

Hardin County Planning & Development Commission

6 May 2025



Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

Owners: PCH Properties Inc.

6 May 2025

Zoning Map Amendment Request:

FROM: C-0 (Neighborhood Commercial)

TO: R-1 (Urban Residential)



Summary: The applicant is requesting a Zone Change from Neighborhood Commercial (C-0) to Urban Residential (R-1) for financing purposes and due to no commercial activity on site. The property is a 1.725 acre site located at 3563 Hodgenville Road, in Elizabethtown, KY, known as Lot 5A of H.P Route 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. Environmental Features**
- G. Character of the Site Analysis**
- H. Amended Record Plat of H.P. Route Subdivision (2006)**
- I. Photos of the Site**
- J. Character of the Area Analysis**
- K. Details from the 2003 Zone Change**
- L. Staff Report and COMPREHENSIVE PLAN ANALYSIS**
- M. *Comprehensive Development Guide**
- N. *Development Guidance System Ordinance**

*Not provided in PowerPoint



**LEGAL
NOTICE**


NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, 6 MAY 2025, 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 C-0 - NEIGHBORHOOD/RURAL COMMERCIAL ZONE to the R-1 - URBAN RESIDENTIAL ZONE for A +/- 1.725 ACRE SITE located at 3563 HODGENVILLE ROAD, ELIZABETHTOWN, KY 42701.

Newspaper Ad on Saturday April 26, 2025



Signs posted on site since March 27, 2025



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

COPY

April 18, 2025

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 3563 HODGENVILLE ROAD, ELIZABETHTOWN, KY. The owner, PCH PROPERTIES INC, is requesting a Zoning Change for A +/- 1.725 ACRE SITE known as Lot 5A of H.P. Route Subdivision. – See Enclosed Map

The hearing will be held as follows:

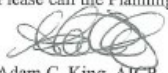
DATE:	6 MAY 2025
TIME:	5:00 PM
PLACE:	Hardin County Government Building 150 N. Provident Way, 2nd Floor Meeting Room Elizabethtown, KY 42701
EXISTING ZONE:	C-0 - NEIGHBORHOOD/RURAL COMMERCIAL ZONE
PROPOSED ZONE:	R-1 - URBAN RESIDENTIAL ZONE
REQUEST:	ZONE CHANGE TO R-1 FOR FINANCING PURPOSES

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.

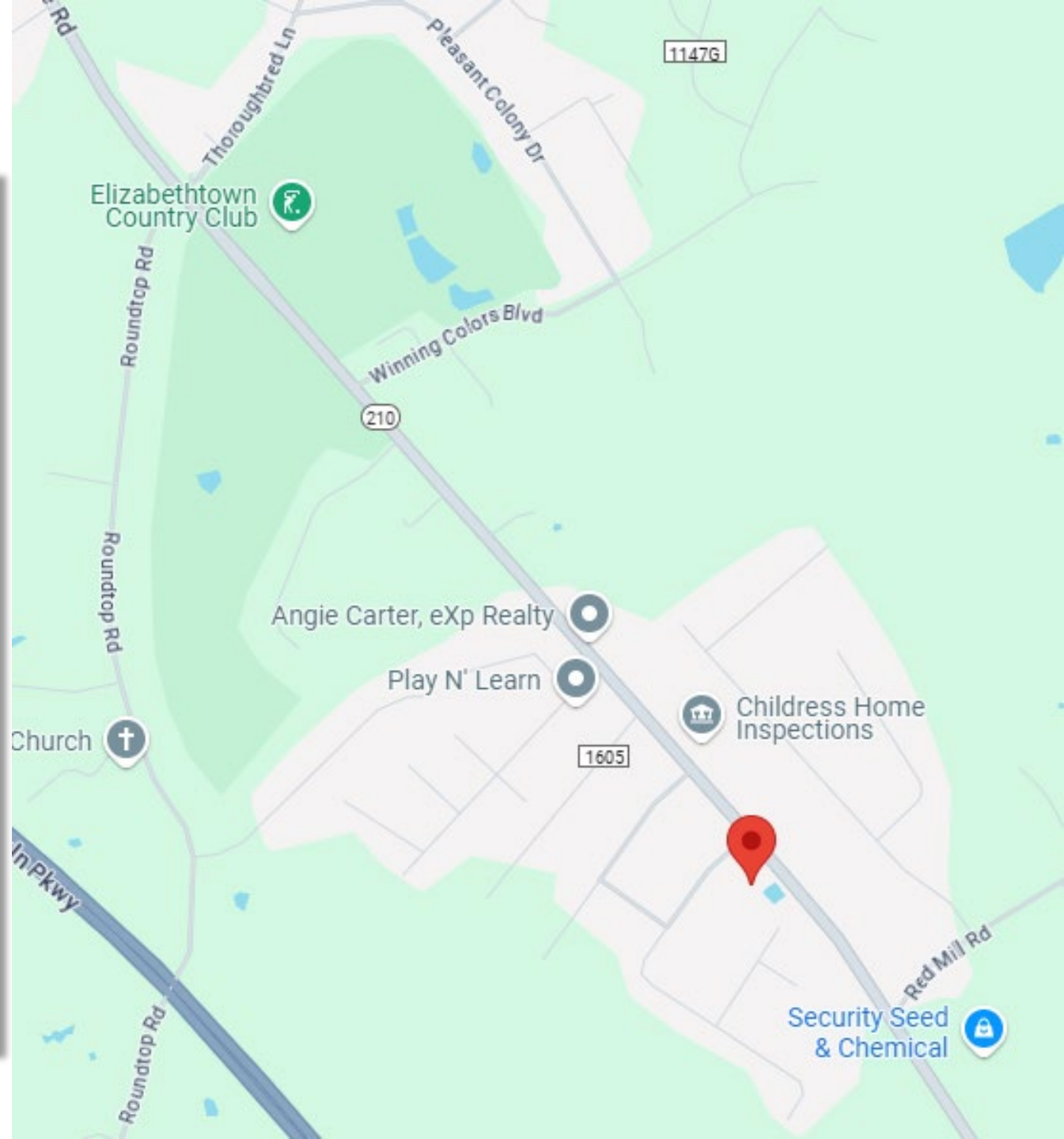
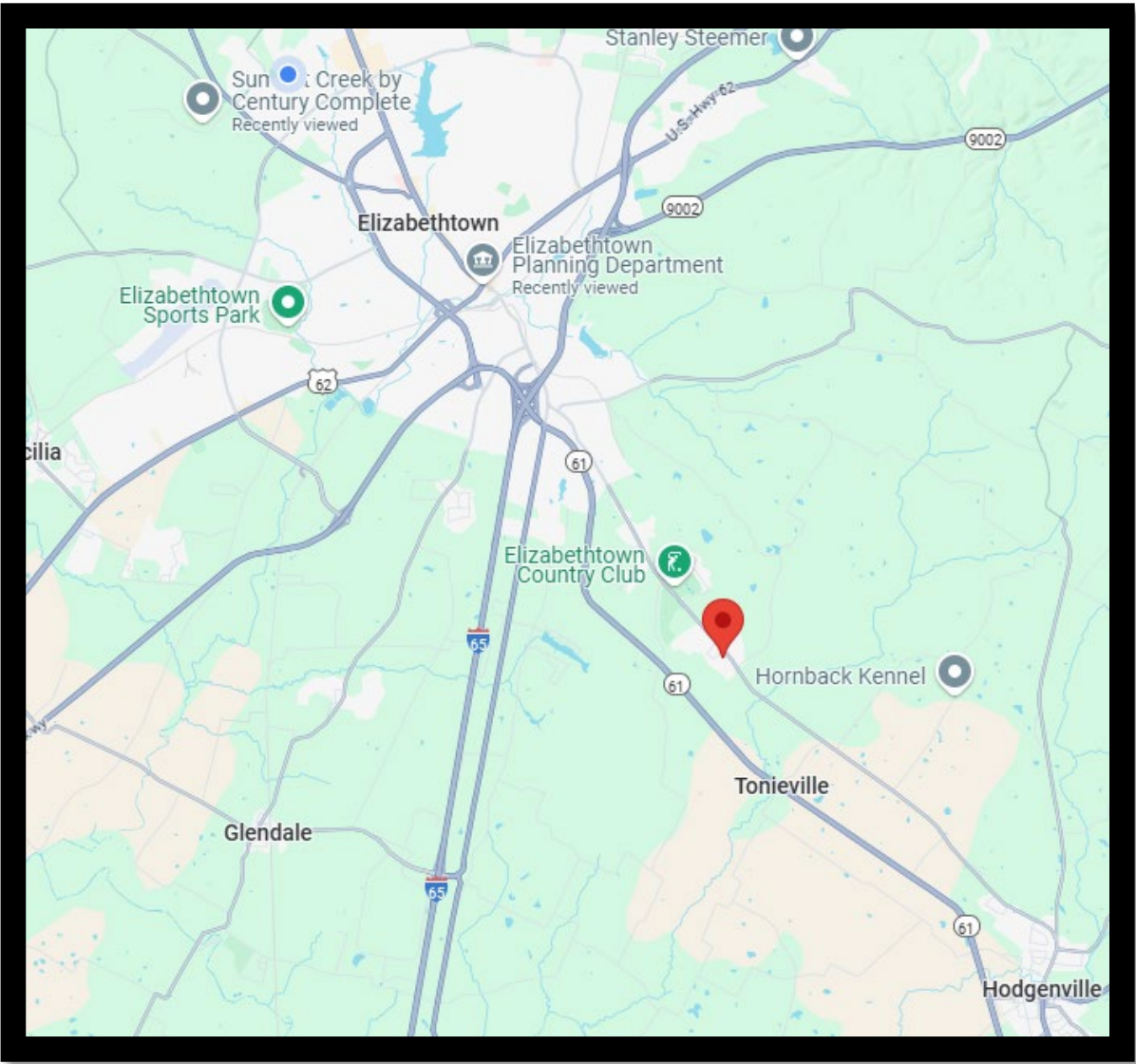


Adam C. King, AICP
Director

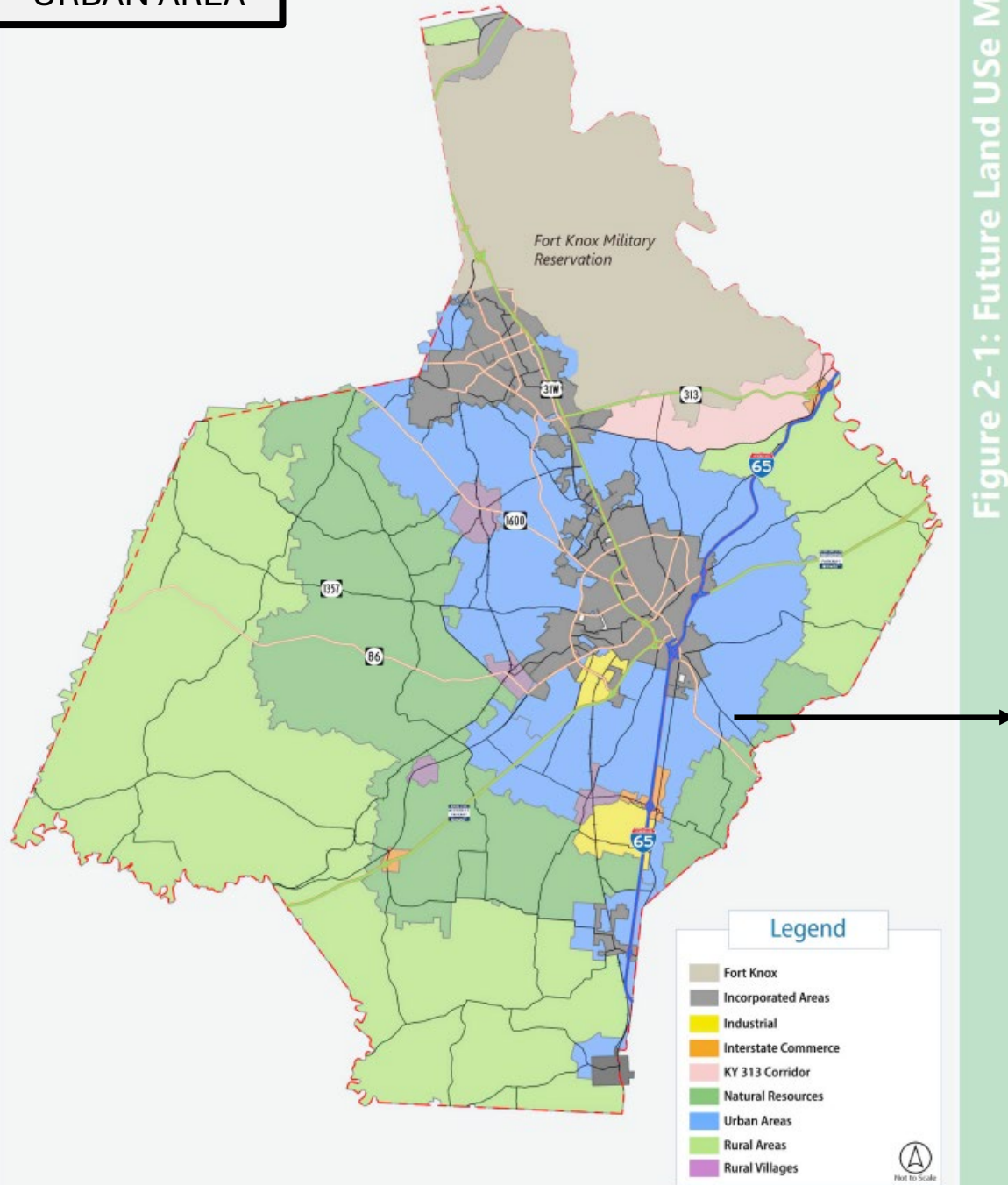
c: E G THOMPSON, Magistrate

First class mailings sent to 51 owners that adjoin or are within 1200’ of road frontage

VICINITY MAPS



URBAN AREA



Urban Areas

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

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

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

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

Recommended Land Uses

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

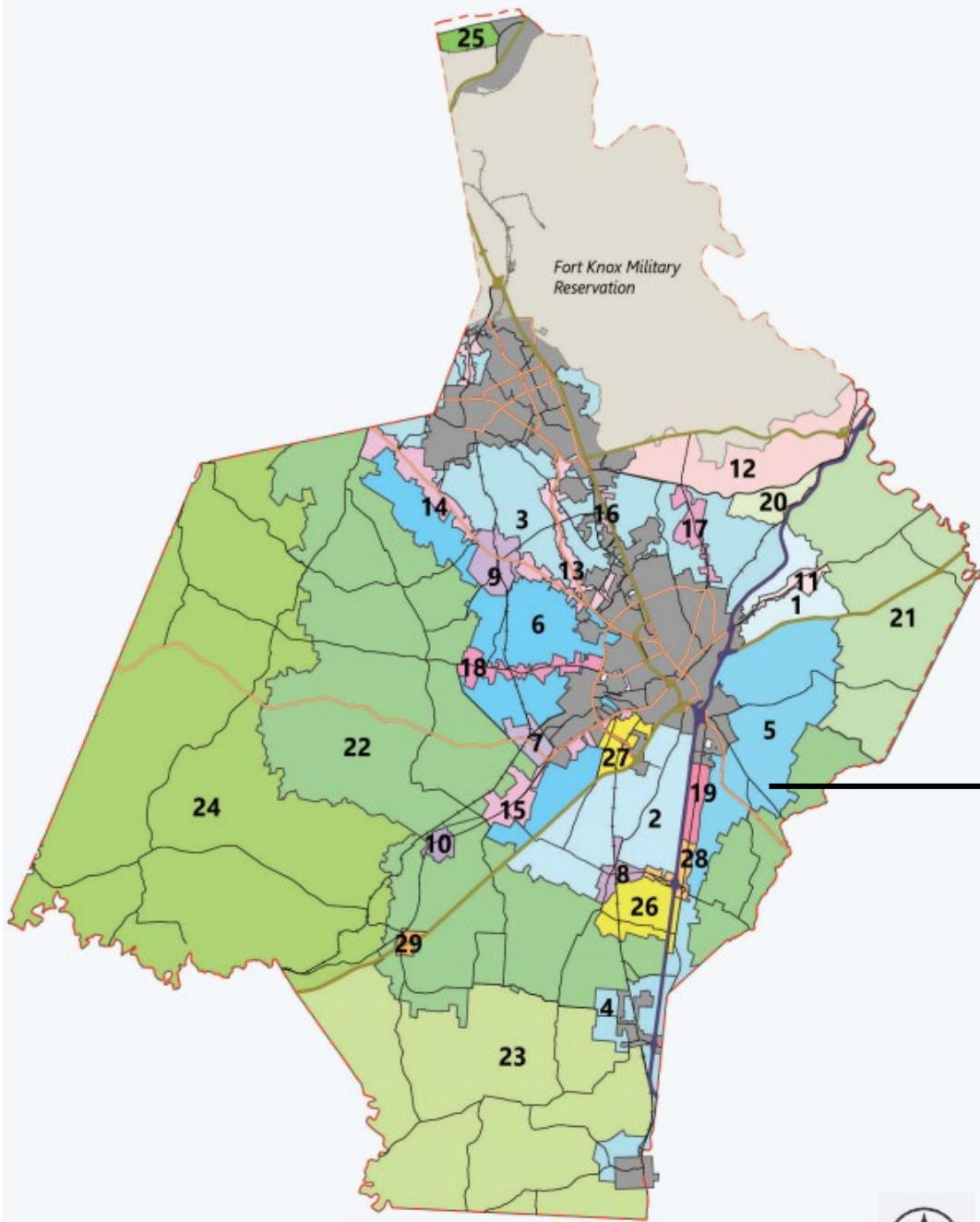
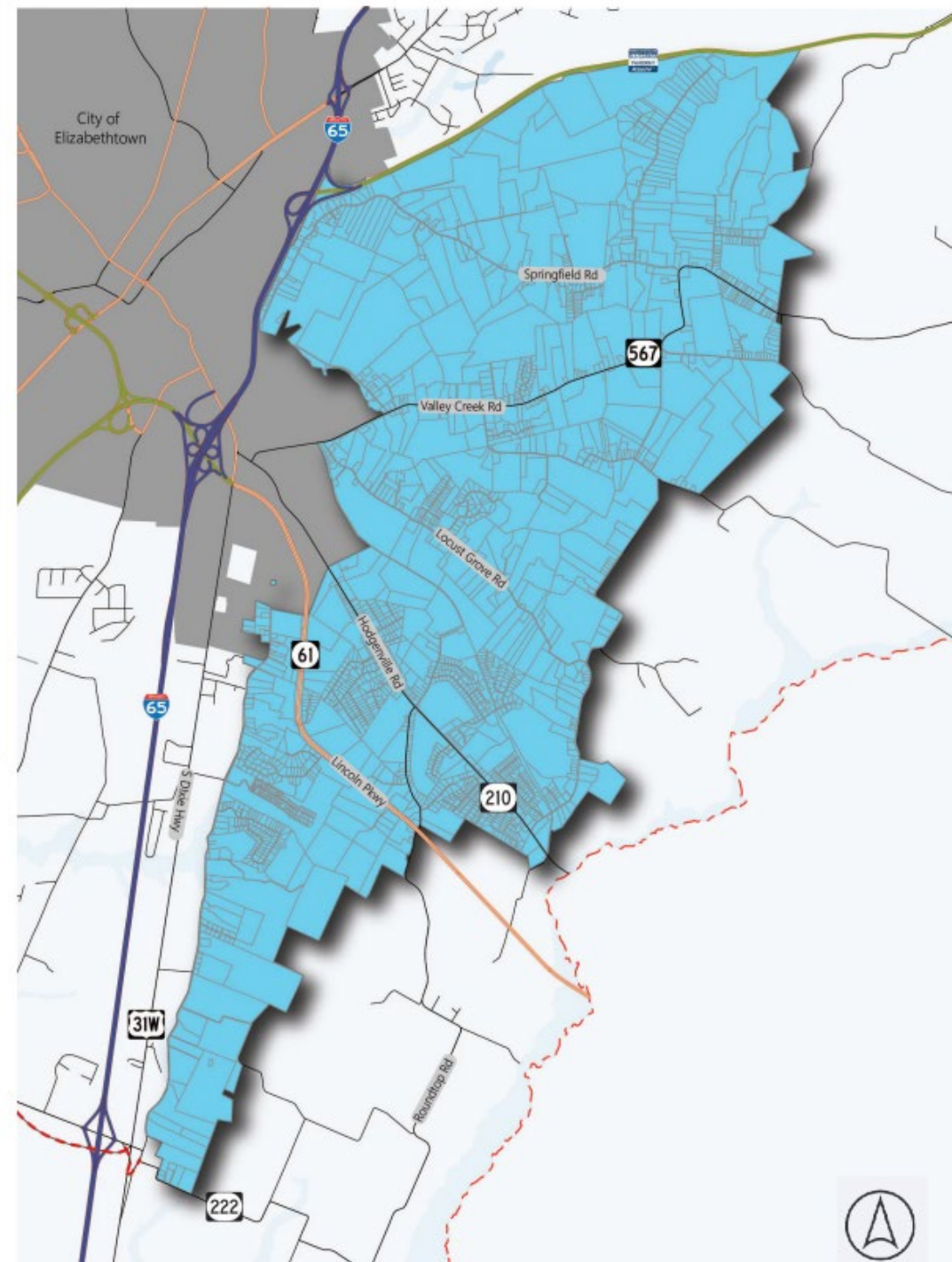


Figure 2-2: Planning Areas

5-Valley Creek Urban Area

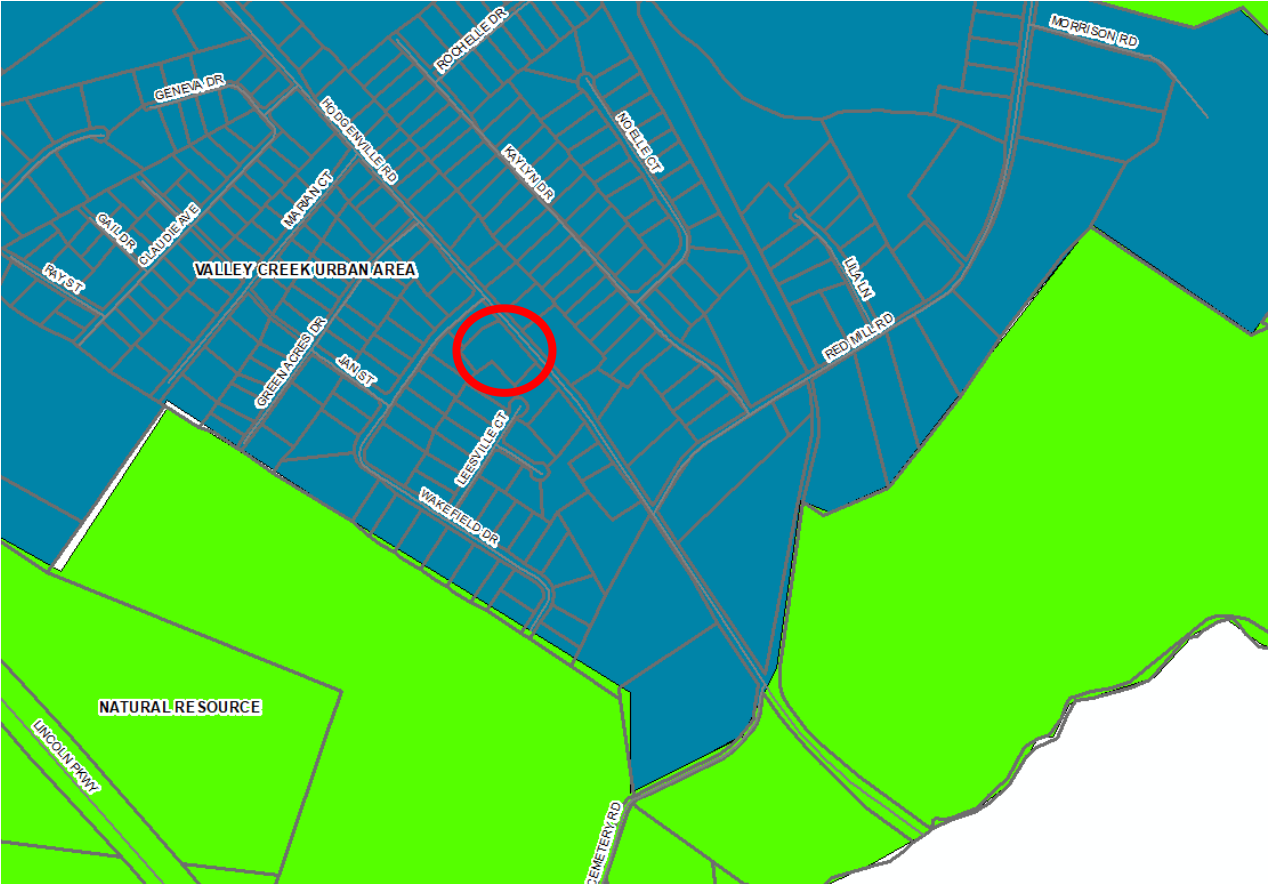


Valley Creek Urban Area

This planning area is part of the Urban Area future land use group. It is located southeast of Elizabethtown and bounded by the Bluegrass Parkway to the north, Red Mill Road to the east, and Sportsman Lake Road and the city of Elizabethtown to the west. The Valley Creek Planning Area is approximately 20.5 square miles (13,124 acres) in size.

Existing Land Use

This area is predominantly residential in character with areas of non-residential development along major corridors and closer to the city of Elizabethtown. Commercial and industrial uses are currently located on Lincoln Parkway (KY 61), Hodgenville Road (KY 210), and Valley Creek Road (KY 567). The Elizabethtown Country Club and various residential subdivisions (Fernwood, Foxwood, Tall Pines, Thousand Oaks, Wakefield, and Tabb Springs) are also located in this area.



5-Valley Creek Urban 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 predominately urban residential with non-residential in targeted areas.
- In order to reduce urban sprawl and maximize public infrastructure, decreases in minimum lot sizes should be permitted where adequate access and utility infrastructure is available.
- Multi-family development should be encouraged in areas closer to the City of Elizabethtown that are located along a state highway and have adequate utilities.
- Commercial is appropriate along Hodgenville Road (KY 210) if adequate infrastructure is available and it is compatible with the character of adjoining parcels.
- Industrial, commercial, and multi-family are appropriate along Lincoln Parkway if adequate infrastructure is available and it is compatible with the character of adjoining parcels.
- Development in this area should be logical not "leapfrog" development in order to allow for logical infrastructure improvements.
- Topographic features in particular areas with steep slopes should be considered during the development review process. Development in areas with steep slopes and other natural limitations should be limited and thoroughly reviewed.

Access Criteria

- Shared driveways and vehicular connections between adjacent existing and future developments should be encouraged.
- Access to individual residential lots should be limited to collector roads and be strictly regulated along arterials in order to preserve traffic flow.

Utility Criteria

- New development in this area is recommended to employ decentralized wastewater collection and treatment that would facilitate the eventual connection to the regional sewer system in the future.

Central Target Area: Parcels along Springfield Road, Ford Highway, Valley Creek Road (KY 567), and Locust Grove Road

- Residential subdivisions with access to individual residential lots from internal streets are appropriate along Springfield Road, Ford Highway, Valley Creek Road (KY 567) and Locust Grove Road.

KY 61 Target Area: Parcels along Lincoln Parkway (KY 61)

- Commercial, light industrial, single-family, and multi-family residential uses may be appropriate along Lincoln Parkway (KY 61), where adequate infrastructure is in place, and effective access management controls are utilized.

☐ MasterZone

DISTRICT

A-1

B-1

B-2

C-0

C-1

C-2

I-1

I-2

IH

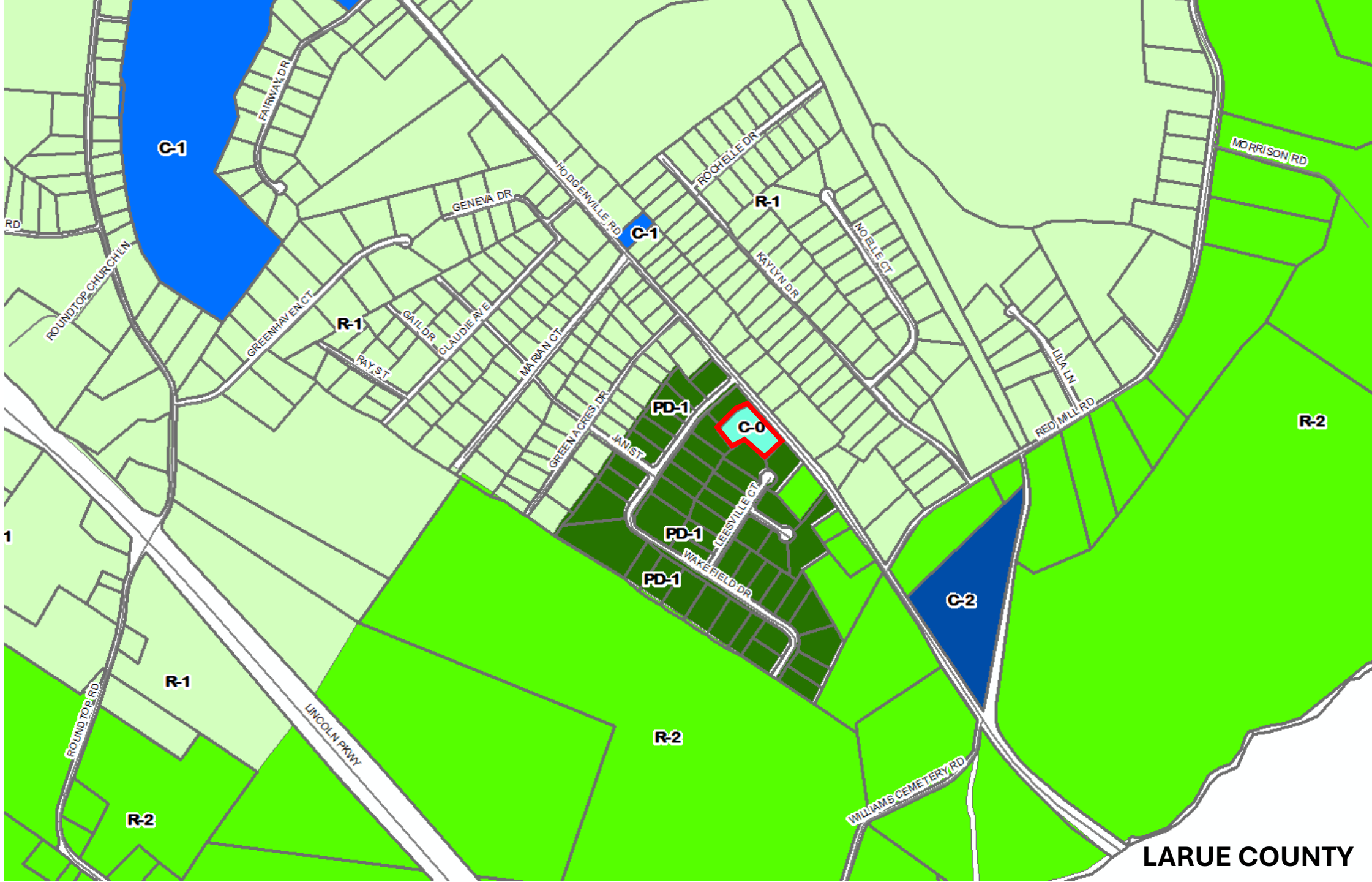
PD-1

R-1

R-2

R-3

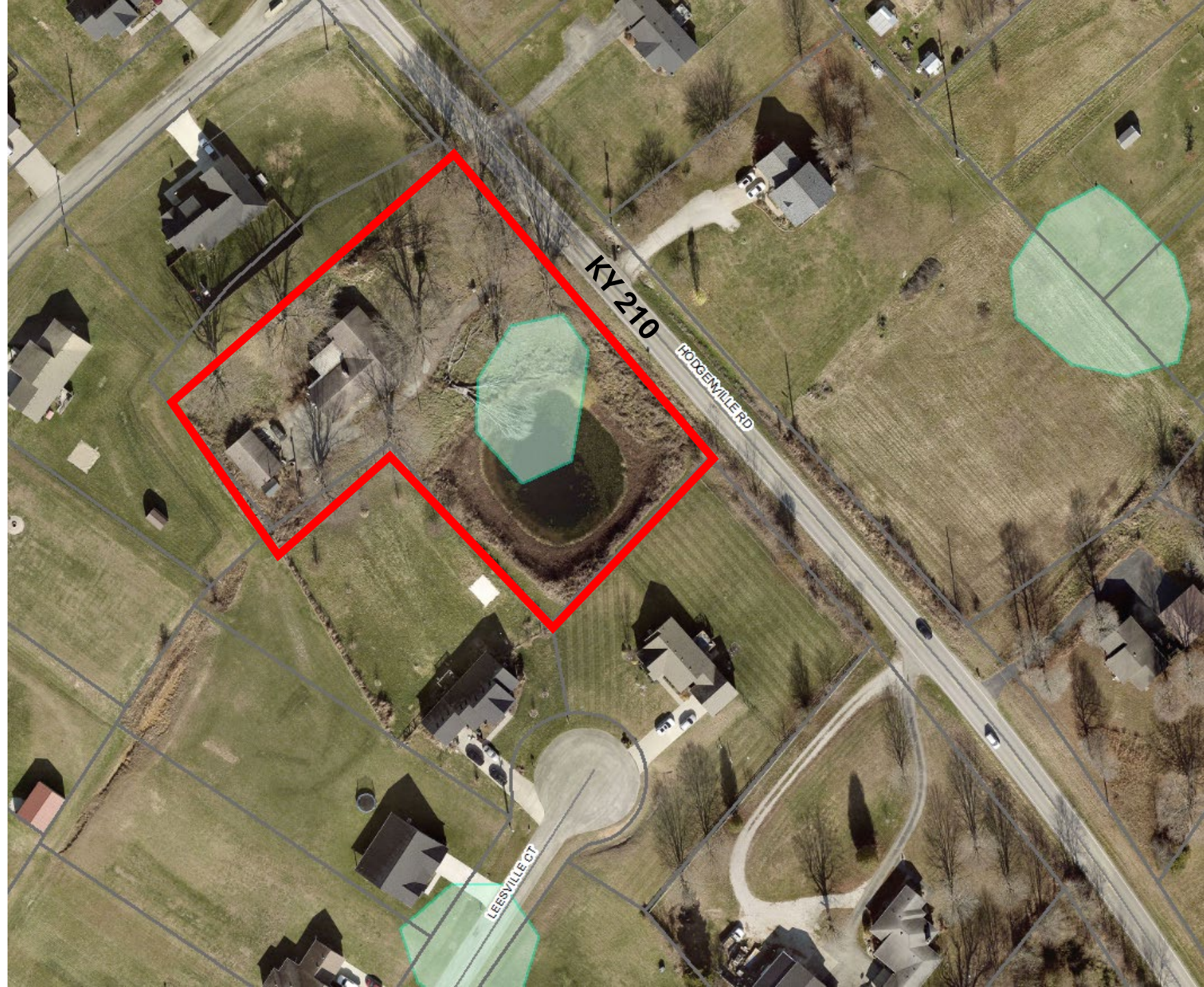
R-4



- ☒ 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



- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ Streams 2023
- ☒ hardin_sinkhole



Character of the Site



1,880 sq. ft. house (1973)



864 sq. ft. garage (1973)



ZONING CHANGE

PUBLIC HEARING C0 to R1

TIME: 5:00 DATE: 5-6

PLACE: HARDIN COUNTY
GOVERNMENT BUILDING 2ND FLOOR



HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION
150 N. PROVIDENT WAY, ELIZABETHTOWN KY 42701 PHONE 270-769-5479







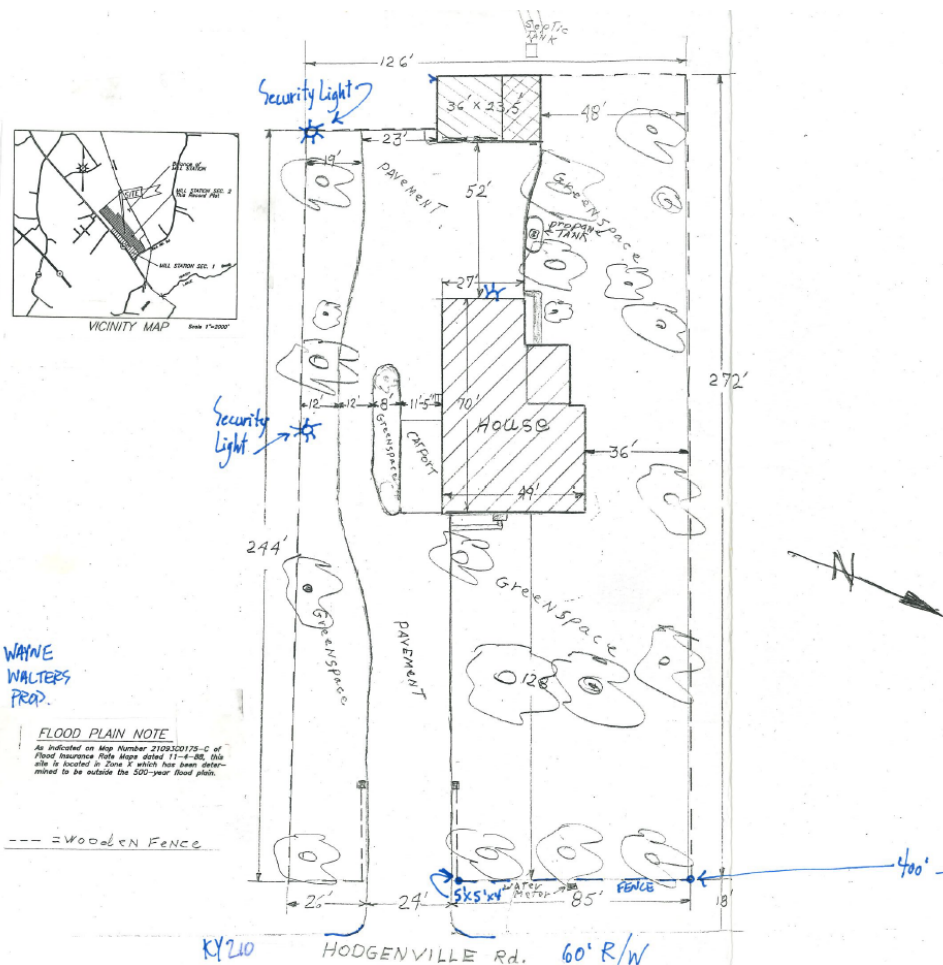






COPY

In 2003, Lois Sparks received a Zone Change from R-2 to C-0 to allow for "Lois's Cut & Curl" a beauty shop in the detached accessory structure.



HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION	Name of Development <u>Lois's Cut & Curl</u>	PVA Map Number <u>247-00-00-028</u>
	Owner's Name <u>Joseph N. Sparks</u>	
	Address <u>3703 Hodgenville Rd</u>	
	<u>Etowah Ky</u>	
	One Inch Equals <u>NA</u> Feet	Total Acreage <u>0.84</u>
	I (We) certify that I (am, we are) the owner(s) of this property, as recorded in deed book _____ page _____ in the Hardin County Clerk's Office, and that I (we) adopt this plan of development with (my, our) free consent. Date <u>12-3-03</u> Owner <u>Joseph N. Sparks</u>	
	I certify that I am a notary public for the state-at-large. I further certify that the above signature(s) (is, are) legal and (has, have) been executed voluntarily, to the best of my knowledge and belief. Date <u>12-03-03</u> Notary Public <u>Bernice Cole</u> (Date Commission Expires) <u>3-10-06</u>	
	I certify that this development plan was prepared by me and is a true and correct representation of the indicated land. Date <u>12-15-03</u> Preparer's Name <u>Wayne Walters</u>	
	I certify that the water supply and sewage disposal systems installed or proposed for installation in this development fully meet the requirements of this jurisdiction and are approved. Date <u>12-3-03</u> County Health Department Official <u>Shelly Wheeler</u> Title <u>RS</u>	
	I certify that the site shown has (a legal and adequate entrance onto the indicated road, Received an Encroachment Permit for access onto the indicated road) as shown. Date _____ Road Department Official _____ Title _____	
DEVELOPMENT PLAN	I certify that this development plan has been approved in accordance with the Regulations administered by the Hardin County Planning and Development Commission. Date <u>5 December 2003</u> Planning Commission Chairman/Director <u>Chris Hunsinger</u>	

RESOLUTION

NUMBER 17, SERIES 2003

Rural Residential (R-2) to Neighborhood/Rural Commercial District (C-0)

WHEREAS the Hardin County Planning and Development Commission has 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 property in question is proposed to be used for Neighborhood/Rural Commercial District (C-0) "to provide for small scale retailing of commodities and personal services characterized by low volume direct daily customers" in unincorporated Hardin County [DGS 5.5 B.1.]; and

WHEREAS the property is located on the south side of Hodgenville Road, approximately 1200 feet west of the intersection with Red Mill Road;

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that for the property owned by J. N. SPARKS identified by PVA map parcel number 247-00-00-025, shall be granted a map amendment from the existing Rural Residential District (R-2) to a Neighborhood/Rural Commercial District (C-0) with the following Binding Element imposed:

1. Prior to any development, a Development Plan shall be submitted and approved by the Planning Commission which conforms with the development standards of the DEVELOPMENT GUIDANCE SYSTEM.
2. Hours of operation shall not exceed 6:00 am to 9:00 pm on weekdays and Saturdays.
3. This use shall not utilize more than 1,500 square feet of area.
4. This use shall not generate more traffic or noise than the uses in the same neighborhood.
5. An on-site sewage disposal system must be approved by the Hardin County Health Department.
6. Only one on-site sign is permitted. No one side may exceed twenty (20) square feet and the total height of the sign shall not exceed five feet.

With the above-mentioned binding elements and the other appropriate portions of the DEVELOPMENT GUIDANCE SYSTEM, the proposed map amendment agrees with the language of the COMPREHENSIVE DEVELOPMENT GUIDE as listed below:

GOAL 6: TO IMPROVE AND PROMOTE HARDIN COUNTY AS A PLACE FOR COMMERCE AND INDUSTRY.

- Objective
- 1 To provide adequate space for the proper location of commercial and industrial land use.
 - 6 To expand employment and investment opportunities.
 - 8 Promote the development and prosperity of small businesses.

ADOPTED ON THIS THE TWENTY-EIGHTH DAY OF OCTOBER, 2003.

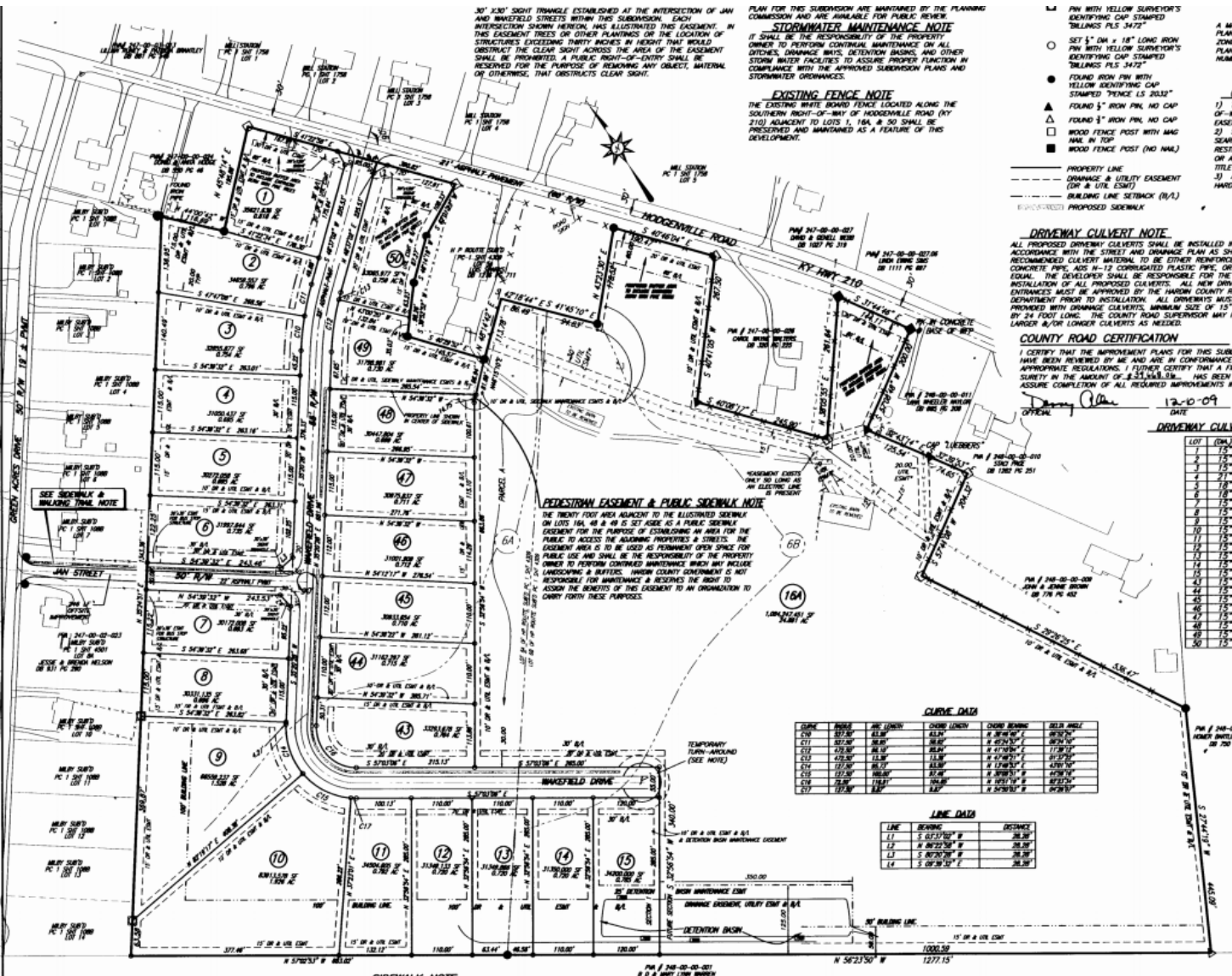
Rick Baumgardner
Rick Baumgardner Chairman

Chris Hunsinger
Chris Hunsinger, Director

Wakefield Farms Zoned PD-1 (lot size, road frontage, sidewalks, bus shelter, entrance fencing & signage)

Section 1 – 24 lots (2010)

Section 2 – 27 lots (2011)



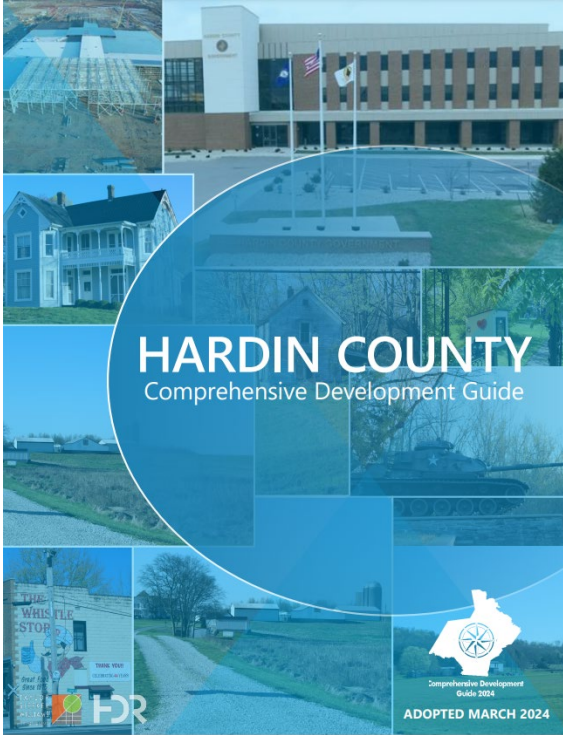


Reasons for Granting a Map Amendment

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, PCH Properties, Inc. are proposing to rezone a 1.725 acre site located at 3563 Hodgenville Road, Elizabethtown, KY known as Lot 5A of HP Route Subdivision from Neighborhood Commercial (C-0) to Urban Residential (R-1) to allow for the property to continue to be used as a single family residence and for financing purposes.

Pre-application Conference:	March 11, 2025	Owner: PCH Properties, Inc. 100 Buckingham Drive Bardstown, KY 40004
Public Hearing Date:	May 6, 2025	
Location of Proposed Zone Change: 3563 Hodgenville Road (KY 210), Elizabethtown, KY		Zone Map Amendment Request:
Acreage: ±1.725		FROM: C-0 (Neighborhood Commercial) TO: R-1 (Urban Residential)
PVA Parcel Number: 247-00-00-025		
Flood Plain: The property is not located within the floodplain according to FEMA Map 21093C0320D (dated 16 August 2007).		Land Use Group: Urban Area Planning Area: Valley Creek Urban Area Existing Land Uses: Residential Zoning History: R-2 (Rural Residential) was the original zoning for the Subject Properties in July of 1995. In 2003, it was rezoned to C-0 (Neighborhood Commercial) to allow for a beauty shop in the detached garage. Adjacent Zoning: North – R-1, Craddock (0.84 acres) & Bricker (2.39 acres) South – PD-1, Jordan (0.73 acres) & Franchek (0.9 acres) East – PD-1, McCullough (0.975 acres) West – PD-1, Price (0.759 acres)
History of the Property: The house and detached garage on site were built in 1973 per PVA records. The property has previously been owned by Birich, Sparks, Pyles and Caven. A Zone Change from R-2 to C-0 was granted on November 18, 2003 to allow for a beauty shop within the detached garage. The property was platted as Lot 5 of H.P. Route Subdivision in 1966 and later amended to Lot 5A in 2006.		
Utility Services: Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with an 8" line along Hodgenville Road (KY 210).		Transportation Considerations: The site has an existing driveway access to Hodgenville Road (KY 210), a state maintained highway with 21' of pavement width and a 60' right-of-way. This section of Hodgenville Road (KY 210) is classified as a minor collector and as of 2023 there was an ADT of 3,160 just west of the site.
Wastewater Treatment: Sewage disposal is accomplished by an existing On-Site Septic System.		Increases in the Urban Area: With the 2009 Comprehensive Plan and again with the 2024 Comprehensive Plan, the urban area of the county has been increased beyond what was zoned R-1 at the adoption of zoning in July of 1995.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
General Policies:	
<i>Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.</i>	This site is within both the Urban Area and the Valley Creek Urban Area and across the street from Urban Residential (R-1) properties.
<i>The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.</i>	The existing lot is in character with the adjoining Wakefield Farms single family residential development.
<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>	The area between Elizabethtown and Hodgenville along Hodgenville Road has been a growing residential area with several development in the late 90's (Thoroughbred Estates), early 2000's (Mill Station, Wakefield Farms) and even more recently along Lincoln Parkway (Foxwood, Divine Woods).
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>	Public water is provided via Hardin County Water District #2 with an 8" line along Hodgenville Road (KY 210).
<i>Development should comply with all requirements for on-site sewage disposal, if applicable, and use effective, environmentally sound practices when implemented.</i>	Sewage disposal is accomplished by On-Site Septic Systems that was previously approved by the Hardin County Health Department.
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 Central Hardin Volunteer Fire Department on Nicholas Street in Elizabethtown is approximately 5 miles away. The closest fire hydrants are 162' away on Wakefield Drive to the west and 160' to the south on Leesville Court.
<i>Residential development should be adequately served by public schools.</i>	This is an existing house and will not have any additional impact on the public school capacity.
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>	No additional driveway accesses are proposed. The existing driveway does provide room for turn arounds.
<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>	The site is accessed via Hodgenville Road (KY 210), a state maintained highway with 21' of pavement width and a 60' right-of-way.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Urban Area	STEP 2: Agreement with the Future Land Use Map & Guidelines
<p>“The Urban Areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities”.</p> <p>The Recommended Land Use Pattern and Development Criteria notes that, “future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities,” and that “residential should be limited to urban residential at the highest density that can be supported by the infrastructure available.”</p>	
Comprehensive Plan Policy – PA #5 Valley Creek Urban Area	STEP 3: Compliance with the Planning Area Map & Guidelines
<p>The Valley Creek Urban Area lies southeast of Elizabethtown and contains 20.5 square miles (13,124 acres). This planning area is predominately residential in character.</p> <p>The Recommended Land Use Pattern is “predominately urban residential”.</p> <p>The Comprehensive Plan states that, “development in this area should be logical and not leapfrog development in order for logical infrastructure improvements”.</p>	

STAFF REVIEW AND RECOMMENDATION

The Staff finds that the proposed zoning is in agreement with Steps 1, 2, & 3 of the adopted Comprehensive Plan plus the following findings:

- The property is accessed via Hodgenville Road (KY 210), a state maintained highway with adequate pavement width and right-of-way for residential development,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The property is located in the Urban Area Future Land Use Group and Valley Creek Urban Planning Area,
- The proposal will allow for the existing single family dwelling to continue to be used as such and for a residential home mortgage,
- The existing zone assigned to the property (C-0) is now inappropriate given that there is no longer a beauty shop within the detached accessory structure,
- The proposed map amendment to R-1 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

The Staff recommends that the Zoning Map Amendment be APPROVED.

RESOLUTION 2025-005

MAP AMENDMENT

Neighborhood Commercial (C-0) to Urban Residential (R-1)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Urban Area of Hardin County and within the Valley Creek Urban Planning Area (#5);
- WHEREAS** this proposal is a request to rezone from Neighborhood Commercial (C-0) to Urban Residential (R-1) for a 1.725 acre site located at 3563 Hodgenville Road, Elizabethtown, KY, known as Lot 5A of H.P. Route Subdivision.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by PCH Properties Inc. known as PVA #247-00-00-025 and a 1.725 acre site located at 3563 Hodgenville Road, Elizabethtown, KY, known as Lot 5A of H.P. Route Subdivision be granted a zone change from the existing Neighborhood Commercial Zone (C-0) to the Urban Residential Zone (R-1), based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

With the appropriate portions of the Development Guidance System, Zoning Ordinance and the Comprehensive Development Guide, the testimony provided by staff and those in attendance at the public hearing, the Planning Commission hereby adopts the attached Staff Report and it is determined that the proposed R-1 Zone is in agreement with the Comprehensive Plan's following Policies, Goals & Objectives:

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area
Step 3:	Planning Area: Valley Creek Urban Area

- Goal 5:** HOUSING : Promote Hardin County as a place to live.
- Objective 1.4:** Support a supply of housing that responds to population and employment growth.

- Goal 8:** LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.
- Objective 8.1:** Ensure that new development and redevelopment complies with the county's future land use map.

ADOPTED THIS SIXTH DAY OF MAY 2025.

Mark Hinton, Chairman

Adam C. King, AICP, Director

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 2025-005 as presented

The proposed Map Amendment from C-0 to R-1 is in Agreement with the 3 Step Process as outlined in the Comprehensive Plan and the following Goals & Objectives.

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area
Step 3:	Planning Area: Valley Creek Urban Area

Goal 5: HOUSING : Promote Hardin County as a place to live.

Objective 1.4: Support a supply of housing that responds to population and employment growth.

Goal 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

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 C-0 & R-1 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.