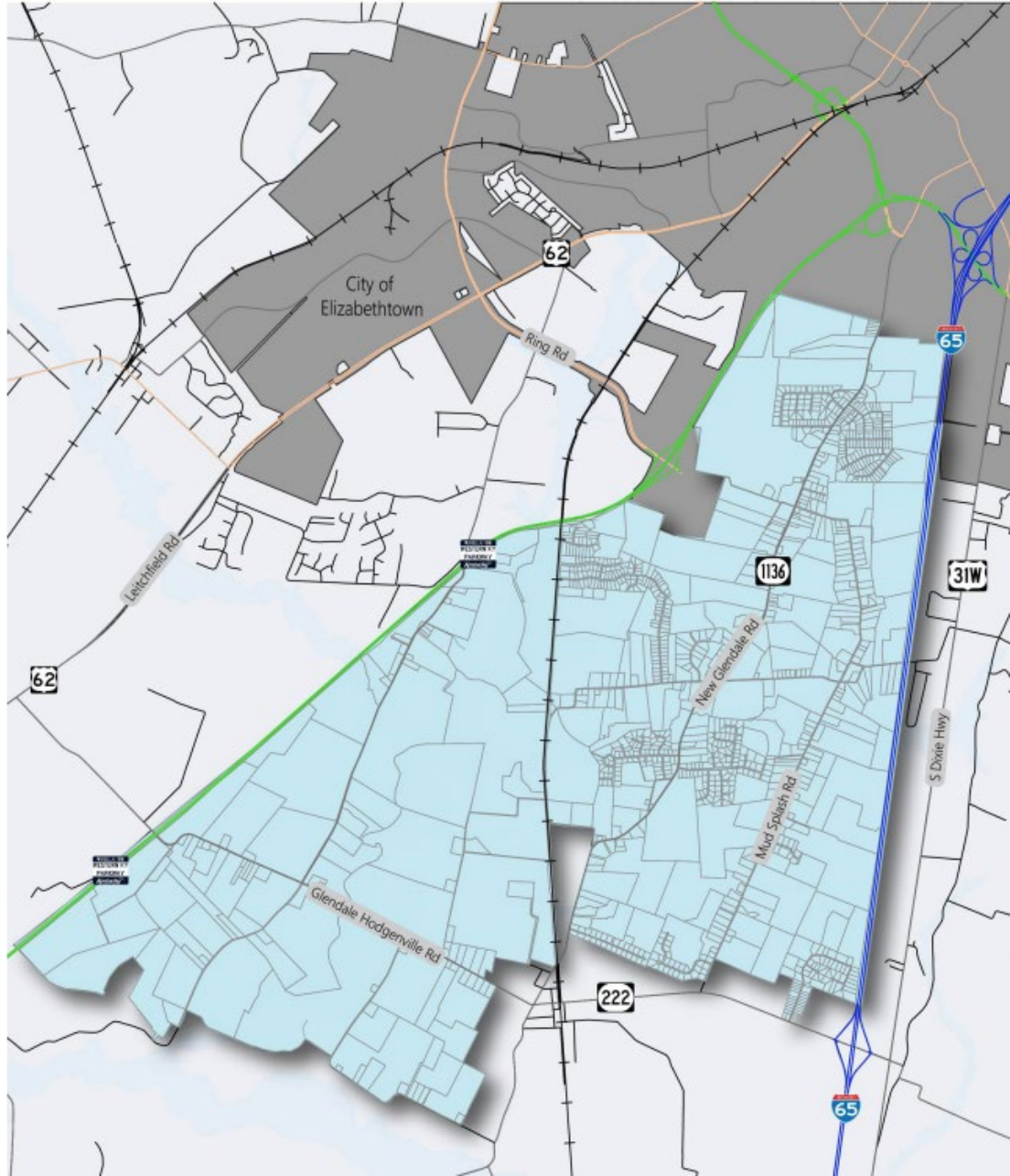
Existing Land Use: Interstate commercial areas already, to a limited extent, include some commercial use as well as some industrial and dispersed single-family residential uses nearby. There are also some vacant individual properties that are zoned for commercial and light industrial uses.

Recommended Land Use Pattern and Development Criteria: The following criteria are intended to guide development decisions within the interstate commerce areas and should supplement the more site-specific guidelines outlined for each planning area (see Step 3).

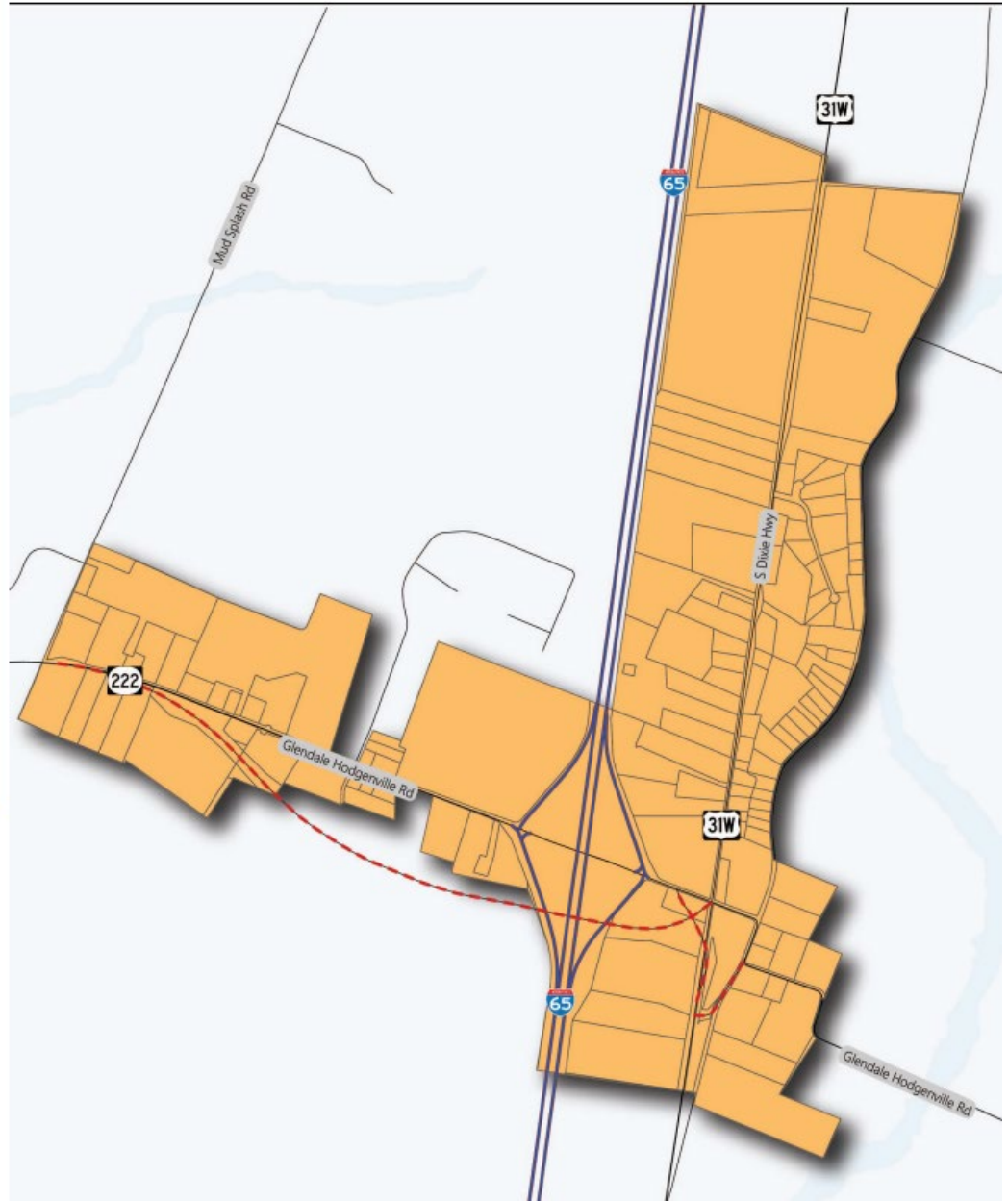
- Commercial uses should focus on those that serve visitors traveling through Hardin County, such as hotels, gas stations, restaurants, and other convenience uses.
- Uses related to tourism may also be appropriate in certain locations.
- Developments that connect to a collector or arterial road should use shared driveways, shared entrances, frontage roads, and/or other appropriate access management techniques to limit congestion.
- Higher density development, such as hotels, should occur where public water and sewer are available.
- These areas serve as a gateway to the community and should have improved appearance and character. Enhanced building materials, higher design standards for buildings, and additional site standards (such as landscaping and signs) should be considered.

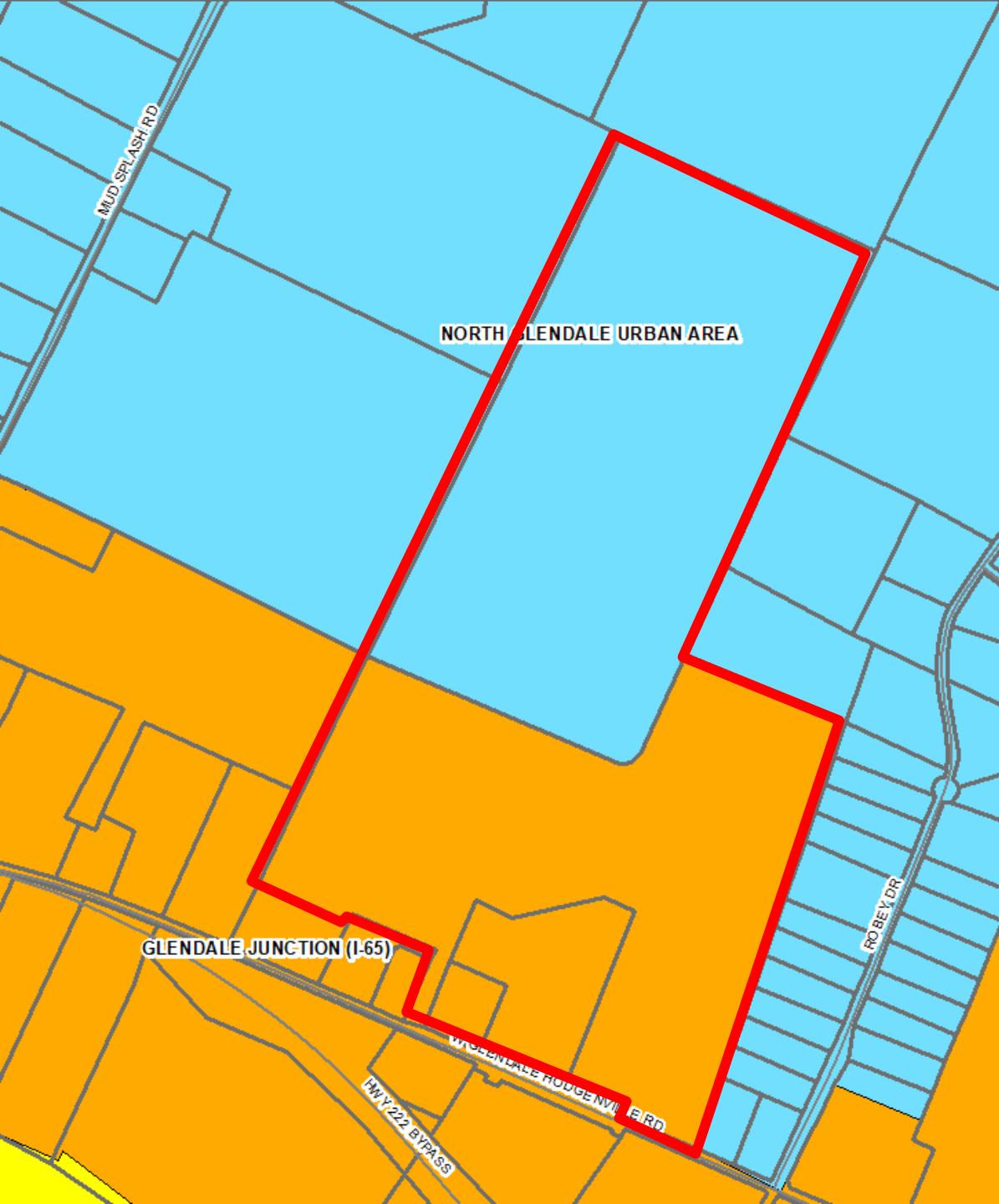
Planning Area Map

2-North Glendale Urban Area



28-Glendale Junction (I-65)





North Glendale Urban Area

This planning area is part of the Urban Area future land use group and located between Elizabethtown and Glendale. The boundaries include the Western Kentucky Parkway to the west, the Elizabethtown city limits to the north, I-65 to the east, Farley Lane and Smith Mill Road to the southwest, and just north of Glendale-Hodgenville Road (KY 222) to the southeast. The BlueOval SK Battery Park is located south of this planning area.

This planning area increased in size by 4,285 acres from the previous 2019 comprehensive plan, most notably with the western boundary shifting from the railroad to the Western Kentucky Parkway. The North Glendale Urban Area is now approximately 16.9 square miles (10,835 acres). The expansion is based on the development trends of the past ten years and anticipated growth associated with the BlueOval SK Battery Park, extension of Ring Road, and continued growth of Elizabethtown. This planning area also faces annexation pressures as Elizabethtown continues to grow, which can present difficulties for future planning efforts if it is not coordinated.

Existing Land Use

This area is predominantly single-family residential with significant residential growth occurring in this area since 1995. There are over 800 residential lots with only four properties that are currently zoned for non-residential uses in this planning area. The existing residential subdivisions in this area include Monterey Subdivision, Four Seasons, Brentwood, Serene Oaks, Settlers Crest, Beckley Woods, Oxmoor Village, Andover Pointe Estates, Still Meadows, Rosey Tulip Sections 1 and 2, and Whistling Oaks.

Natural Features

This area has a gently rolling terrain with few, if any, environmental constraints to development. There are floodplain considerations in this area associated with the East Rhudes Creek and Rose Run drainage areas; Valley Creek traverses through the planning area.

Transportation Features and Public Facilities

The primary north/south and east/west arterials in this planning area are New Glendale Road (KY 1136) and Glendale-Hodgenville Road (KY 222). East Rhudes Creek Road provides access across I-65. Other corridors are Bacon Creek Road (KY 1904), Gaither Station Road, and Mud Splash Road. The extension of Ring Road (KY 3005) from the Western Kentucky Parkway to I-65 is also currently underway and will provide a new access to this planning area. This new connection will enhance connectivity to the planning area. The new interchange will also increase accessibility to the planning area, thereby increasing the viability of commercial development.

The East Hardin Middle School, Central Hardin Fire Service District, and Glendale Fire Service Districts serve this planning area. Hardin County Water District No. 2 provides water service in the North Glendale Urban Planning Area. Limited sewer infrastructure exists within the Hardin County Water District No. 2 sewer service area.

Recommended Land Use and Development Criteria

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

Recommended Land Uses

- The recommended land use pattern is predominantly urban residential.
- In order to preserve farmland and open spaces and also reduce urban sprawl, decreases in minimum lot sizes should be permitted where adequate access and utility infrastructure is available.
- If and when public sanitary sewer service is provided to this area, higher residential densities should not only be encouraged but also required.
- Redevelopment of existing lots or infill development should be primarily residential that is similar in use and density to the surrounding area, higher densities are appropriate if it can be reasonably accommodated and has necessary infrastructure (mainly sewer) in place.
- Non-residential development is appropriate at intersections of two state highways as well as where state highways intersect adequate county roads.
- Commercial (interstate or convenience), light industrial, and multi-family residential uses are appropriate along the Ring Road extension, and it is anticipated that much of this area will be annexed as development occurs.

Access Criteria

- Development should be carefully reviewed so it does not create traffic congestion or capacity problems along major corridors.
- Access points to the roadway should be limited through the development review process and other appropriate controls.

Utility Criteria

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

West KY 222 Target Area: Parcels along KY 222 West of Glendale

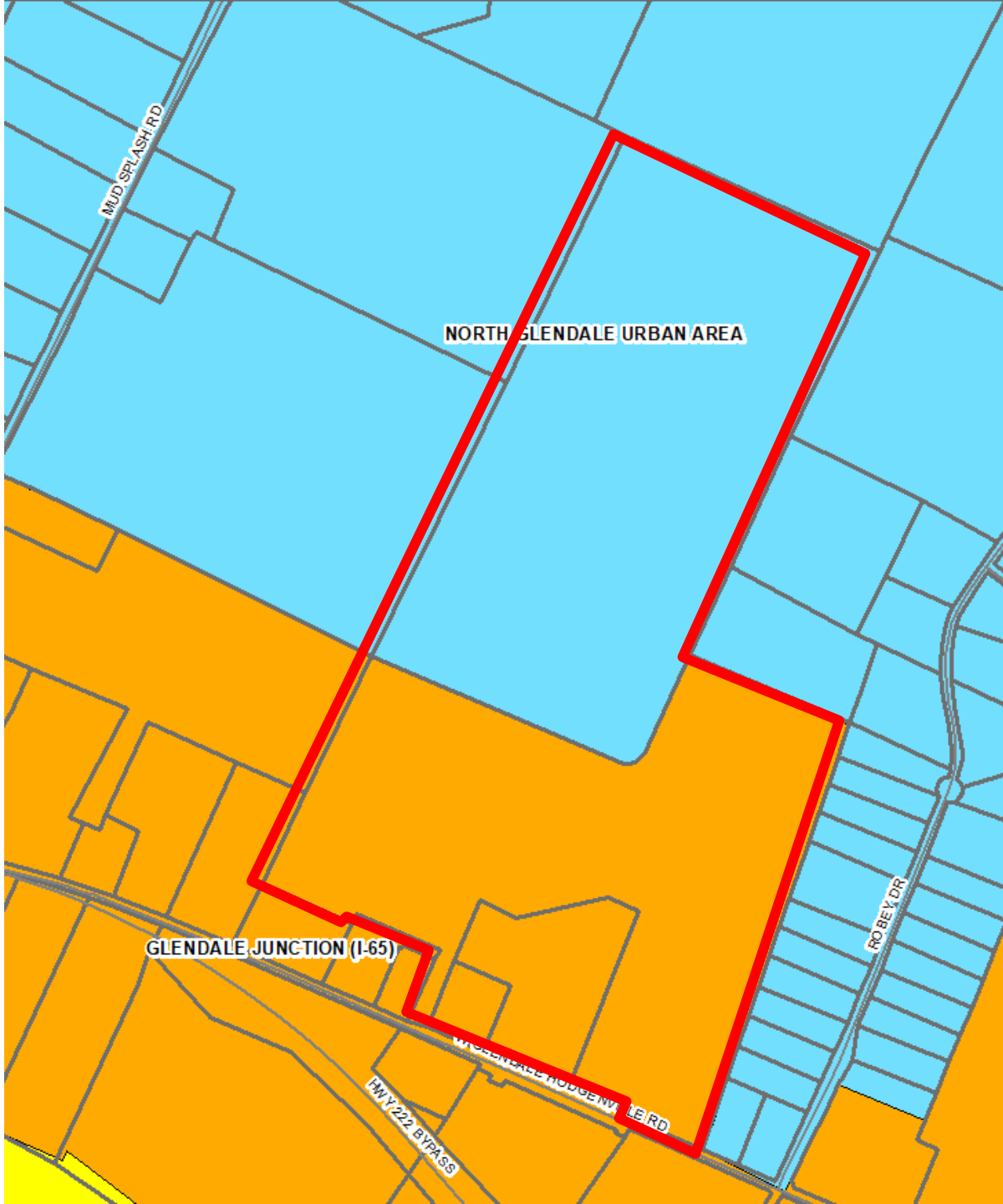
- Mixed use style urban residential development is appropriate in the target area of KY 222 west of Glendale.
- Neighborhood commercial uses may also be appropriate.

Bacon Creek Road Target Area

- Residential development is appropriate in the target area along Bacon Creek Road.

Mud Splash Road Target Area: Parcels east of Downtown Glendale along Mud Splash Road

- Single-family residential development is appropriate in the target area east of downtown Glendale along Mud Splash Road.
- Small-scale multi-family residential may also be appropriate where the necessary infrastructure is in place.



Glendale Junction (I-65)

This planning area is part of the Interstate Commercial future land use group and is located at the interchange of I-65 and West Glendale Hodgenville Road (KY 222) in Glendale. Glendale Junction abuts the Glendale Rural Village Planning Area as well as the Glendale Industrial Planning Area and faces significant growth pressures in the near future due to the BlueOval SK Battery Park and the construction of a new interchange on Glendale Hodgenville Road (KY 222) and I-65. With sewer availability, the new interchange, and close proximity to the battery park, this planning area could potentially see the most growth, development, and ultimately change in the near future. This growth and development has the potential to build upon Glendale's. The planning area includes parcels both east and west of I-65. East of I-65, it includes areas between the Hardin County Fairgrounds, I-65, Sportsman Lake Road and parcels just south of KY 222, and west of I-65 it includes most parcels adjacent to KY 222 between the interstate and Mud Splash Road. The Glendale Junction Planning Area is approximately 1.14 square miles (728 acres) in size, an increase by approximately 127 acres from the previous Comprehensive Plan in 2019.

It is anticipated that due to sewer availability, new development and construction in the vicinity, this planning area will see tremendous growth into the future. This important crossroads creates a need for more in-depth planning guidance, potentially in the form of a separate small area/neighborhood plan.

Existing Land Use

This planning area is primarily composed of interstate related commercial activities, such as truck stops, service stations, restaurants, hotel, and vehicle repair shops. There are some areas of low-density residential development, primarily along South Dixie Highway, that also currently exist in this area.

Natural Features

This rather small area is relatively flat and has no constraints on development.

Transportation Features and Public Facilities

The interchange at I-65 and KY 222 is currently being reconstructed to accommodate development at the battery park and improve the traffic flow in this planning area. This planning area has high accessibility with I-65, KY 222 and US 31W.

Sewer facilities are available to portions of this planning area through Hardin County Water District No. 2. An 8-inch gravity main is located on both sides of the interchange with construction beginning in 2022 to extend the sewer main to serve the battery park and some adjacent areas. Hardin County Water District No. 2 provides water service to the planning area as well. There is an 8-inch water line that runs along South Dixie Highway (US 31W), and an 8-inch line that runs parallel to Glendale Hodgenville Rd (KY 222). There are not any schools in this area. The Glendale Volunteer Fire Department provides fire service to the planning area and a new emergency services facility is being considered due to the anticipated growth.

Recommended Land Use and Development Criteria

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

Recommended Land Uses

- The recommended land use pattern is the expansion of interstate-related commercial uses and uses that complement the nearby industrial uses.
- Master planned developments that integrate and coordinate development on multiple parcels should be encouraged or incentivized over piecemeal development of individual parcels.
- As infrastructure allows, higher density development should be encouraged.
- Low density residential development within this area is discouraged.
- Mixed use developments that incorporate multi-family and commercial may be appropriate in areas with adequate access and utilities.
- Multi-family residential may be appropriate in certain locations as a transition between residential or the Glendale Rural Village and non-residential uses if sewer is available.
- Limited light industrial uses that support nearby industrial development may also be appropriate along US 31W.
- A transition should be provided in land use intensity, scale, and massing from this planning area to less intense uses in the adjacent planning areas.
- Residential development should be discouraged adjacent to I-65 due to noise from the interstate.

Access Criteria

- Impacts to the road network, such as turning lanes or new signals, should be carefully reviewed and proportionally assessed as new development occurs.
- Access points to the roadway should be limited during the development review process through requiring frontage roads, shared driveways, right-of-way dedication, and other appropriate access management techniques to preserve the function of the roadway.
- Vehicular connections between adjacent existing and future developments should be required when feasible.
- Shared driveways and vehicular connections between adjacent existing and future developments should be encouraged.
- Development should be carefully reviewed so it does not create traffic congestion or capacity problems along major corridors.
- Opportunities for on-site shared parking should be identified and encouraged.
- New and infill development should be connected and pedestrian-friendly.

Utility Criteria

- Utilities should continue to be expanded within this planning area prior to intense development.

Character Criteria

- New and infill development should be of the highest urban design standards and provide an appropriate unifying design theme.
- Setbacks should be reduced, where appropriate, to maintain the rural village character, massing, and scale in proximity to downtown Glendale.
- Industrial and commercial buildings should have parking located in the rear, where appropriate.
- Sidewalks, streetlights with banners, public art, street furniture, and similar visual enhancements that reinforce a consistent character should be required along the major corridors.
- Development should use high-quality, durable, visually pleasing exterior finishes and materials.
- Non-residential development should have a variety of materials as well as varying building facades and rooflines.
- Facade materials should be varied in a thoughtful manner to enhance the aesthetic quality of the development, but the variation of materials should not detract from the overall design.
- All development in this focus area should be held to a higher level of design, including, fences, lighting, and an architectural style that supports the Glendale historic district.
- Signs should be low, monument-style signs or a signature multi-tenant sign that compliments the finishes and character of the development. Pole signs should only be permitted in proximity to I-65. Signs should not be internally-illuminated with no digital components.
- Transition between uses, such as a change in density and intensity of uses, should be encouraged. Preferred transitions include increased setbacks with landscaping and buffering.
- Additional landscaping and other visual site improvements should be required for non-residential development. For highly visible developments, landscape requirements should create a visual interest that provides a screen between the roadway and development.

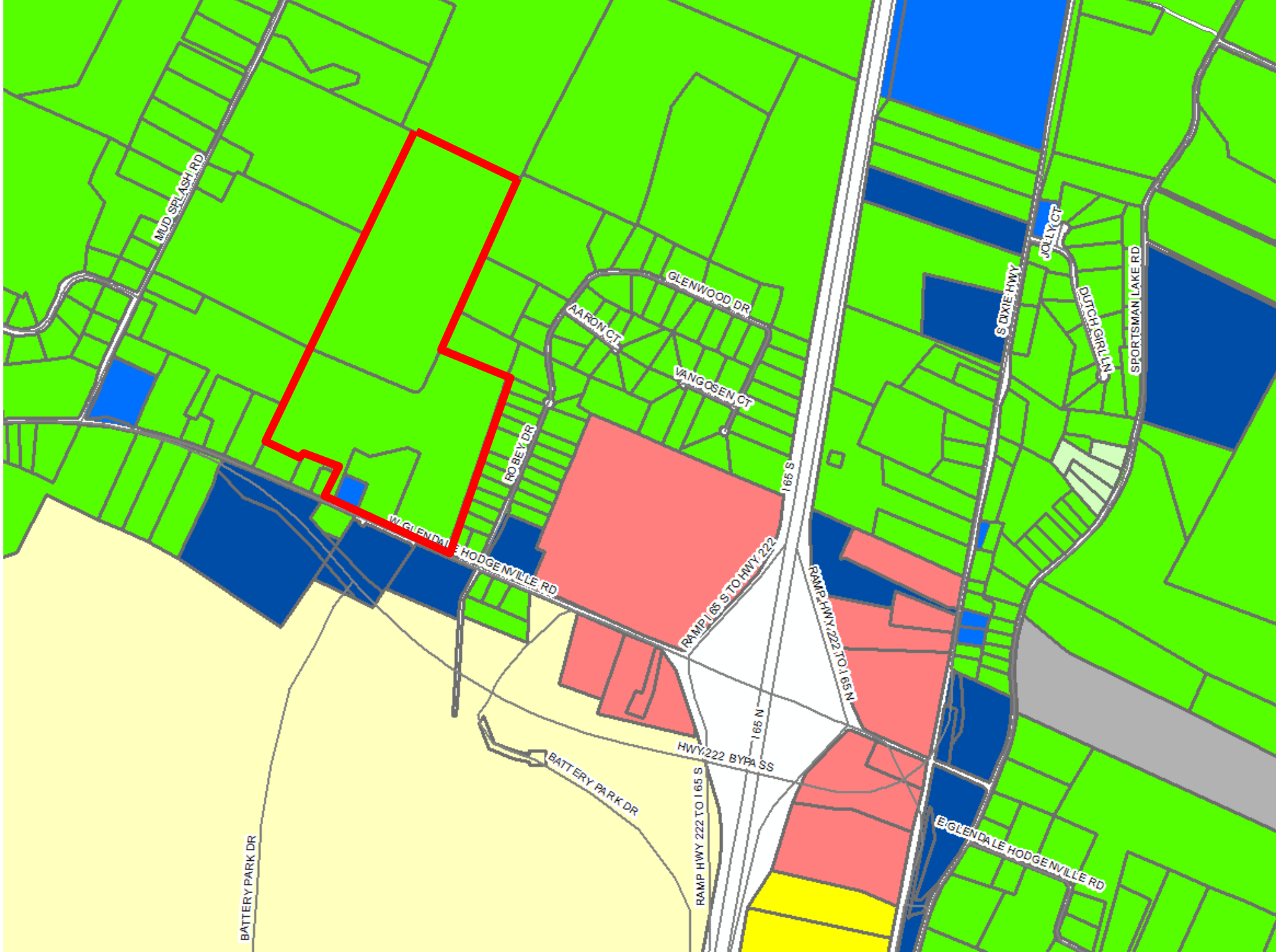
KY 222 Transition Target Area: Parcels adjacent to KY 222 between I-65 and Mud Splash Road

- Development should transition in scale, massing, and character and act as a "welcome" corridor for the Glendale historic district.
- Setbacks should be further reduced closer to the Glendale Rural Village Planning Area in order to match the existing, historic development pattern.
- Sidewalks should be required along KY 222 but additional amenities (such as street trees, street furniture, and decorative street lighting) should be required.

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



- 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





CRAN LN

NEW GLENDALE RD

OXMOOR DR

DEVONSHIRE CT

MUD SPLASH RD

ANDOVER DR

GLENWOOD DR

VANGOSEN CT

W MAPLE ST

E MAPLE ST

E MAIN ST

W GLENDALE HODGENVILLE RD

ROBEY DR

SEECH ST

S BELL AVE

SHIPP LN

HIGH ST

JAGGERS RD

BATTERY PARK DR

BATTERY PARK DR

HWY 222 BYPASS

165 N RAMP HWY 222 TO 165 S

165 S

RAMP I (S TO HWY 222)

RAMP HWY 222 TO 169 N

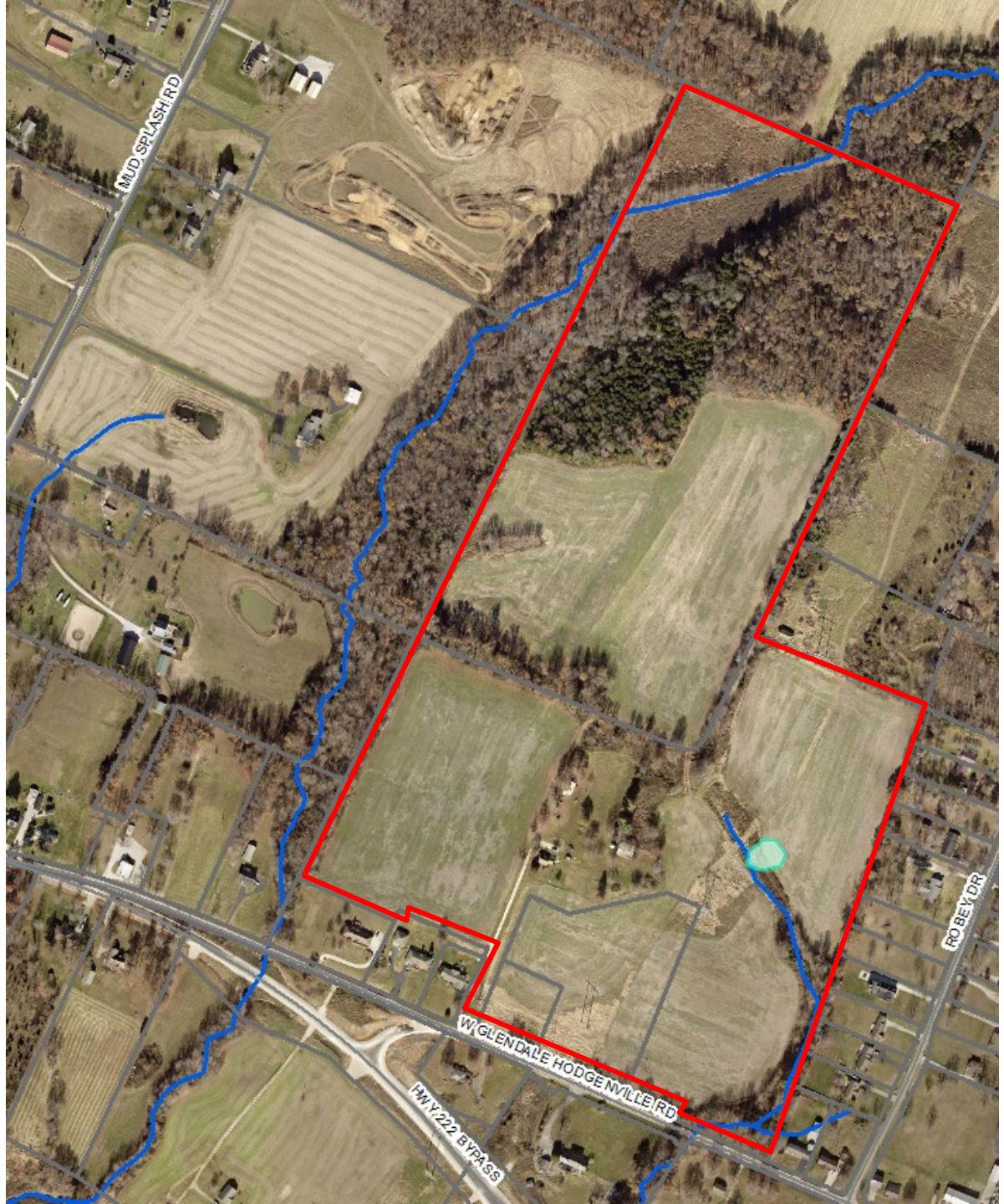
SPORTSMAN LAKE RD

SPORTSMAN LAKE RD

SPORTSMAN LAKE RD

S DIXIE HWY

- streams
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole
-



Character of the Site



1,088 sq. ft. house (1940)



1,920 sq. ft. barn (1960)



1,320 sq. ft. barn (1960)



640 sq. ft. silo (1960)

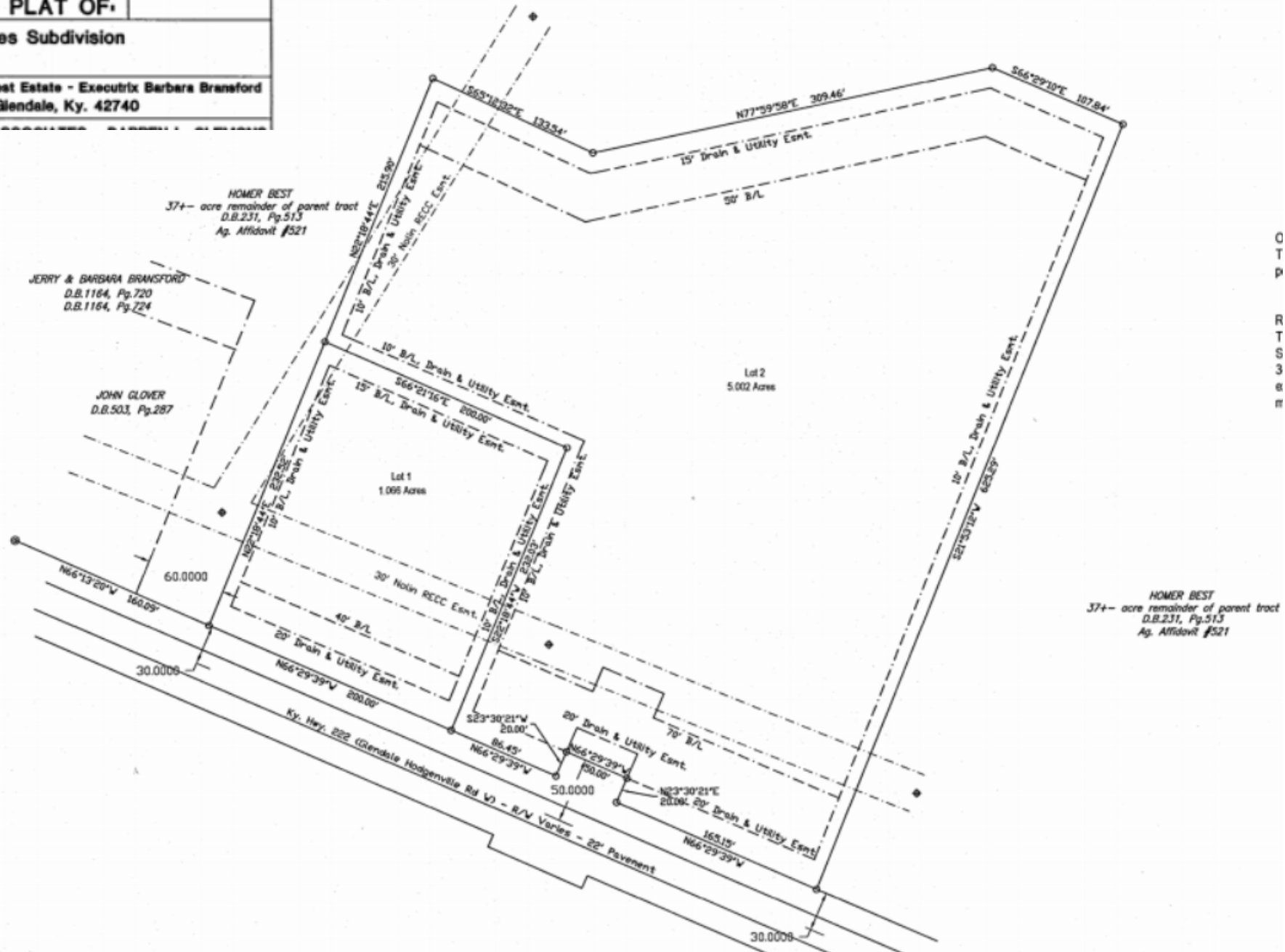
COMPLIES WITH 201 KAR 18:150.

RECORD PLAT OF:

Homer's Acres Subdivision

OWNER AND DEVELOPER: Mayme Best Estate - Executrix Barbara Bransford
982 Glendale Hodgenville Rd W, Glendale, Ky. 42740

HOMER BEST
37+- acre remainder of parent tract
D.B.231, Pg.513
Ag. Affidavit #521



HOMER BEST
37+- acre remainder of parent tract
D.B.231, Pg.513
Ag. Affidavit #521

JERRY & BARBARA BRANSFORD
D.B.1164, Pg.720
D.B.1164, Pg.724

JOHN GLOVER
D.B.503, Pg.287

HOMER BEST
37+- acre remainder of parent tract
D.B.231, Pg.513
Ag. Affidavit #521

C
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BUYER OWNER: BARBARA & DEBBY BRANFORD
 175 ADDRESS: 3034 GLENDALE-HOOD RD. W.
 GLENDALE, KY 42040

BUYER OWNER: SHIRLEY & JOHN CLOVER
 175 ADDRESS: 952 GLENDALE-HOOD RD. W.
 GLENDALE, KY 42040

BUYER OWNER: CHARLOTTE SUE CRAWLEY
 175 ADDRESS: 303 CRAWFORD DR.
 ELIZABETHTOWN, KY 42701

COUNTY HEALTH DEPARTMENT EXCEPTION
 SHOWN HEREON, BEING TWO ACRES OR GREATER, AND NOT
 BEING A DWELLING ON SITE HAS NOT BEEN EVALUATED FOR
 ITS SEWAGE DISPOSAL SYSTEM AS PERMITTED BY THE
 COUNTY SUBDIVISION REGULATIONS (1-4-03)(5)(C)

PLANNING NOTE
 ZONING: ZONED R-1000 (RESIDENTIAL SINGLE-FAMILY)
 PER HANCOCK COUNTY PLANNING AND DEVELOPMENT
 DEPARTMENT INFORMATION.

SEWER ZONE NOTE
 SEWER ZONE: A 25 FOOT BUFFER ZONE IS REQUIRED
 TO BE MAINTAINED AND NOT BE OCCUPIED BY
 STRUCTURES OR OTHER DEVELOPMENT TO RECEIVE
 AND NOT BE OPEN TO THE AIR. SEE PLANS
 FROM THE COUNTY ENGINEER AND KENTUCKY
 DEPARTMENT OF WATER.

CONOLIDATION
 PARCEL D: 0.499 ACRES
 PARCEL E: 0.522 ACRES
 PARCEL F: 48.392 ACRES
 TOTAL (LOT 2A): 49.392 ACRES

CONOLIDATION
 PARCEL A: 0.568 ACRES
 PARCEL B: 4.523 ACRES
 PARCEL C: 26.782 ACRES
 TOTAL (LOT 1A): 31.871 ACRES

NOTARY CERTIFICATION
 COUNTY OF HANCOCK
 I, _____, NOTARY PUBLIC,
 DO HEREBY CERTIFY THAT THE SURVEY IS CORRECTLY
 PERFORMED UNDER MY DIRECTION USING A TRIMBLE SITE GPS,
 THE SAID RECEIVER WAS A TRIMBLE 833 AND THE BOVER WAS A
 TRIMBLE R2. THE HORIZONTAL DATUM IS REFERENCED TO THE
 KENTUCKY STATE PLANS SOUTH ZONE COORDINATE SYSTEM
 (NAD83) AND THE VERTICAL DATUM IS REFERENCED TO NAVD83.
 THIS SURVEY WAS MADE ON THE DATE OF _____, 2015.

DATE OF KENTUCKY
 SURVEYING
 LICENSE: _____

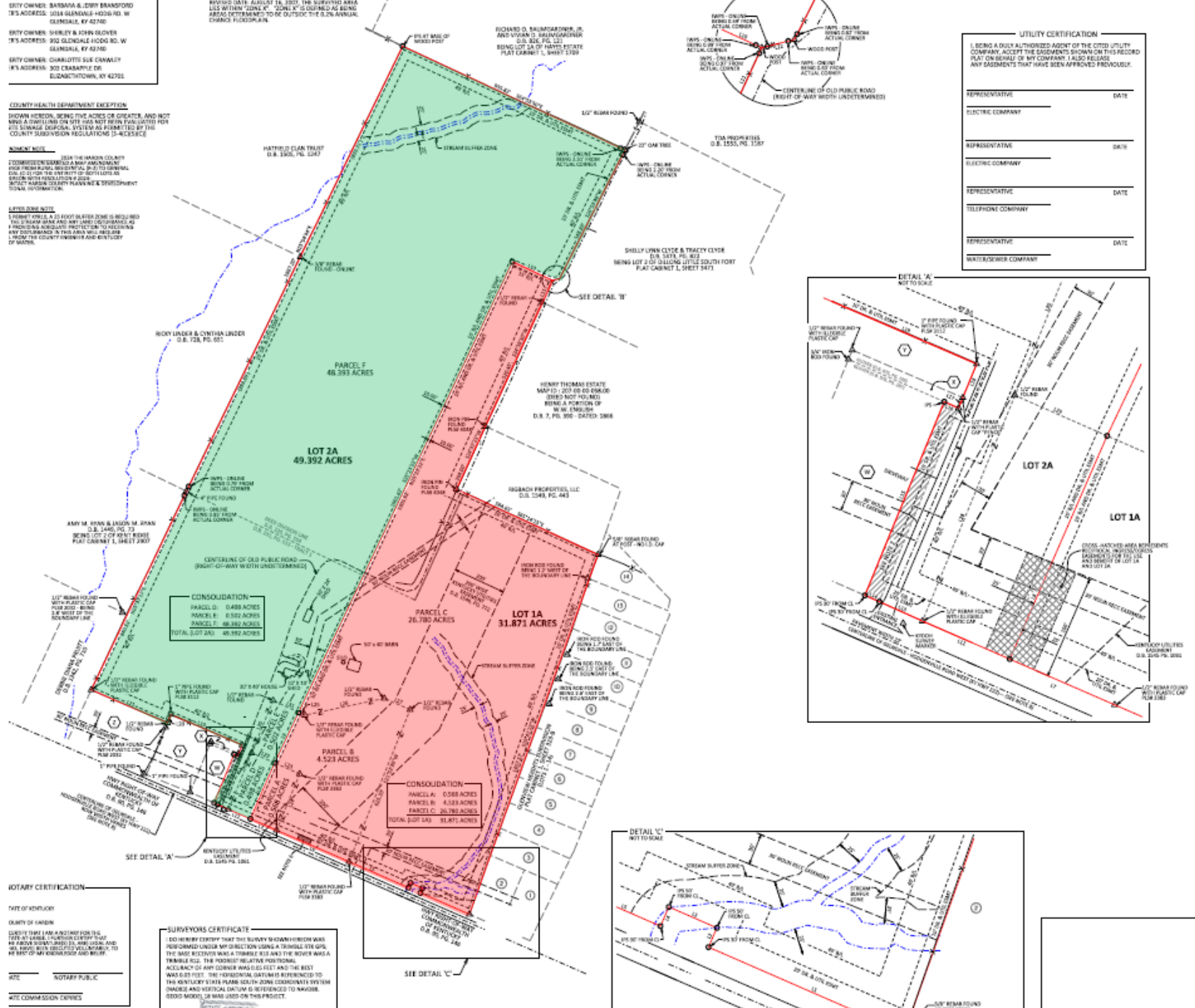
 SURVEYOR

SURVEYORS CERTIFICATE
 I DO HEREBY CERTIFY THAT THIS SURVEY IS CORRECTLY
 PERFORMED UNDER MY DIRECTION USING A TRIMBLE SITE GPS,
 THE SAID RECEIVER WAS A TRIMBLE 833 AND THE BOVER WAS A
 TRIMBLE R2. THE HORIZONTAL DATUM IS REFERENCED TO THE
 KENTUCKY STATE PLANS SOUTH ZONE COORDINATE SYSTEM
 (NAD83) AND THE VERTICAL DATUM IS REFERENCED TO NAVD83.
 THIS SURVEY WAS MADE ON THE DATE OF _____, 2015.

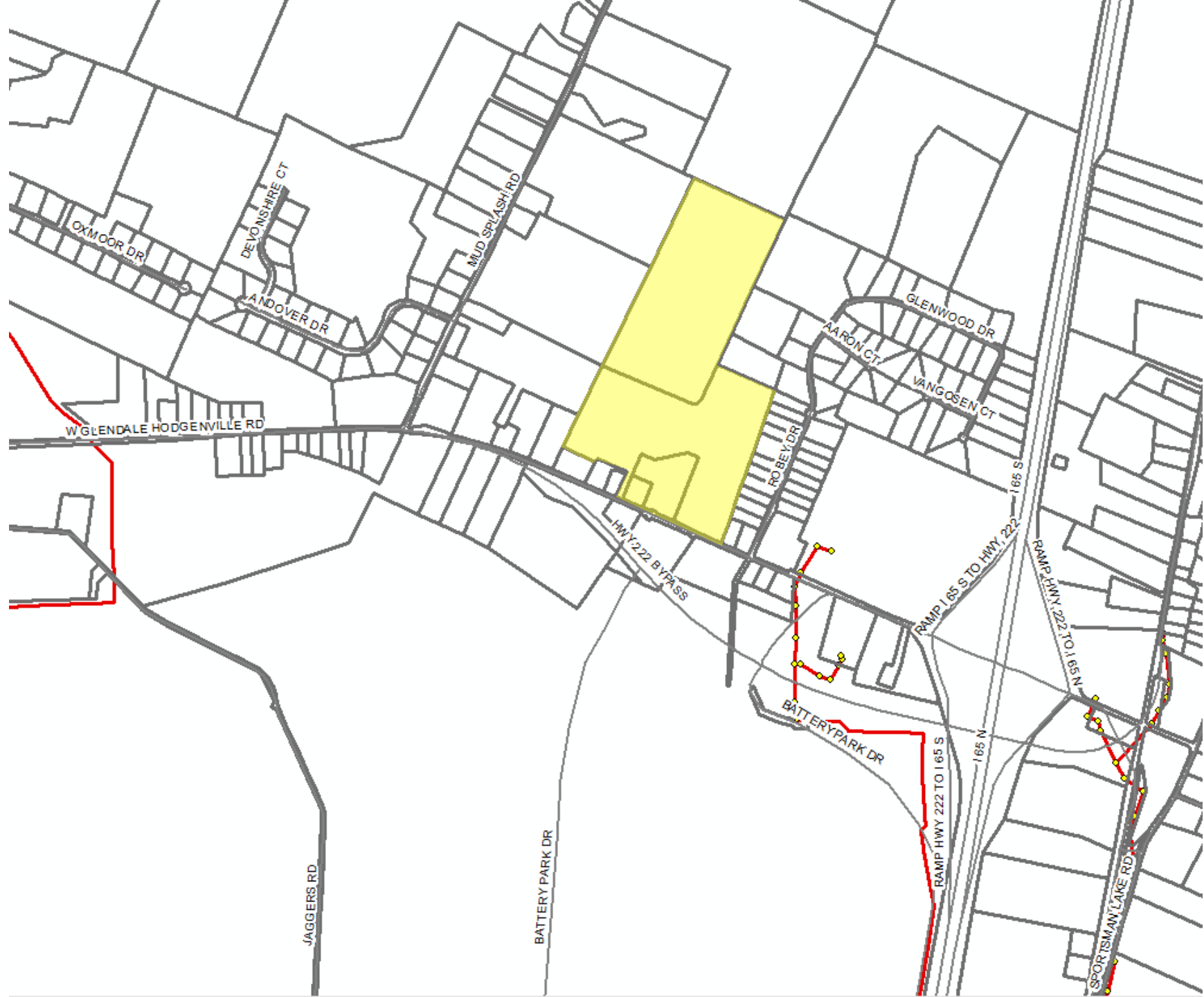
UTILITY CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY
 COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORDED
 PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE
 ANY EASEMENTS THAT HAVE BEEN SHOWN PREVIOUSLY.

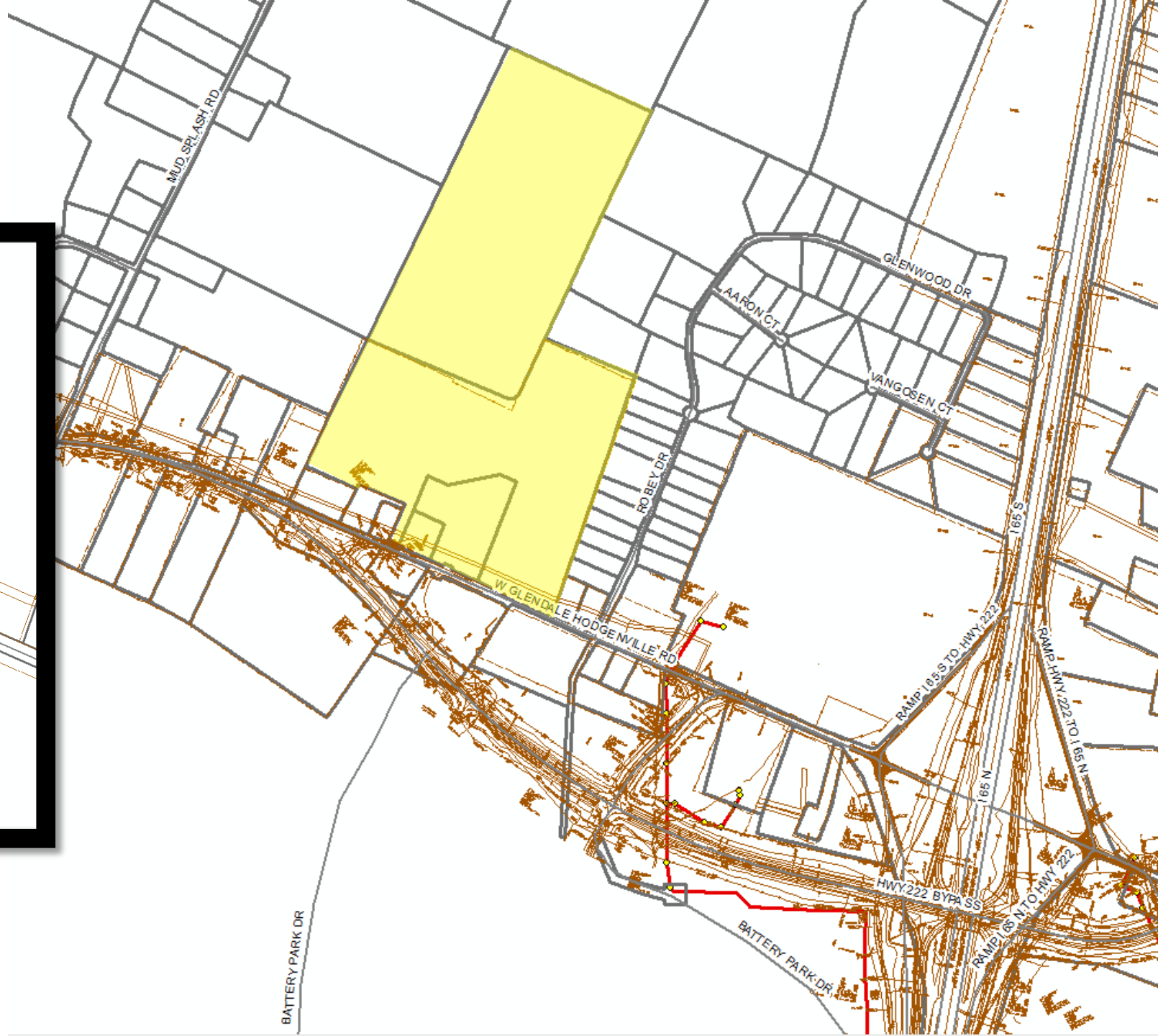
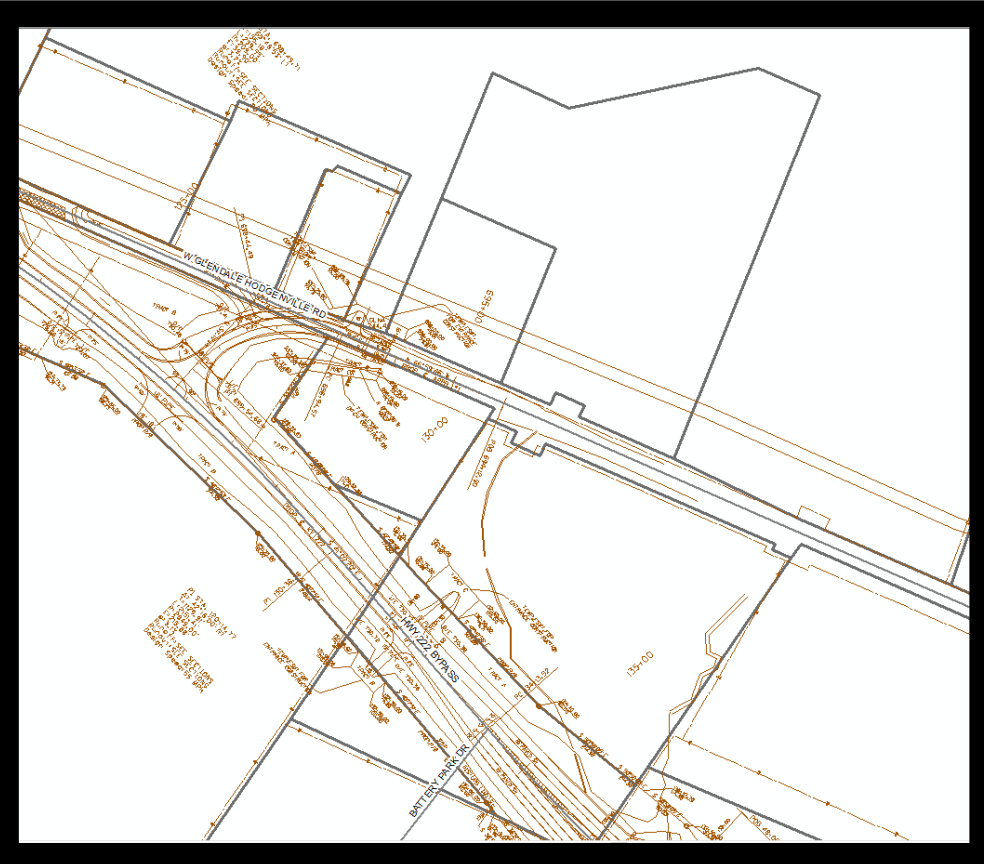
REPRESENTATIVE	DATE
ELECTRIC COMPANY	
REPRESENTATIVE	DATE
ELECTRIC COMPANY	
REPRESENTATIVE	DATE
TELEPHONE COMPANY	
REPRESENTATIVE	DATE
WATER/SSEWER COMPANY	



Property corner is approximately 775' from HCWD #2 sewer



KY 222 Right-of-Way Plans



KYTC Email – Entrances

From: Riggs, Jacob A (KYTC-D04) <Jacob.Riggs@ky.gov>

Sent: Thursday, March 28, 2024 12:14 PM

To: Adam C. King <acking@hardincountyky.gov>

Cc: Hampton, Chris (KYTC-D04) <Chris.Hampton@ky.gov>; Peace, Steve A (KYTC-D04) <steve.peace@ky.gov>; Haley Goodman <hgoodman@hardincountyky.gov>

Subject: RE: Commercial Entrances on existing KY 222

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Adam,

I think I had okayed that little Lot 1 last year. No bigger than it is, I wasn't worried about it, and still feeling like there is 99% chance this will be a County Road and probably shouldn't worry about it now, but that 1% chance gets me.

The 48 acre green parcel is just too close to the Stop Sign for anything we would ever approve commercially.

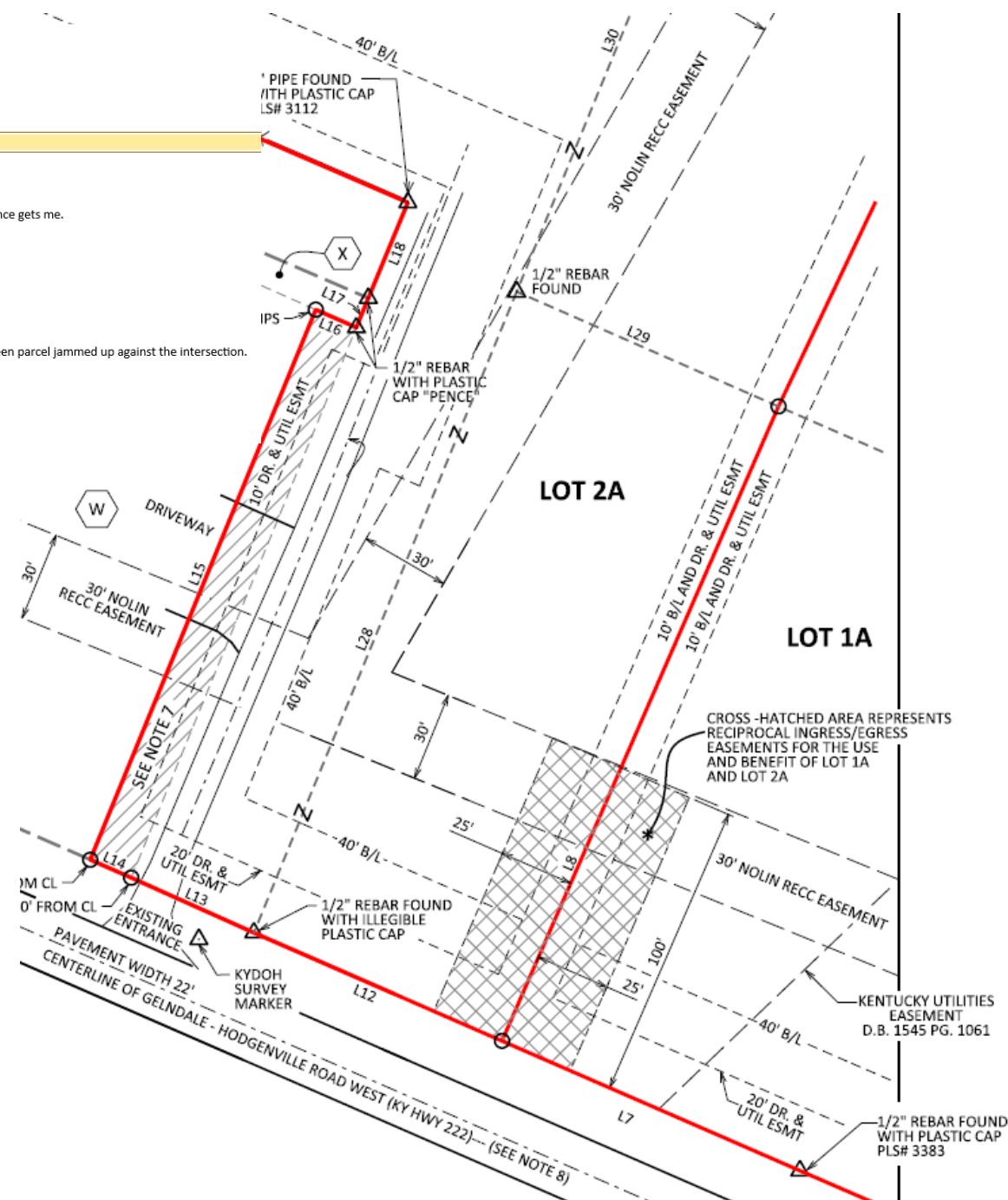
The 31 acre red parcel, no worries, plenty of room to get access.

As it is currently laid out the green parcel would not get commercial from us being on top of that intersection but could be fixed.

1. They could show an easement thru the red parcel getting another 100' away from the intersection would be sufficient.
2. If contingency is a thing, could they get "Commercial Access contingent on this becoming a County Road". I doubt that exist, but thought I would throw it out.
3. They could zone the whole thing 1 big parcel for now, zone the big parcel all commercial. Subdivide once it became a County Road. We would approve the whole parcel being Commercial, just don't like the Green parcel jammed up against the intersection.

Thanks

Jake





ZONING CHANGE

PUBLIC HEARING C1 to C2

TIME: 5:00 DATE: 4-16

PLACE: HARDIN COUNTY
GOVERNMENT BUILDING 2ND FLOOR

 HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION
150 N. PROVIDENT WAY, ELIZABETHTOWN, KY 42701 PHONE: 270-799-5478











Improvement Information

Description		Finished Basement %	0
Type of Residence	1-STORY RANCH	Bedrooms	2
Year Built	1940	Full Baths	1
Num Stories	1	Half Baths	0
Above Ground Sqft	1088	Exterior	BRICK
Total Living Area	1088	Heat	ELECTRIC
Basement	CRAWL	Air Condition	CENTRAL/AC
Basement Sqft	0	Fireplace	1
Basement Sqft Finish	0		

Outbuildings

Description	POLE FRAME BUILDING WOOD, FOUR SIDES CLOSED	Square Footage	1920
Year Built	1960	Condition	D
Description	POLE FRAME BUILDING METAL, FOUR SIDES CLOSED	Square Footage	1320
Year Built	1960	Condition	D
Description	SILLO CONCRETE STAVE, WITH ROOF	Square Footage	640
Year Built	1960	Condition	D









Permit Date	Permit Type	Zone	Proposed Zoning (Map Amendments)	Project / Subdivision Name	Site Address	Status	Applicant Name								
4/9/2024		R-2 - RURAL RESIDENTIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	HANGKE TECHNOLOGY STORAGE YARD	1838 GILEAD CHURCH ROAD	PENDING		8/17/2022		IH - INDUSTRIAL HOLDING ZONE	I-2 - HEAVY INDUSTRY ZONE	CENN LLC/HOBBS ZONE CHANGE - NO PROJECT PROPOSED	8839 S DIXIE HIGHWAY, ELIZABETHTOWN, KY 42701	APPROVED	FRANK HOBBS
3/4/2024		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	HOMER'S ACRES SUBDIVISION, LOTS 1A & 2A	982 GLENDALE HODGENVILLE RD W	PENDING		8/10/2022		B-1 - INTERSTATE COMMERCIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	KISSELBAUGH-RV PARK - GLENDALE JUNCTION FARMS, LOT 9A	6625 S DIXIE HWY, GLENDALE, KY 42740	APPROVED	SCOTT KISSELBAUGH
9/8/2023		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	ROCKY TOP ESTATES, LLC RV PARK	6229 S DIXIE HWY, GLENDALE, KY 42740	APPROVED	SHANNON & TREVOR GILLI								
8/7/2023		R-1 - URBAN RESIDENTIAL ZONE	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE	CLEMENS ZONE CHANGE	121 E MAIN ST, GLENDALE, KY 42740	APPROVED	ERIC CLEMENS	8/4/2022		R-2 - RURAL RESIDENTIAL ZONE	I-2 - HEAVY INDUSTRY ZONE	AULBACH ZONE CHANGE	8026 SOUTH DIXIE HIGHWAY, ELIZABETHTOWN, KY 42701	APPROVED	TIM AULBACH
4/28/2023		IH - INDUSTRIAL HOLDING ZONE	C-2 - GENERAL COMMERCIAL ZONE	MAGGARD ZONE CHANGE	S DIXIE HWY	APPROVED		7/12/2022		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	KERR ZONE CHANGE	801 GLENDALE HODGENVILLE ROAD WEST, GLENDALE, KY 42740	APPROVED	RICHARD KERR & STELLA KERR
4/25/2023		R-2 - RURAL RESIDENTIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	JONATHAN MYERS RV PARK	4911 SOUTH DIXIE HWY, GLENDALE, KY 42740	APPROVED	JON MYERS	2/15/2022		R-2 - RURAL RESIDENTIAL ZONE	I-2 - HEAVY INDUSTRY ZONE	HOWLETT INDUSTRIAL ZONE CHANGE	1408 GILEAD CHURCH ROAD, GLENDALE KY 42740	APPROVED	LIZ TABB
4/11/2023		PD-1 - PLANNED UNIT DEVELOPMENT	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE	BENNIES BARN LLC AND BONNIE & GERALD LUSH	434 E MAIN STREET & 122 E RAILROAD AVENUE, GLENDALE, KY	APPROVED	GERALD LUSH	2/14/2022		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	BROWN ZONE CHANGE	GILEAD CHURCH ROAD, GLENDALE KY 42740	APPROVED	JOHN BROWN
3/28/2023		R-2 - RURAL RESIDENTIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	CLEARVIEW SUBDIVISION, LOT 3 - COTTRELL COMMERCIAL ZONE CHANGE	6804 SOUTH DIXIE HIGHWAY, GLENDALE, KY 42740	APPROVED	KEVIN COTTRELL	2/14/2022		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	BROWN ZONE CHANGE - ACHES & PAINS, SECTION 2, LOT 2 & BALANCE OF WILLIAM BROWN PROPERTY	1141 GILEAD CHURCH ROAD, GLENDALE KY 42740	APPROVED	JOHN BROWN
3/2/2023		R-2 - RURAL RESIDENTIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	COUCH MAP AMENDMENT	2010 GILEAD CHURCH ROAD	APPROVED									
2/9/2023		R-2 - RURAL RESIDENTIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	HOMERS AC SUBD LOT 1	GLENDALE HODGENVILLE RD WEST	APPROVED	CHARLOTTE CRAWLEY	2/9/2022		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	HOWLETT ZONE CHANGE	GILEAD CHURCH ROAD, GLENDALE KY 42740	APPROVED	PAUL HOWLETT
11/21/2022		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	JORDAN GREENHOUSES RV PARK & SELF STORAGE UNITS	13335 S DIXIE HWY, SONORA, KY 42776	PENDING	DENNIS JORDAN	11/30/2021		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	GLENVIEW HEIGHTS, LOTS 28-31 AND AN UNNUMBERED LOT TO BECOME KNOWN AS LOT 31A OF GLENVIEW HEIGHTS	676 & 708 WEST GLENDALE HODGENVILLE ROAD, GLENDALE KY 42740	APPROVED	DOUG HAGAN
11/1/2022		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	ASH COMMERCIAL ZONE CHANGE	911 GILEAD CHURCH RD	APPROVED									
9/1/2022		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	ROYAL OAK RV PARK	6353 S DIXIE HWY, GLENDALE, KY 42740	APPROVED	BSTF INVESTMENTS, LLC								
8/24/2022		R-2 - RURAL RESIDENTIAL ZONE	R-4 - MULTI-FAMILY RESIDENTIAL ZONE	HUFFER ZONE CHANGE	5100 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	APPROVED	SHANNON HUFFER	10/19/2021		R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	G. CHILDREN'S HOME, SECTION 2, LOT 11	GLENDALE, KY	APPROVED	DOUG HAGAN
8/19/2022		R-2 - RURAL RESIDENTIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	20A G CHILDRENS HOME SUBDIVISION	GILEAD CHURCH ROAD, GLENDALE, KY	APPROVED	JONES, JUSTIN								

25 of the 50 Zone Changes since the BOSK announcement in September of 2021 have been in Glendale.

Reasons for Granting a Map Amendment

KRS 100.213

Before any map amendment may be granted, the planning commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts that one or more of the following apply:

1. The proposal is in agreement with the language of the Comprehensive Development Guide;
2. There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area; or that,
3. The existing Zone assigned to the property is inappropriate and the proposed amendment is appropriate.



HOW TO USE THE RECOMMENDED LAND USE PLAN

As development proposals are considered, the three steps in this land use plan should be used to determine if it complies with the comprehensive plan. This process can be used independently by property owners and developers to determine the appropriateness of a development idea and also to identify the expectations that will be placed on any development proposal submitted to the Hardin County Planning Commission. In addition to outlining the three-step process, a series of terms that are used throughout the land use plan are also included in this chapter.

Step 1: Compliance with Community-Wide Development Policies

This step includes a checklist of broad development policies and criteria that are applicable to all types of development within the county. These policies and criteria should be met prior to development occurring.

Step 2: Compliance with the Recommended Future Land Use Patterns

This step is intended to give guidance on the types of development that should occur throughout the county. It includes a map that includes seven general types of development patterns as well as corresponding criteria that relate to the compatible land uses, recommended densities, and recommended intensities of those uses. Additional guidance and criteria are listed to provide guidelines for future development within each of the planning areas of the county.

Step 3: Compliance with the Planning Area Guidelines

This step provides more definition to each geographic area of the county through 29 planning areas. Within each planning area, specific development issues or constraints are outlined and guidelines for development that are specific to each area are included.



ZONE CHANGE STAFF REPORT

Hardin County Planning and
Development Commission
150 N. Provident Way, Suite 225
Elizabethtown, Kentucky 42701
(270) 769-5479

Summary: The owners, Charlotte Crawley, Shirley Glover and Barbara Bransford proposing to rezone a ±81.263 acre site located at 982 Glendale Hodgenville Road West, Glendale, KY to be known as Lots 1A & 2A of Homer's Acres Subdivision from Rural Residential (R-2) & Convenience Commercial (C-1) to General Commercial (C-2) with no project proposed at this time.

Pre-application Conference: March 4, 2024

Public Hearing Date: April 16, 2024

Location of Proposed Zone Change:
982 Glendale Hodgenville Road W, Glendale, KY

Acreage: ±81.263 acre site

PVA Parcel Number: 207-00-00-046; 046.02; 046.03 and 207-00-00-056

Flood Plain: The property is not located within the floodplain according to FEMA Map 21093C0435D (dated 16 August 2007).

History of the Property:

The 1.461 acre site was previously owned by the majority of the farm has been owned by the Best family since 1907 and 1911 (David Best) then later by Carlton and Naomie Best and then Homer & Mayme Best with a portion of the farm having been purchased in 1969.

In 2019, 6 acres along the road frontage was platted as Homer's Acres Subdivision creating two lots.

Utility Services:

Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with an 8" line along the north side of Glendale Hodgenville Road West (KY 222).

Wastewater Treatment:

Sewage disposal could be accomplished by an On-Site Septic System but Hardin County Water District #2's sewer system is located approximately 775' to the east of the site.

Owners:

Homer & Mayme Best Heirs
982 Glendale Hodgenville Road West
Glendale, KY 42740

Zone Map Amendment Request:

FROM: R-2 (Rural Residential)
& C-1 (Convenience Commercial)
TO: C-2 (General Commercial)

Land Use Group: Urban Area & Interstate Commerce

Planning Area: North Glendale Urban Area & Glendale Junction (I-65)

Existing Land Uses: Residential / Agriculture

Zoning History: R-2 (Rural Residential) was the original zoning for the Subject Properties in July of 1995. Lot 1 of Homer's Acres Subdivision was rezoned to C-1 in March of 2023.

Adjacent Zoning:

North – R-2, Baumgardner (71 acres)
South – R-2, Mackey (1.2 ac). C-2, Ashe (4.3 ac) & Kerr (4 ac)
East – R-2, Glenview Heights (14 lots), Clyde (12.5 ac), Thomas Estate (6 ac), Rigbach Properties LLC (3 ac)
West – R-2, Hatfield Trust (26.7 ac), Linder (29.5 ac), Ryan (14.6 ac), Pruitt (3.5 ac)

Transportation Considerations:

The KY Transportation Cabinet has constructed a new interchange onto I-65 at KY 222 and as part of the realignment a new road will connect the new KY 222 with the current KY 222 south of the site.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
General Policies:	
<i>Development should incorporate the protection of historic and natural resources to preserve the character of the county and protect the natural environment.</i>	The existing blueline streams on site will be protected and preserved with the required 25' stream buffer zones.
<i>Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.</i>	The site is located between the Glendale Rural Village, the North Glendale Urban Area and the Interstate Commercial area adjacent to Interstate 65.
<i>The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.</i>	The site is near other undeveloped properties zoned C-2 to include a proposed 7 lot commercial subdivision. The site is in close proximity to the BlueOvalSK twin EV battery plants and also near an existing truck stop.
<i>New development should follow current and anticipated growth trends within the county in order to adequately respond to the needs of current and future residents and businesses.</i>	With the BlueOvalSK announcement in September of 2021, the Glendale area has been the fastest developing part of the county outside the city limits of Elizabethtown. With an anticipated 5,000 workers on site there will be a tremendous need for commercial development around the facility to include restaurants, daycares, etc.
Utility and Infrastructure Policies:	
<i>New development should be encouraged in areas where public water service is available and can accommodate additional customers (including hydraulic analysis report or wellhead protection).</i>	Hardin County Water District #2 has an 8" waterline along KY 222 that can adequately serve commercial development.
<i>Where the expansion of public utilities is required, this should be the responsibility of developers with public agency participation where increased demand for services is anticipated.</i>	All required utilities including roads, water, wastewater and electric will be the sole responsibility of the developer.
<i>The use of public sewer systems should be encouraged and required as outlined within the zoning ordinance.</i>	While Hardin County Water District #2's sewer system is 775' to the east of the site, the Zoning Ordinance does not require connection. However, any major commercial development will most likely want sanitary sewer.
Public Services Policies:	
<i>New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.</i>	The current Glendale Volunteer Fire Department is approximately 1.3 miles away to the west and there is an existing fire hydrant on site.

Road and Access Policies:	
<i>Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.</i>	Per KYTC, these lots will have to share a single commercial access point on proposed Lot 1A which has been shown on the plat.
<i>Development should provide safe access to a public road, including avoiding road hazards, exceeding road capacity, and substantially impacting road function.</i>	A single commercial entrance into the lots is approvable by KYTC. Should Glendale Hodgenville Road West (KY 222) be turned over to the County Road Department for maintenance it would need to be reviewed and approved by the County.
<i>New development should be allowed only where roadways meet minimum standards or will be improved to meet such standards before completion of the development as outlined in the Zoning Ordinance and Subdivision Regulations.</i>	Glendale Hodgenville Road West (KY 222) is a state-maintained highway with a 60' right-of-way and 22' of pavement width that meets minimum standards as outlined in the Zoning Ordinance.

Comprehensive Plan Policy – Urban Area & Interstate Commerce Area	STEP 2: Agreement with the Future Land Use Map & Guidelines
<p>The Urban Area of the county, “are intended to be the highest intensity and most dense future land use category” and, “the majority of growth should occur in these areas.”</p> <p>The Recommended Land Use and Development Criteria states that, “Convenience and general commercial uses are appropriate along state highways and at major intersections” and that “Future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities.”</p> <p>The Comprehensive Plan also notes that, “All development should adhere to higher design criteria that requires sidewalks, streetlights, monument -style signs, durable and higher quality building materials, and landscaping.”</p> <p>The Interstate Commerce Area is adjacent to highways and interstates connecting the region, state and nation. The area adjacent to I-65 in Glendale is such an area and has some existing commercial and industrial uses.</p> <p>The Recommended Land Use Pattern and Development Criteria states that, “Commercial uses should focus on those that serve visitors traveling through Hardin County, such as hotels, gas stations, restaurants, and other convenience uses” and that “uses related to tourism may also be appropriate in certain locations”.</p> <p>The Comprehensive Plan also notes that, “these areas serve as a gateway to the community and should have improved appearance and character. Enhanced building materials, higher design standards for buildings, and additional site standards such as landscaping and signage should be considered.”</p>	

Comprehensive Plan Policy – #2 North Glendale Urban Area & #28 Glendale Junction (I-65)	STEP 3: Compliance with the Planning Area Map & Guidelines
	<p>In the North Glendale Urban Area, the recommended land use pattern is predominantly urban residential. However, non-residential development is appropriate at intersections of two state highways as well as where state highways intersect adequate county roads.</p> <p>Access Criteria include reviewing developments to not create traffic congestion or capacity problems along major corridors by limiting access points.</p> <p>Utility criteria suggest public sewer or decentralized wastewater collection that could one day be connected to sewer.</p> <p>For the Glendale Junction (I-65), the Comprehensive Plan notes that the area “faces significant growth pressures in the near future due to the BlueOval SK Battery Park and the construction of the new interchange on Glendale Hodgenville Road West (KY 222) and I-65. With sewer availability, the new interchange, and proximity to the battery park, this planning area could potentially see the most growth, development, and ultimately change in the near future”.</p> <p>The Recommended Land Use Pattern is the expansion of interstate-related commercial uses and uses that complement the nearby industrial uses. Master planned developments that integrate and coordinate development on multiple parcels should be encouraged and incentivized over piecemeal development of individual parcels.</p> <p>The Access Criteria notes that access points should be limited and that vehicular connections between existing and future developments should be required. Additionally, new and infill development should be pedestrian friendly.</p> <p>The Character Criteria for this Planning Area is very lengthy and specific but in summary states that new and infill development should be of the highest urban design standards and provide an appropriate unifying design theme.</p> <p>Additionally, this site falls within the KY 222 Transition Target Area where, “Development should transition in scale, massing, and character and act as a welcome corridor for the Glendale historic district. Sidewalks are to be required along with additional amenities such as street trees and decorative street lighting.”</p>

STAFF REVIEW AND RECOMMENDATION
<p>The Staff finds that the proposed zoning is in agreement with Steps 1, 2 & 3 of the adopted Comprehensive Plan plus the following findings:</p> <ul style="list-style-type: none"> • The site is approximately 2500’ from the entrance to the BlueOvalSK battery park (the 10th largest manufacturing site in the world), • The property has access to Glendale Hodgenville Road West (KY 222); a state-maintained highway with adequate pavement width and right-of-way, • The property has access to electricity from Nolin RECC and water from Hardin County Water District #2 with the potential for sanitary sewer from Hardin County Water District #2, • The property is in the Urban Area and Interstate Commerce Area Future Land Use Groups and the North Glendale Urban Area and Glendale Junction (I-65) Planning Area, • The proposed map amendment to C-2 is found to be in agreement with the language of the Comprehensive Development Guide, 2024. <p style="text-align: center;"><u>The Staff recommends that the Zoning Map Amendment, be APPROVED.</u></p>

RESOLUTION 2024-008

MAP AMENDMENT

Rural Residential (R-2) & Convenience Commercial (C-1) to General Commercial (C-2)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Urban & Interstate Commerce Areas of Hardin County and within the North Glendale Urban Planning Area (#2) & Glendale Junction (I-65) (#28);
- WHEREAS** this proposal is a request to rezone the zoning designation of Rural Residential Zone (R-2) & Convenience Commercial (C-1) to General Commercial (C-2) for a ±81.26 acre site to allow for the property to be reconfigured with no project proposed at this time.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Charlotte Crawley, Shirley Glover and Barbara Bransford known as PVA 207-00-00-046; 046.02; 046.03 and 207-00-00-056 to be known as Lots 1A & 21 of Homer's Acres Subdivision and identified as being ± 81.26 acres located on the north side of Glendale Hodgenville Road West (KY 222) in Glendale, KY be granted a zone change from the existing Rural Residential Zone (R-2) & Convenience Commercial Zone (C-1) to the General Commercial Zone (C-2), based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

With the appropriate portions of the Development Guidance System, Zoning Ordinance and the Comprehensive Development Guide, the testimony provided by staff and those in attendance at the public hearing, the Planning Commission hereby adopts the attached Staff Report, and it is determined that the proposed C-2 Zone is in agreement with the Comprehensive Plan's following Policies, Goals & Objectives:

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area & Interstate Commerce
Step 3:	Planning Area: North Glendale Urban (#2) & Glendale Junction (I-65)

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

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

ADOPTED THIS SIXTEENTH DAY OF APRIL 2024.

MOTIONS

I make a motion to **Approve** the proposed Zoning Map Amendment based upon:

- the testimony provided by Staff and those in attendance at the Public Hearing
- I hereby adopt the Staff Report and the exhibits entered in as the Record
- To adopt Resolution 2024-008 as presented

The proposed Map Amendment from R-2 & C-1 to C-2 is in Agreement with the 3 Step Process as outlined in the Comprehensive Plan and the following Goals & Objectives.

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area & Interstate Commerce
Step 3:	Planning Area: North Glendale Urban (#2) & Glendale Junction (I-65)

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

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

I make a motion to **Deny** the proposed Zoning Map Amendment based upon:

- the testimony provided by Staff and those in attendance at the Public Hearing

The proposed Map Amendment from R-2 & C-1 to C-2 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.

PRELIMINARY PLAT – CONSIDERATION & ACTION

Majestic Hills Subdivision

Applicant: Valley Village LP and Sandra & Glenn Turner

Surveyor/Engineer: Turner Engineering

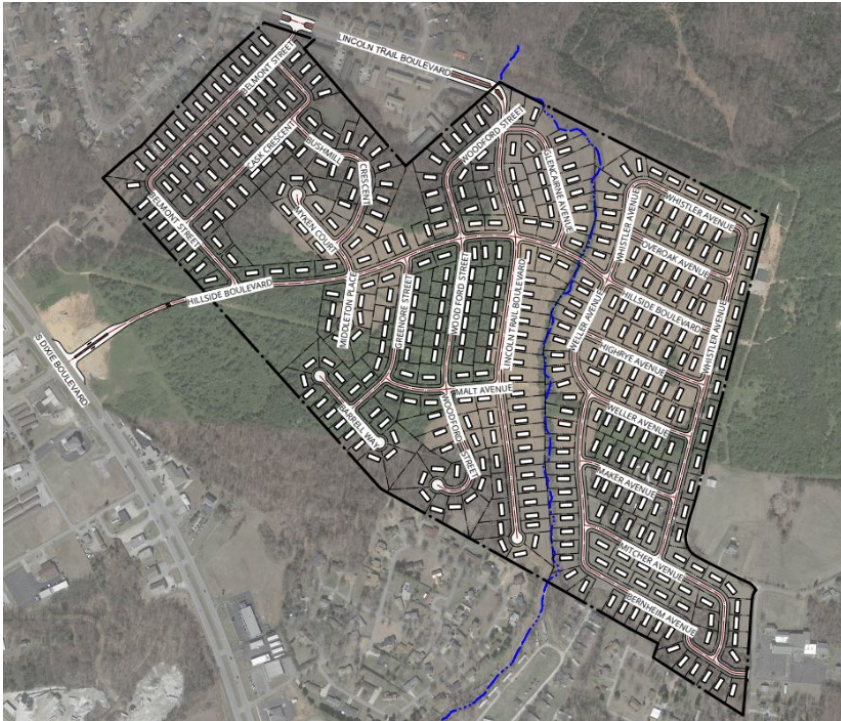
Proposal: 416 single family residential lots

Site: 213.598 acre site

Location: North Dixie Highway, East Lincoln Trail Boulevard, Jones Street

PVA: 179-00-00-002; 002.01; 002.02; 002.03, 004; 004.01; 160-40-03-075

Zoning: Urban Residential (R-1)

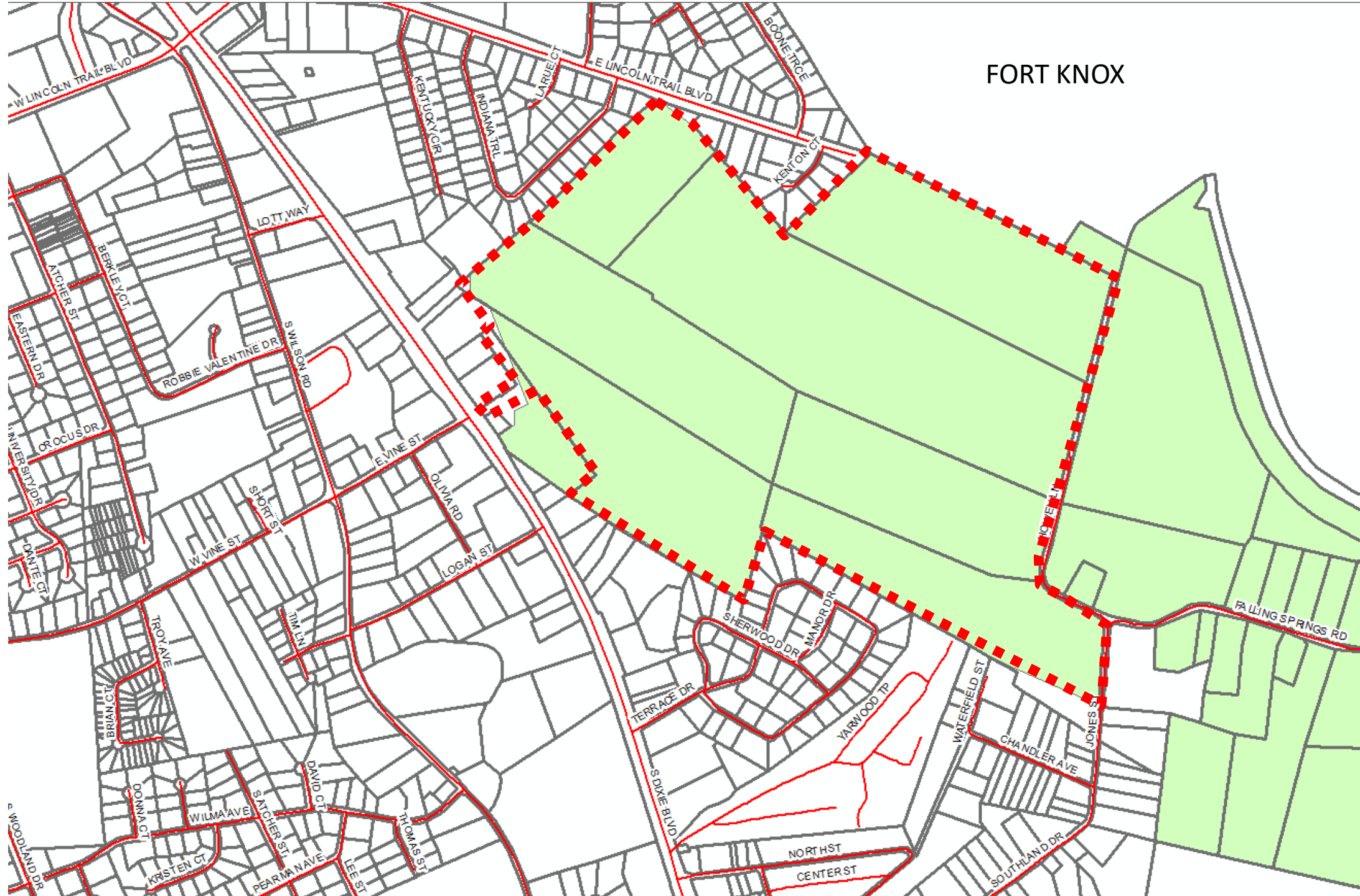


MAJESTIC HILLS

a Manufactured Home Community
in Hardin County, Kentucky



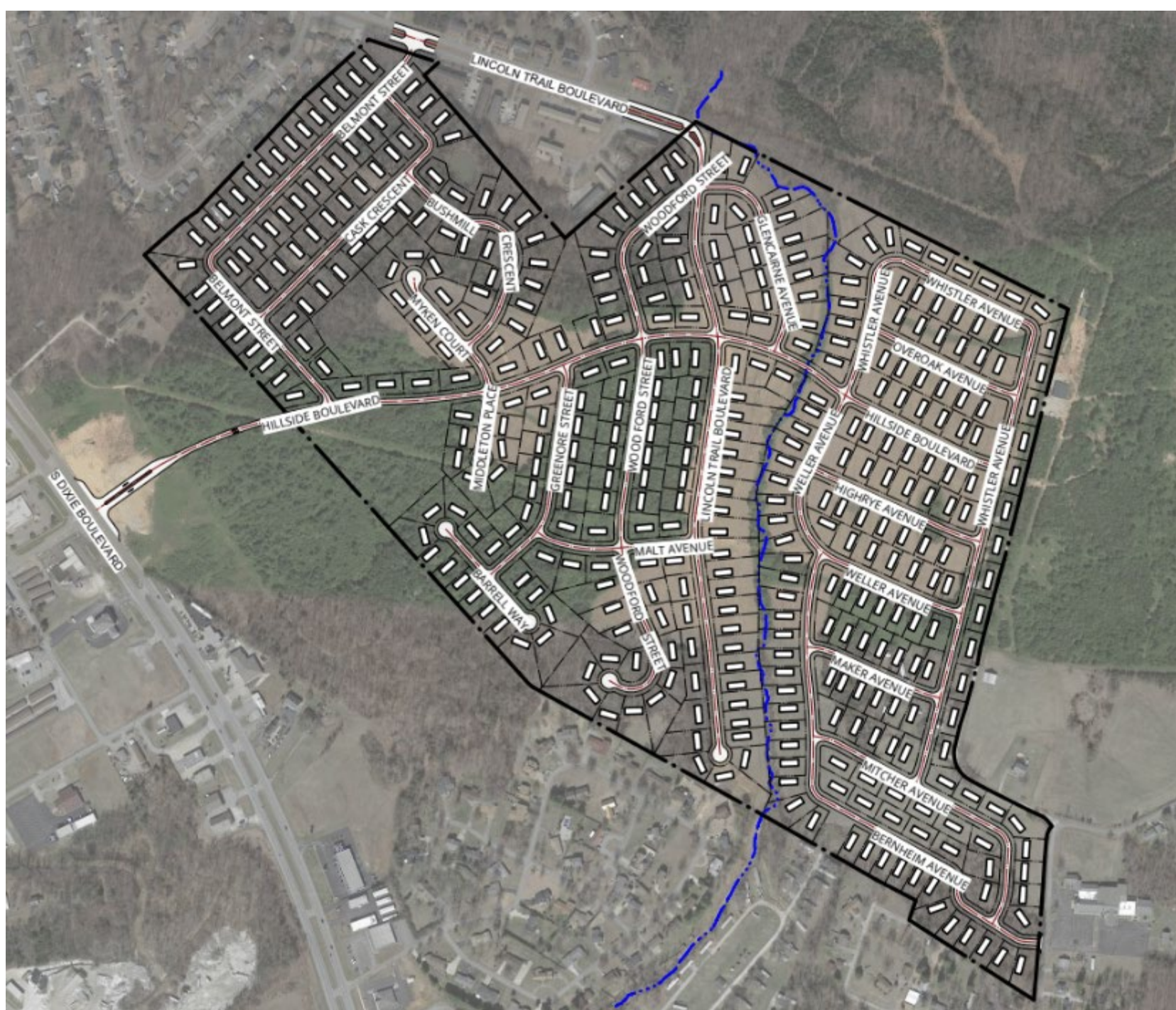
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- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



FORT KNOX

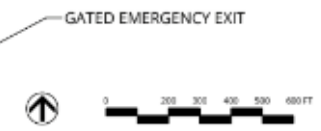
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- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole
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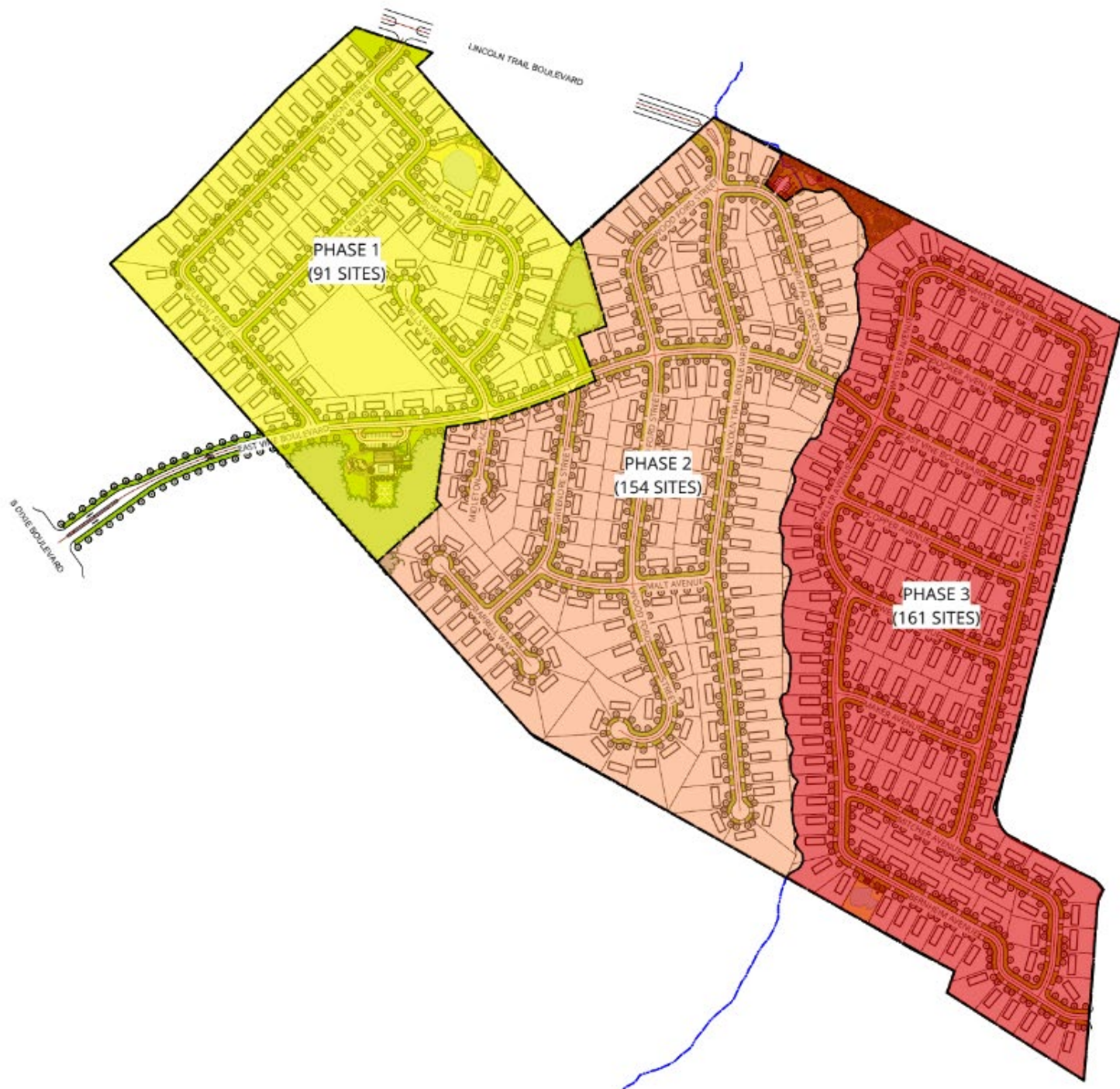




- Notes:
1. Street Trees provided adjacent to street public ROW
 2. Minimum 1 tree per every 50' of public ROW
 3. See LP-101 for plant species
 4. Native plant mix sourced locally with approved seed mix





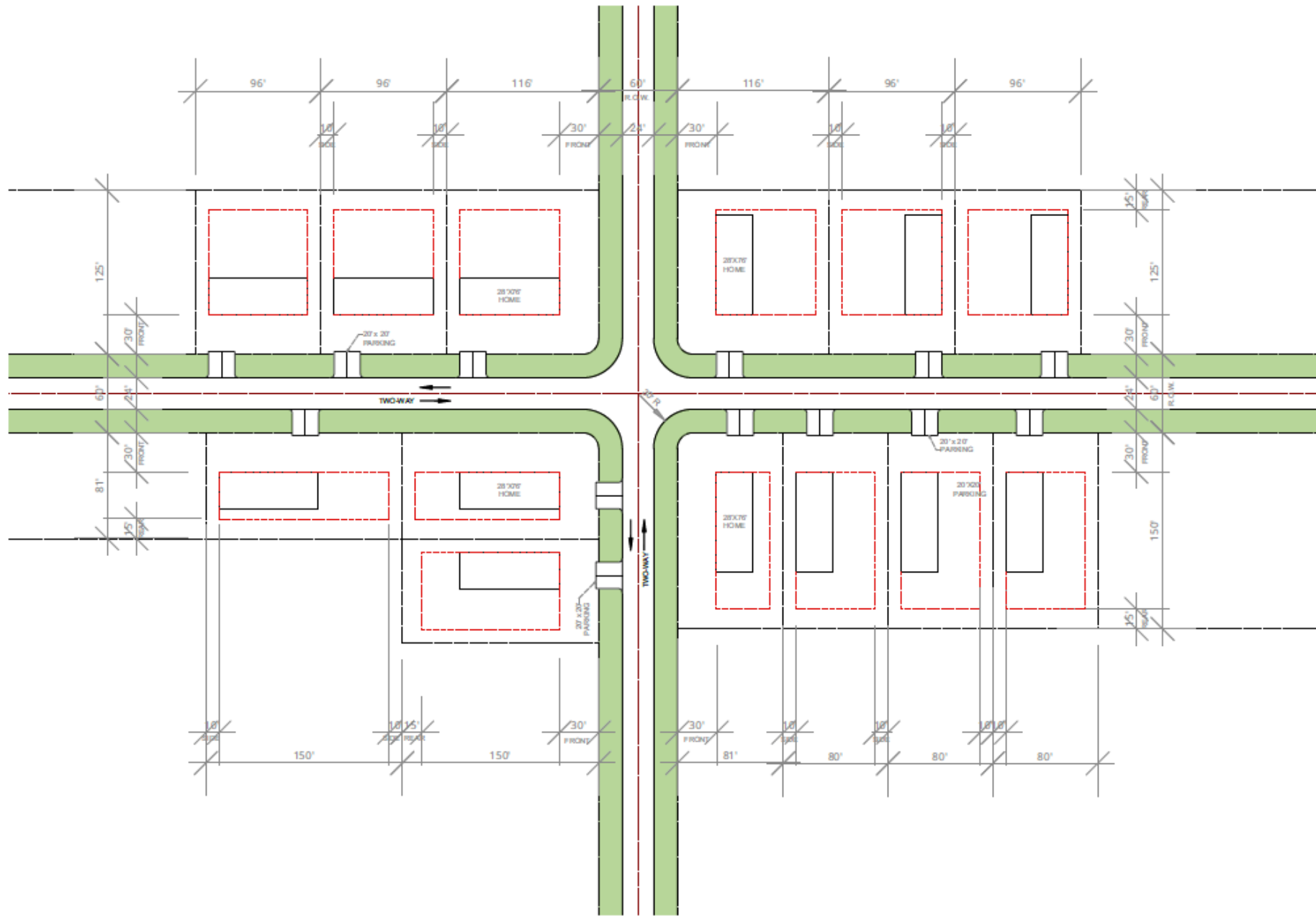


PHASE 1
(91 SITES)

PHASE 2
(154 SITES)

PHASE 3
(161 SITES)

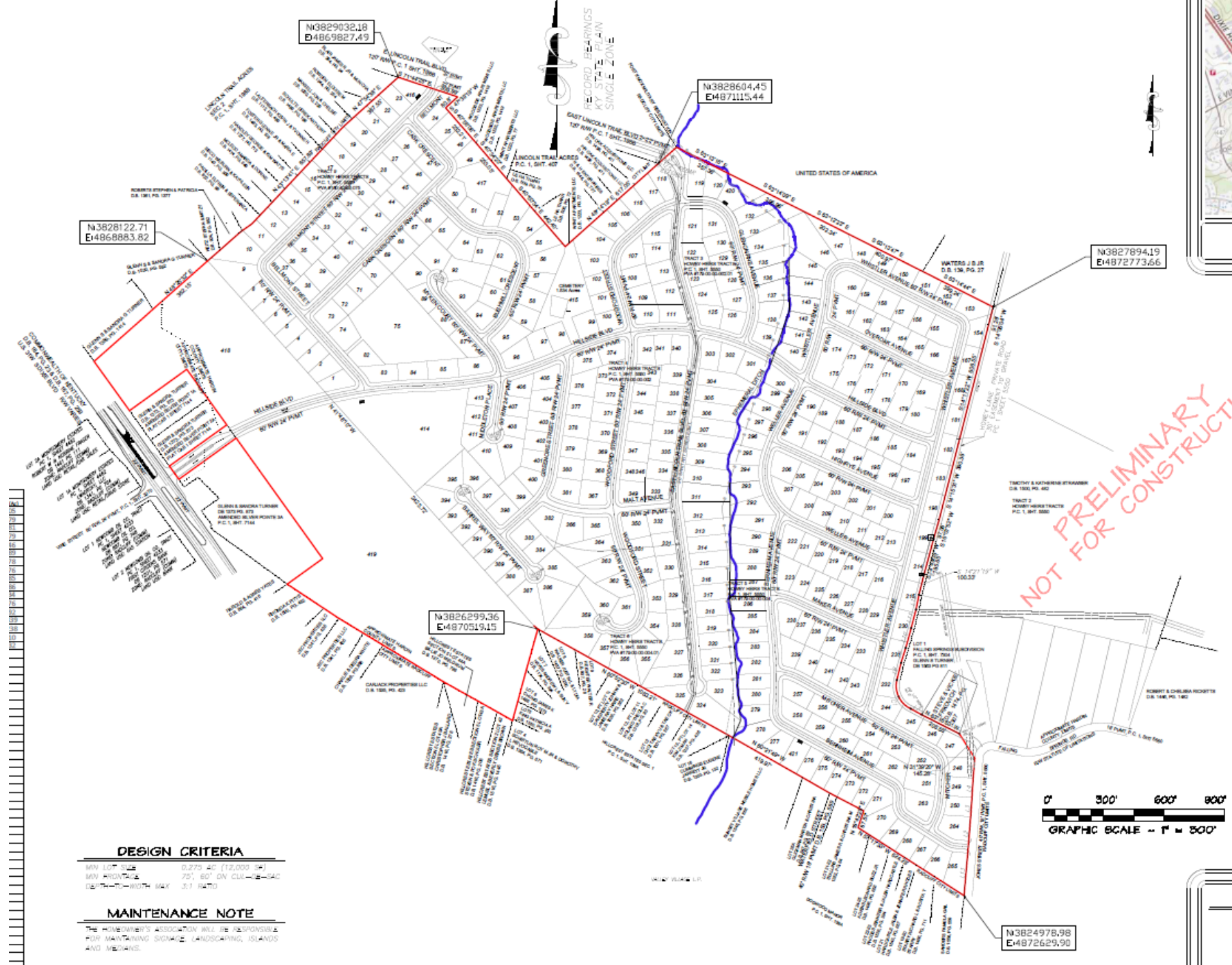




1

TYPICAL LOT DETAILS

Scale: NTS



N3829032.18
E4869827.49

N3828604.45
E4871115.44

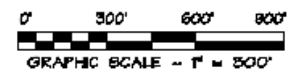
N3828122.71
E4868883.82

N3827894.19
E4872773.66

N3826299.36
E4870519.15

N3824978.98
E4872629.98

PRELIMINARY
NOT FOR CONSTRUCTION



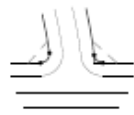
DESIGN CRITERIA

MIN LOT SIZE	0.275 AC (12,000 SQ)
MIN FRONT YARD SETBACK	75', 60' ON CURB-LESS
REAR-TO-REAR SETBACK RATIO	3:1 RATIO

MAINTENANCE NOTE

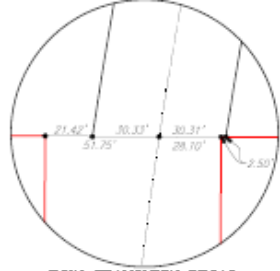
THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING SIGNAGE, LANDSCAPING, ISLANDS AND MEDIANS.

SEWER CERTIFICATION



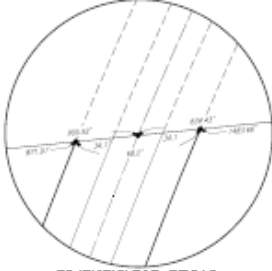
TYPICAL SIGHT TRIANGLE

STREET INTERSECTIONS



ROW TRANSITION DETAIL

N.T.S.



DIMENSIONING DETAIL

N.T.S.



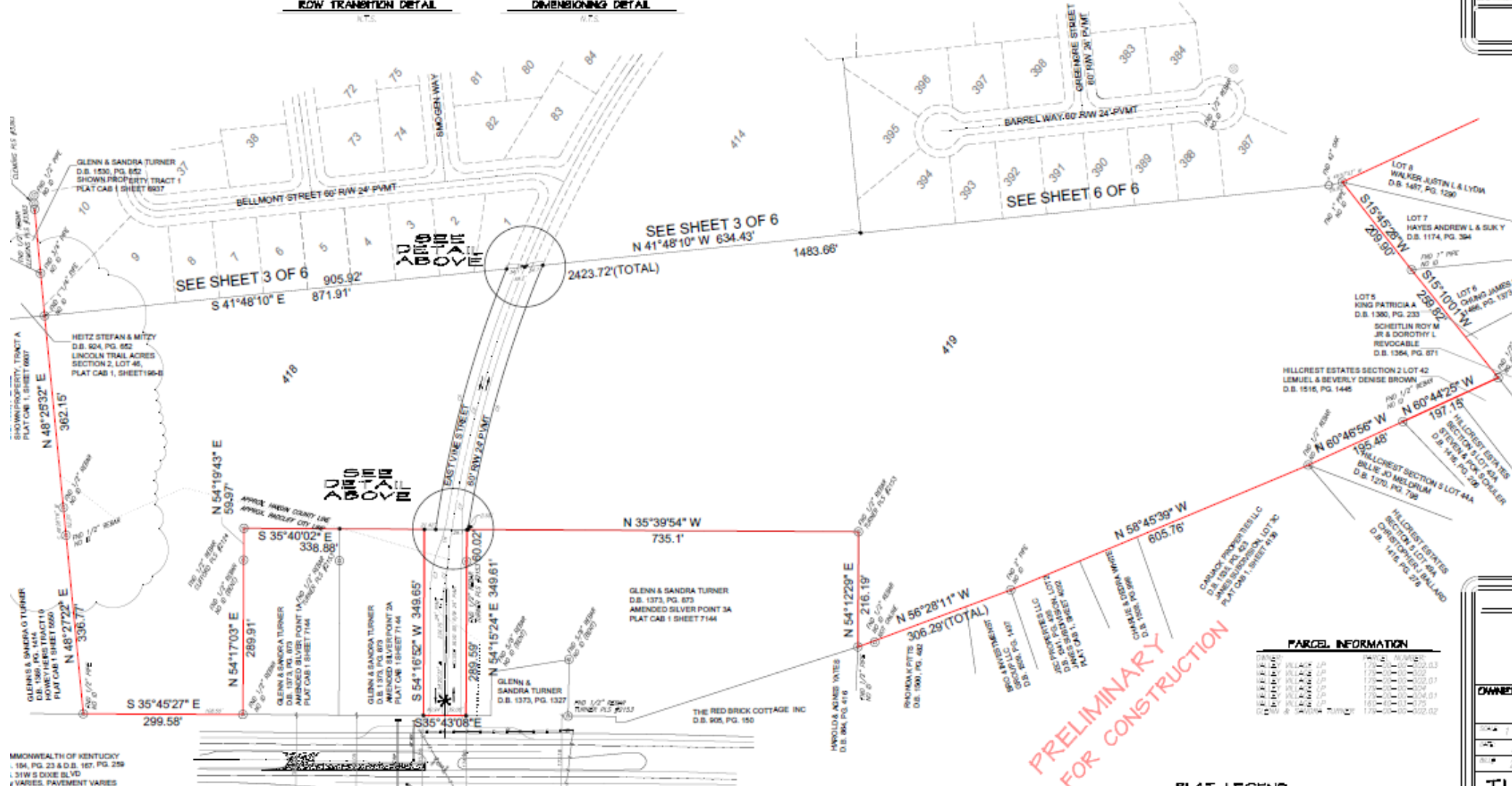
RECORD BEARINGS
FOR STATE PLAT
SINGLE ZONE

PLAN ROTATION

ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BE PLACED IN THE FIELD OF VIEW LOCATION MAP ONLY. TO MAINTAIN CONSISTENT SCALING OF PLAN INFORMATION WITH OTHER SHEETS.

MAINTENANCE NOTE

ALL DIMENSIONS SHOWN FOR ALL LOTS ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED.



PRELIMINARY
NOT FOR CONSTRUCTION

PARCEL INFORMATION

OWNER	LOT	ACRES	AREA
GLENN & SANDRA TURNER	1	0.12	0.12
HEITZ STEFAN & MITCY	2	0.12	0.12
HEITZ STEFAN & MITCY	3	0.12	0.12
HEITZ STEFAN & MITCY	4	0.12	0.12
HEITZ STEFAN & MITCY	5	0.12	0.12
HEITZ STEFAN & MITCY	6	0.12	0.12
HEITZ STEFAN & MITCY	7	0.12	0.12
HEITZ STEFAN & MITCY	8	0.12	0.12
HEITZ STEFAN & MITCY	9	0.12	0.12
HEITZ STEFAN & MITCY	10	0.12	0.12

PLAT LEGEND

- FOUND PROPERTY CORNER AS LABELED
- FOUND PROPERTY CORNER TREE AS LABELED

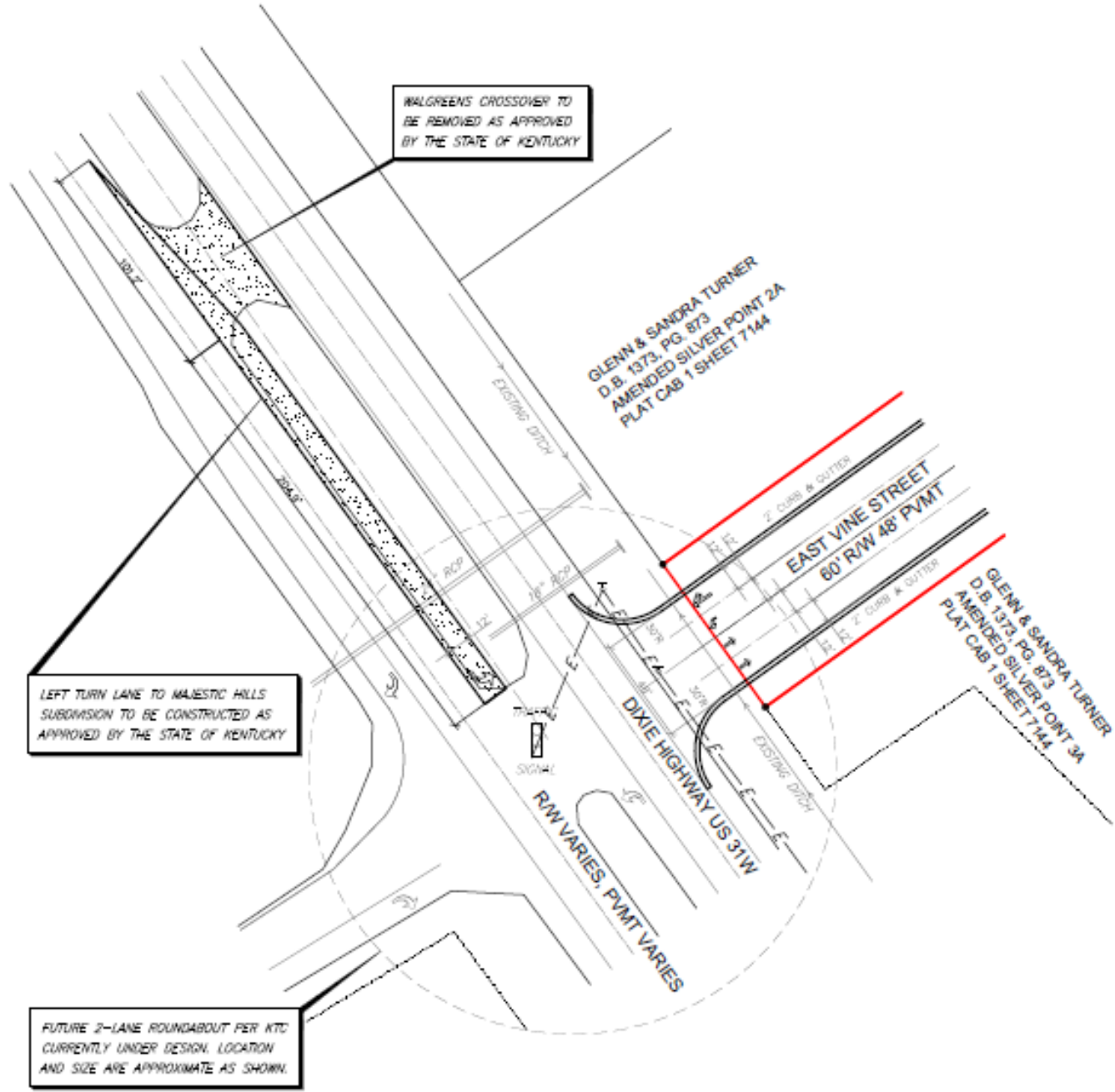
COMMONWEALTH OF KENTUCKY
194, PG. 23 & D.B. 167, PG. 259
1.31W S DIXIE BLVD
VARIES, PAVEMENT VARIES

NOTE

OWNER'S SIGNATURE AND DATE

OWNER

TL
A
C



WALGREENS CROSSOVER TO
BE REMOVED AS APPROVED
BY THE STATE OF KENTUCKY

GLINN & SANDRA TURNER
D.B. 1373, PG. 873
AMENDED SILVER POINT 2A
PLAT CAB 1 SHEET 7144

LEFT TURN LANE TO MAJESTIC HILLS
SUBDIVISION TO BE CONSTRUCTED AS
APPROVED BY THE STATE OF KENTUCKY

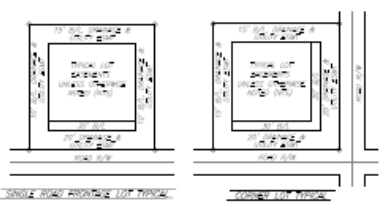
GLINN & SANDRA TURNER
D.B. 1373, PG. 873
AMENDED SILVER POINT 3A
PLAT CAB 1 SHEET 7144

FUTURE 2-LANE ROUNDABOUT PER KTC
CURRENTLY UNDER DESIGN. LOCATION
AND SIZE ARE APPROXIMATE AS SHOWN.

ENTRANCE DETAIL

EAST VINE/31W INTERSECTION
N.T.S.

ANGLE



SINK-HOLE NOTE

THIS IS A PRELIMINARY PLAT AND SUBJECT TO RECORDING. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS. ANY ALTERATIONS TO THIS PLAT MUST BE APPROVED BY THE CITY ENGINEER AND THE COUNTY ENGINEER. THE CITY ENGINEER'S OFFICE IS LOCATED AT 1000 N. 10TH ST., SUITE 100, OMAHA, NE 68102.



DETAIL

*** ACCESS DETAIL NOTE**

THIS IS A PRELIMINARY PLAT AND SUBJECT TO RECORDING. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS. ANY ALTERATIONS TO THIS PLAT MUST BE APPROVED BY THE CITY ENGINEER AND THE COUNTY ENGINEER. THE CITY ENGINEER'S OFFICE IS LOCATED AT 1000 N. 10TH ST., SUITE 100, OMAHA, NE 68102.



PLAT LEGEND

- ⊙ FOUND PROPERTY CORNER AS LARGED
- ▣ LOT NUMBER (CORNER)
- ▭ WALKWAY STRUCTURE
- ELECTRIC LINES
- - - ELECTRIC POLE
- ELECTRIC MANHOLE

LINCOLN TRAIL ACRES
SEC. 2
P.C. 1, SHT. 198B

SEE DETAIL ABOVE

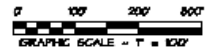
GLENN & SANDRA TURNER
D.B. 1536, PG. 502

SEE SHEET 2 OF 6

GLENN & SANDRA TURNER
D.B. 1536, PG. 1414
AMENDED SILVER POINT 7B
PLAT CAB 1 SHEET 7144

SEE SHEET 2 OF 6

GLENN & SANDRA TURNER
D.B. 1536, PG. 1414
AMENDED SILVER POINT 7B
PLAT CAB 1 SHEET 7144



SEE SHEET 4 OF 6

PRELIMINARY
NOT FOR CONSTRUCTION

SEE SHEET 6 OF 6

GENERAL PLAT 1

1. THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
3. THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
4. THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.

OWNER/CLIENT	GLENN & SANDRA TURNER
DATE	11/17/22
PROJECT	11-207
TURN A DIVISION	

EAST LINCOLN TRAIL BLVD
120' RW P.C. 1 SHT. 1999

22' PAVMENT
22' PAVMENT

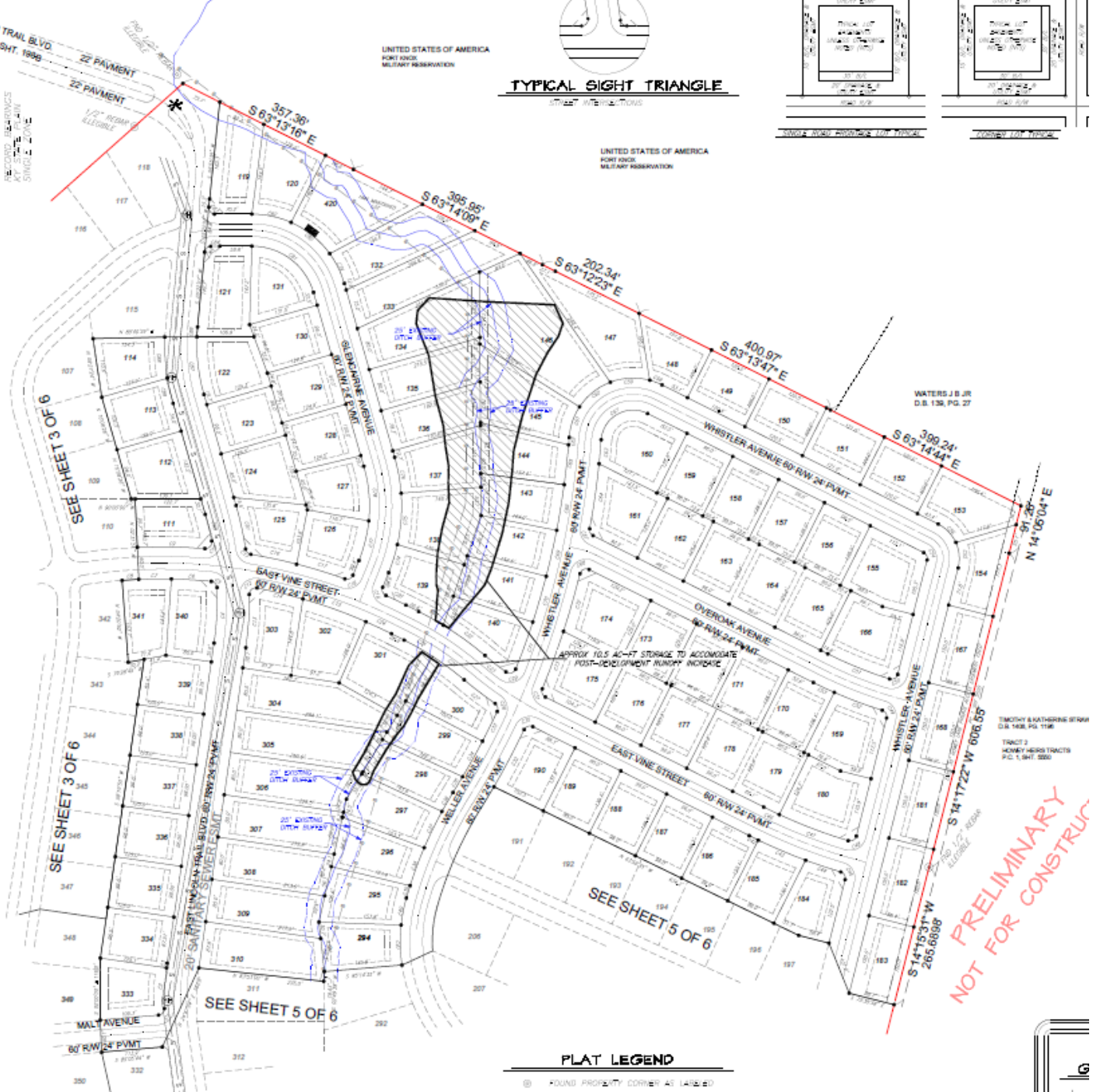
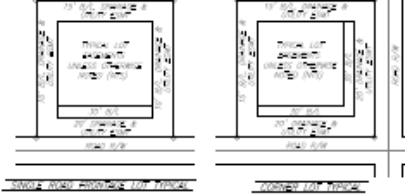
1/2" REAR YIELDABLE

RECORD DRAWINGS AT THE PLANNING SINGLE COPY

UNITED STATES OF AMERICA
FORT KNOX
MILITARY RESERVATION

TYPICAL SIGHT TRIANGLE
STREET INTERSECTIONS

UNITED STATES OF AMERICA
FORT KNOX
MILITARY RESERVATION



WATERS J.B. JR
D.B. 136, PG. 27

TIMOTHY & KATHERINE STEIN
D.B. 148, PG. 198

TRACT 2
HONEY HERS TRACTS
P.C. 1 SHT. 2000

**PRELIMINARY
NOT FOR CONSTRUCTION**

PLAT LEGEND

- ⊙ FOUND PROPERTY CORNER AS LAR 20
- 396 LOT NUMBER DESIGNATION



SEE SHEET 3 OF 6

SEE SHEET 4 OF 6

SEE SHEET 5 OF 6

SEE SHEET 2 OF 6

QUEENMORE STREET
60' ROW 24' PAVT

MALT AVENUE
60' ROW 24' PAVT

WOODBOND STREET
60' ROW 24' PAVT

ELEV 454
EXIST SINGLE
SEE NOTE ABOVE

HILLCREST ESTATES SEC. 1
P.C. 1, SHT. 109A
D.B. 1389, PG. 141A

N 49° 51' 33" W
25.80'

LOT 8
WALTER JUSTIN & LYDIA
D.B. 1452 PG. 260

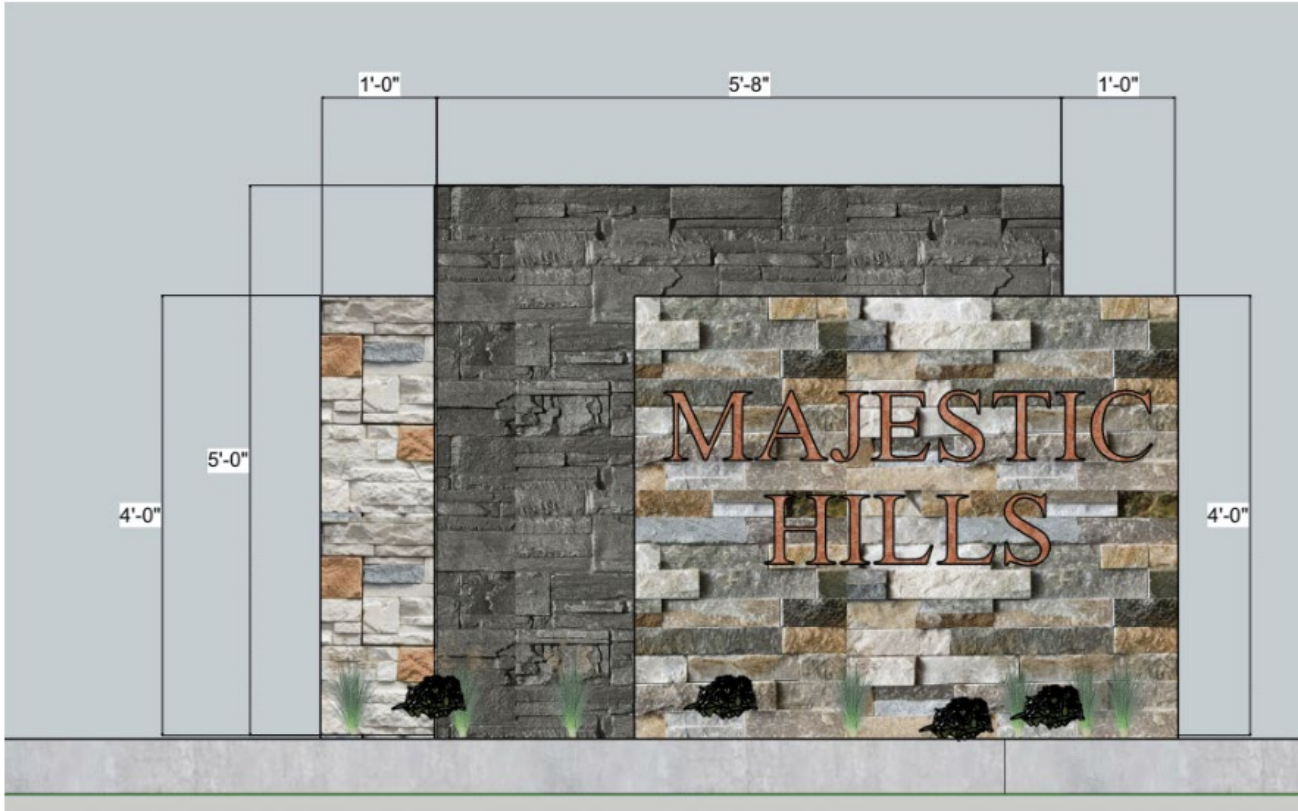
LOT 9
HEATHER WALTER R
D.B. 807 PG. 28

LOT 10
LAURENCE & JANE RAY
D.B. 1331 PG. 382

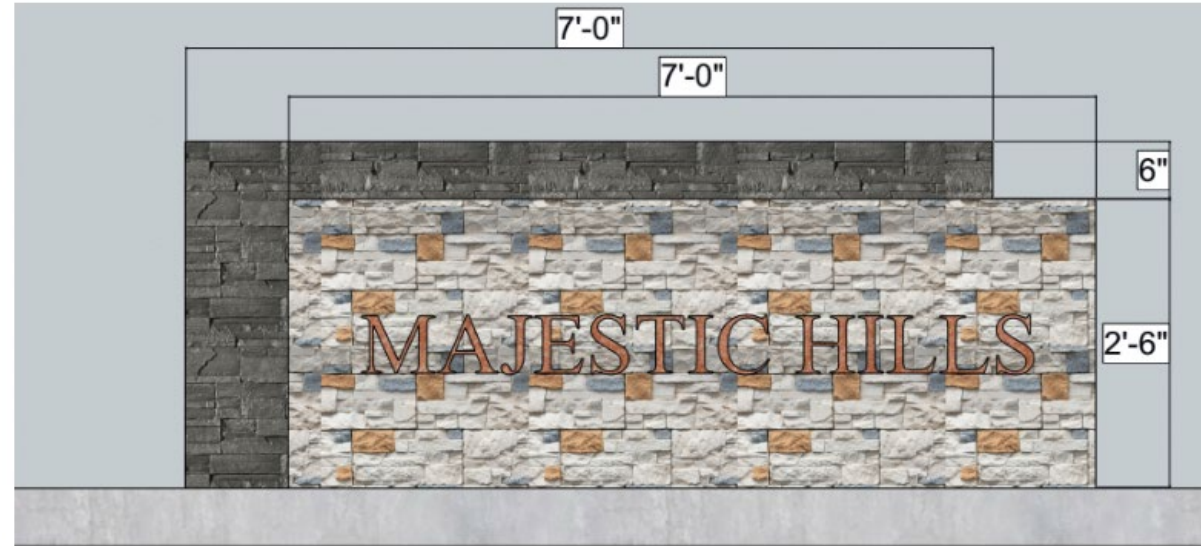
LOT 11
PT LOT 11
D.B. 1331 PG. 382

LOT 12
PT LOT 11
D.B. 1331 PG. 382

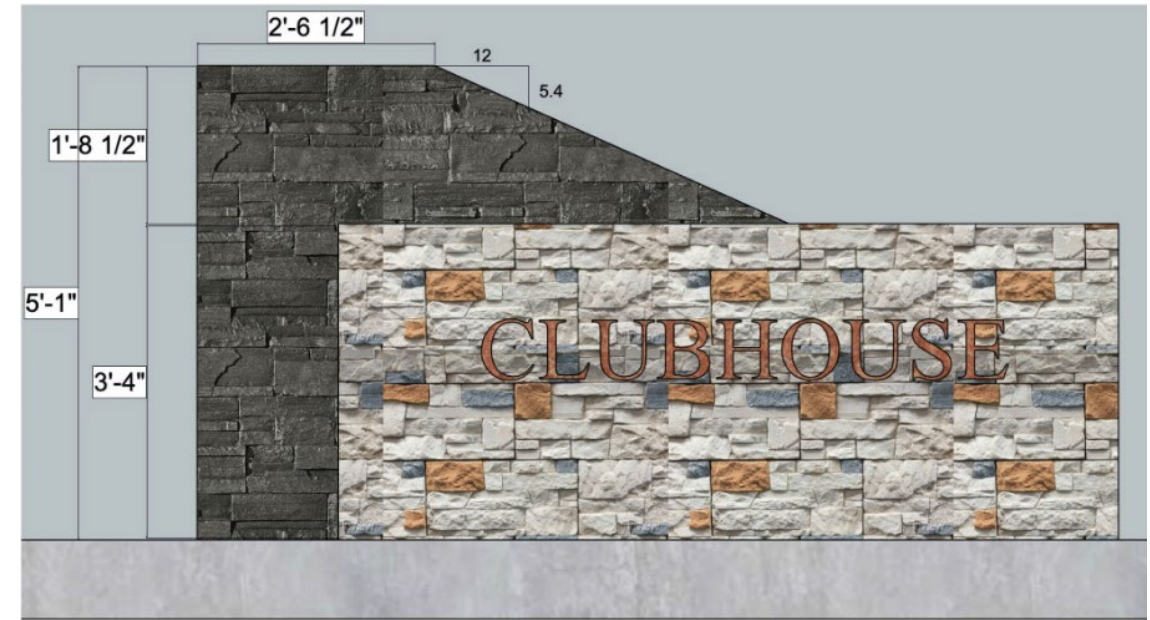
PRELIMINARY
NOT FOR CONSTRUCTION



5 SIDE ELEVATION
Scale: 1 1/2" = 1'-0"



5 SIDE ELEVATION
Scale: 1 1/2" = 1'-0"



5 SIDE ELEVATION
Scale: 1 1/2" = 1'-0"



English Oak



Sycamore Maple



Japanese Tree Lilac



Serviceberry 'Autumn Brilliance'



Profusion Crabapple



Concolor Fir



Canadian Hemlock



Korean Dwarf Boxwood



Little Bluestem



Magical Forsythia



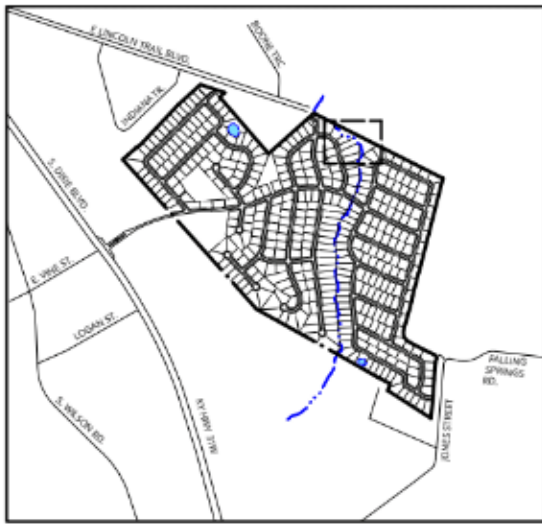
Korean Spice Viburnum



Turtlehead



Bee Balm



1 Keyplan
Scale: NTS

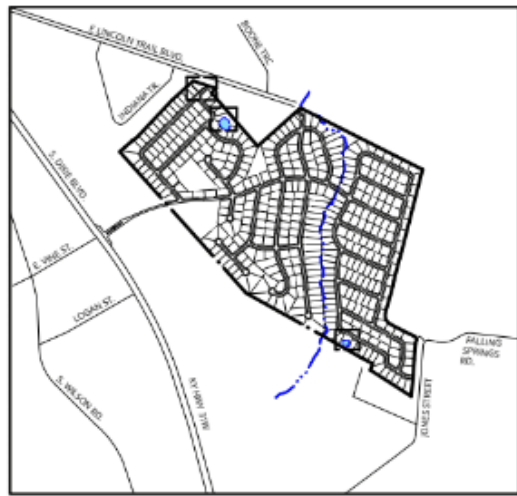


2 NORTHERN AMENITY AREA
Scale: 1" = 30'-0"



Legend

- | | | | |
|--|-----------------------|--|-----------------------|
| | Site Boundary | | Native Grass Planting |
| | Lot Lines | | Shrub Bed |
| | Existing Pond | | Turf / Softscape |
| | Existing Drainageway | | Paved Roads |
| | Proposed Forest | | Pedestrian Path |
| | Proposed Street Trees | | Hardscape / Concrete |
| | Major 10' Contours | | Play Area |
| | Minor 2' Contours | | Picnic Table |
| | Monument Signage | | Interpretive Sign |
| | Garbage Receptacle | | Bench |



1 Keyplan
Scale: NYS

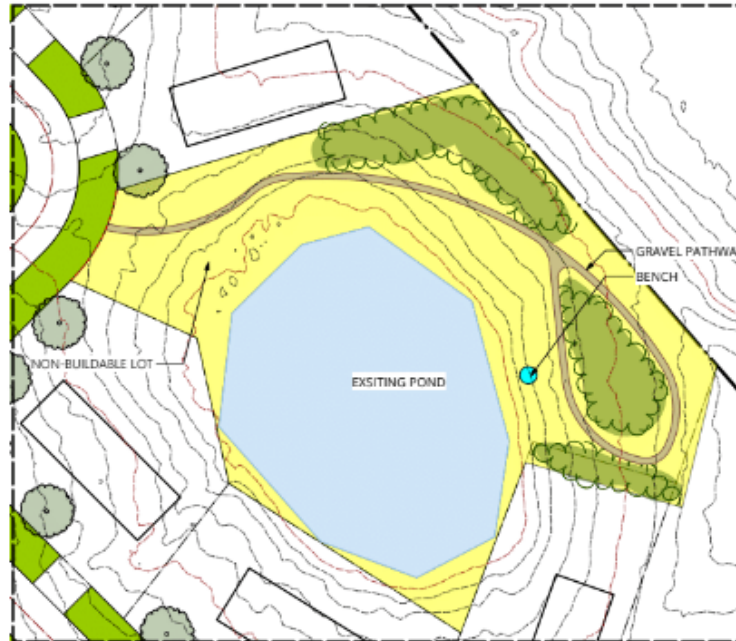


2 SECONDARY ENTRANCE
Scale: 1" = 30'-0"



Legend

- | | | | |
|--|-----------------------|--|-----------------------|
| | Site Boundary | | Native Grass Planting |
| | Lot Lines | | Shrub Bed |
| | Existing Pond | | Turf / Softscape |
| | Existing Drainageway | | Paved Roads |
| | Proposed Forest | | Pedestrian Path |
| | Proposed Street Trees | | Hardscape / Concrete |
| | Major 10' Contours | | Play Area |
| | Minor 2' Contours | | Picnic Table |
| | Monument Signage | | Interpretive Sign |
| | Garbage Receptacle | | Bench |

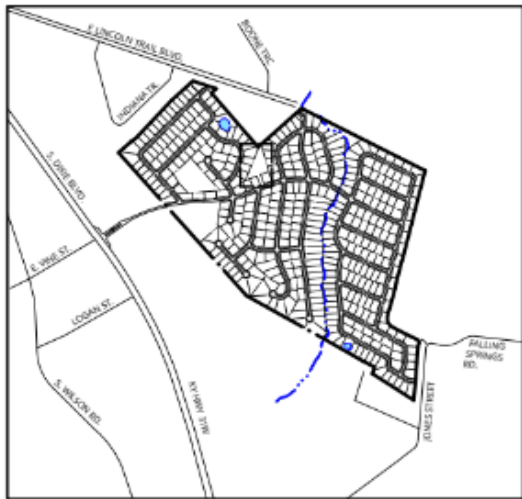


3 NORTH POND
Scale: 1" = 30'-0"























4 SOUTH MAILBOX AND POND
Scale: 1" = 30'-0"





1 Keyplan
Scale: NTS

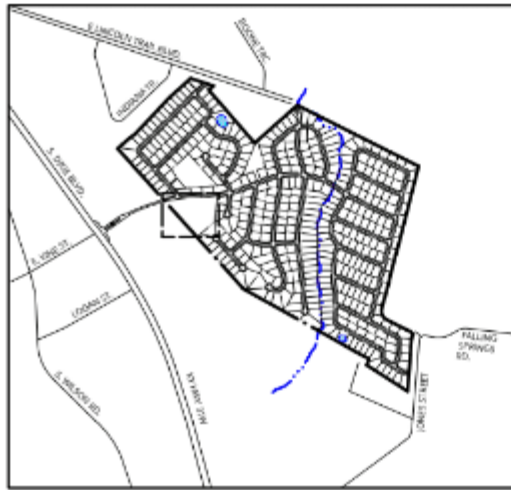
Legend

	Site Boundary		Native Grass Planting
	Lot Lines		Shrub Bed
	Existing Pond		Turf / Softscape
	Existing Drainageway		Paved Roads
	Proposed Forest		Pedestrian Path
	Proposed Street Trees		Hardscape / Concrete
	Major 10' Contours		Play Area
	Minor 2' Contours		Picnic Table
	Monument Signage		Interpretive Sign
	Garbage Receptacle		Bench



2 CEMETERY
Scale: 1" = 30'-0"

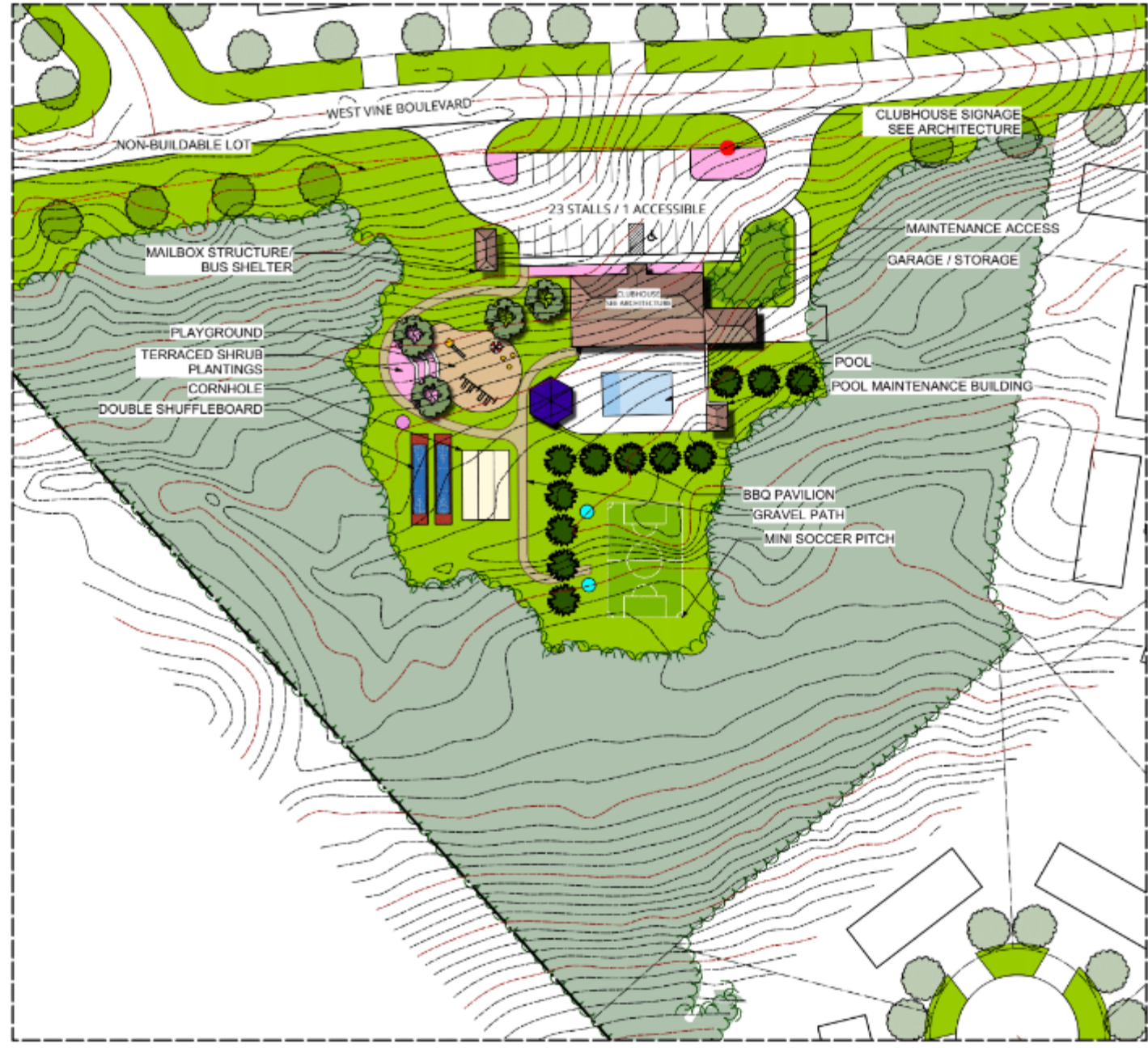




1 Keyplan
Scale: NTS

Legend

	Site Boundary		Native Grass Planting
	Lot Lines		Shrub Bed
	Existing Pond		Turf / Softscape
	Existing Drainageway		Paved Roads
	Proposed Forest		Pedestrian Path
	Proposed Street Trees		Hardscape / Concrete
	Major 5' Contours		Play Area
	Minor 1' Contours		Picnic Table
	Monument Signage		Interpretive Sign
	Garbage Receptacle		Bench



2 CENTRAL AMENITIES SITE PLAN
Scale: 1" = 30'-0"







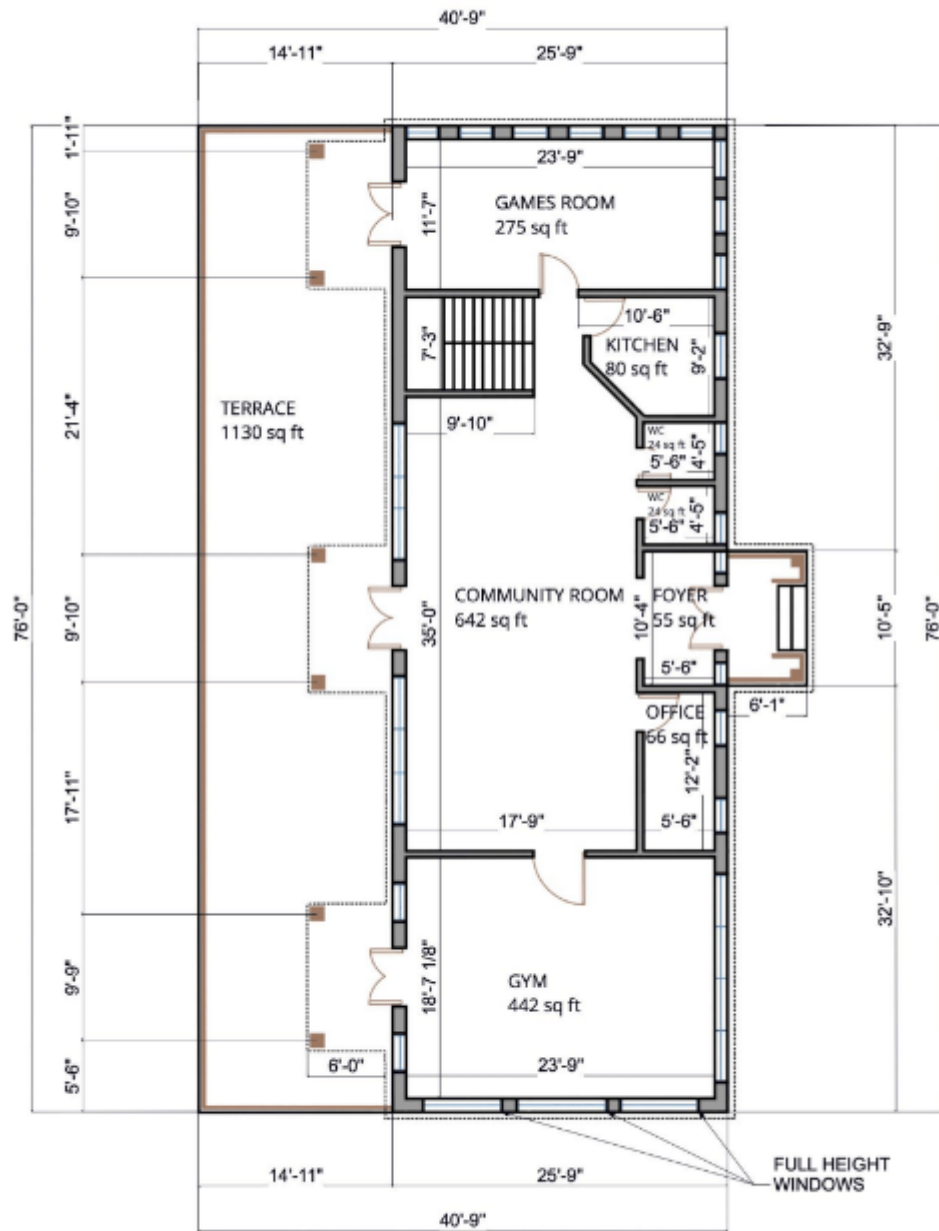
CLUBHOUSE



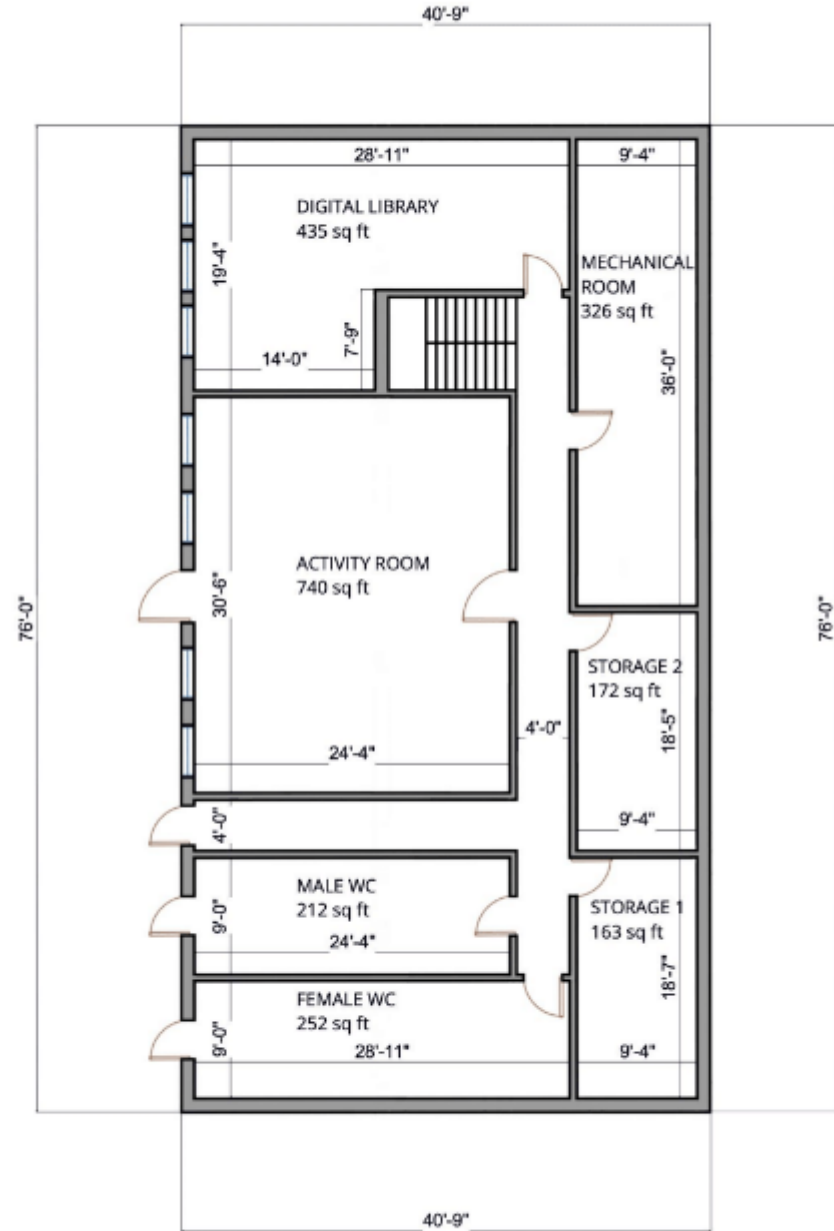
1 FRONT ELEVATION
Scale: 1:36



2 REAR ELEVATION
Scale: 1:36



1 MAIN FLOOR PLAN
Scale: 1" = 6' 0"



2 WALK-OUT BASEMENT
Scale: 1" = 6' 0"



Hardin County Water District No. 1

Serving Radcliff and Hardin County for Over 60 Years

1400 Rogersville Road
Radcliff, KY. 40160

January 19, 2023

Mr. Glenn S. Turner P.E., PLS
Turner Engineering & Land Surveying
5735 N Dixie Hwy.
Elizabethtown, KY 42701
270-737-3232
GSTurner@msn.com

RE: Service Availability, Howey Farm Development, Hardin County. KY

Dear Mr. Turner

Hardin County Water District No. 1 (HCWD1) has reviewed your request for service. HCWD1 is the water and wastewater supplier for the residential development in Hardin County, KY. Based on your request of approximately 104 gallons per minute (150,000 GPD) for potable water and 104 – 156 gallons per minute (225,000 GPD) for wastewater, the District has adequate capacity to serve. This response is based on the number of single-family residential houses you submitted in the request. Changes to the proposed development may need to be reevaluated at a later date.

In addition to the above request, the District has not been provided enough information to determine Fire Protection requirements. At a future date when these requirements are determined the District will respond appropriately.

Please feel free to visit our web site www.HCWD.com for additional information related to fees and rates.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen M. Hogan", with a long horizontal flourish extending to the right.

Stephen M. Hogan, P.E.
General Manager

MOTION

I make a motion to **Conditionally Approve** the Preliminary Plat of Majestic Hills Subdivision:

- Pending correction of the **392** items listed in the Staff Review Comments

