



**Hardin County
Planning & Development
Commission
21 April 2026**

Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

Owners: Robert & HD Skaggs

Applicant: Mariah Greenwell

21 April 2026

Zoning Map Amendment Request:

FROM: R-1 (Urban Residential)

TO: I-1 (Light Industrial)



Summary: The applicant is requesting a Zone Change from Urban Residential (I-1) to Light Industrial (I-1) to allow for Lots 1-3 of Longview Subdivision (0.729 acre) to be merged into the adjoining 24 acre site to allow for the construction of a proposed office for the trucking business. The properties are located at 4859 & 4843 South Wilson Road, Elizabethtown, KY.

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. Plat of Longview Subdivision (1941)
- I. Proposed Amended Plat of Longview Subdivision, Lots 1-3 (2026)
- J. Proposed Development Plan (2026)
- K. Photos of the Site
- L. Email from HCWD #1 re: Sewer
- M. Email from Radcliff City Planning
- N. Other Trucking Business Applications
- O. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- P. *Comprehensive Development Guide
- Q. *Development Guidance System Ordinance

*Not provided in PowerPoint

Newspaper Ad on Saturday April 11, 2026

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, 21 April 2026, 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 R-1 Urban Residential Zone to the I-1 Light Industrial Zone for 4859 & 4843 South Wilson Road, Elizabethtown, KY 42701.



2 Signs posted on site since April 2, 2026



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 3, 2026

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 4859 & 4843 SOUTH WILSON ROAD, ELIZABETHTOWN, KY 42701. The owners, ROBERT & HD SKAGGS and applicant, MARIAH GREENWELL are requesting a Zoning Change for 4859 & 4843 SOUTH WILSON ROAD, ELIZABETHTOWN, KY 42701 – See Enclosed Map

The hearing will be held as follows:

- DATE: 21 APRIL 2026
- TIME: 5:00 PM
- PLACE: Hardin County Government Building
150 N. Provident Way, 2nd Floor Meeting Room
Elizabethtown, KY 42701
- EXISTING ZONE: R-1 - URBAN RESIDENTIAL ZONE
- PROPOSED ZONE: I-1 - LIGHT INDUSTRIAL ZONE
- REQUEST: TO ALLOW FOR THE CONSTRUCTION OF A 24'X48' OFFICE

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.

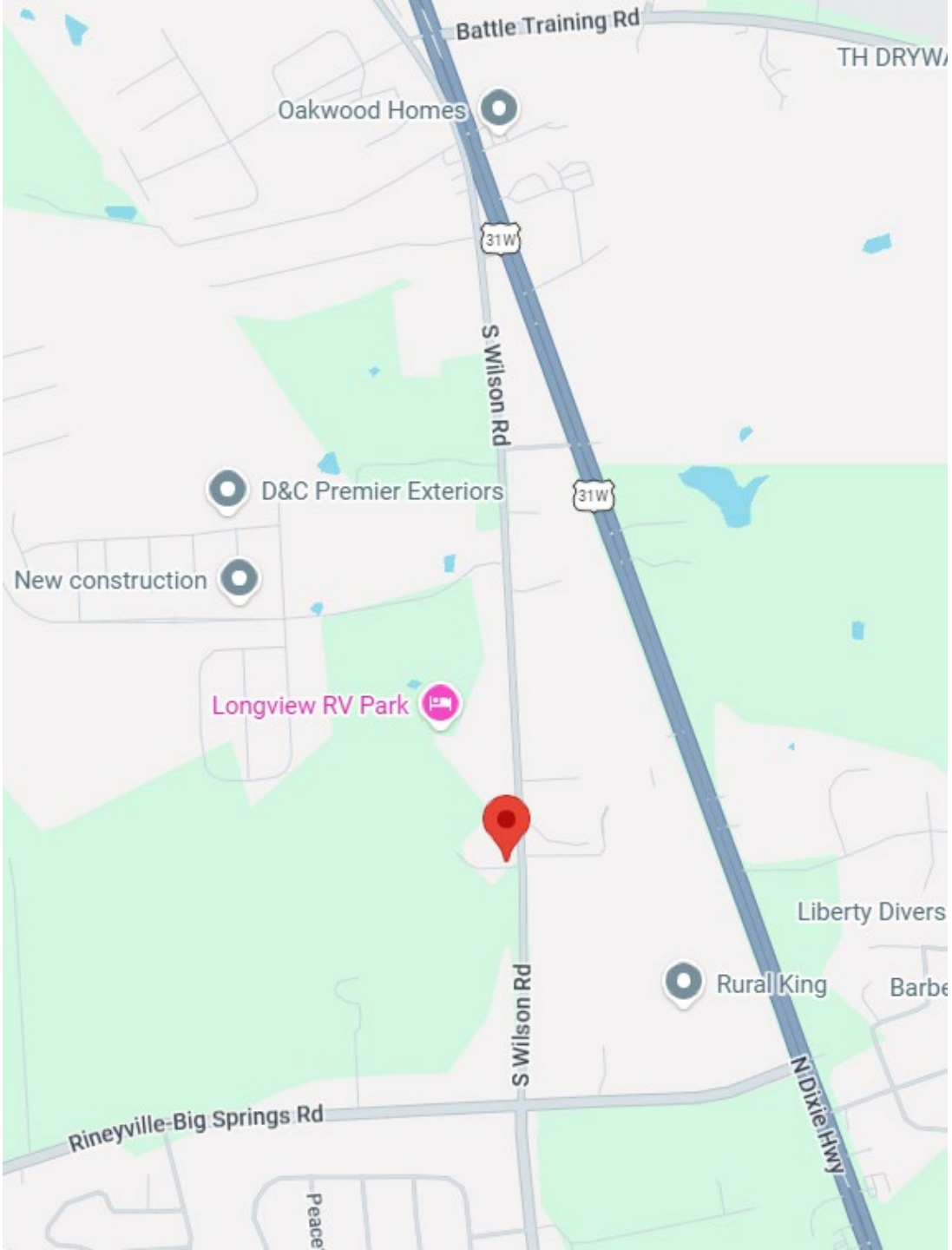
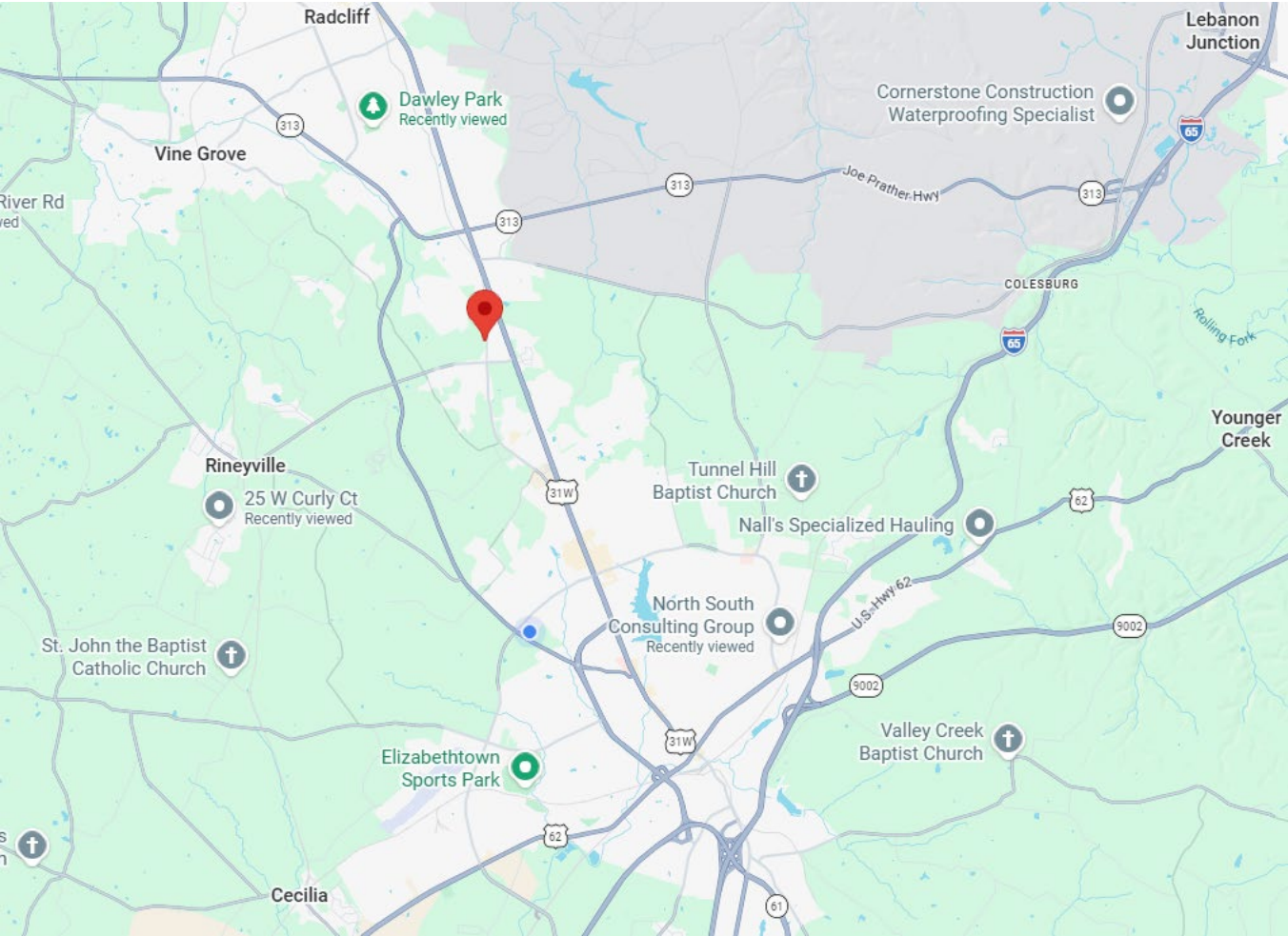


Adam C. King, AICP
Director

c: 2 KENNY SALSTMAN, Magistrate

First class mailings sent to 25 owners that adjoin or are within 1200' of road frontage

VICINITY MAPS



URBAN AREA

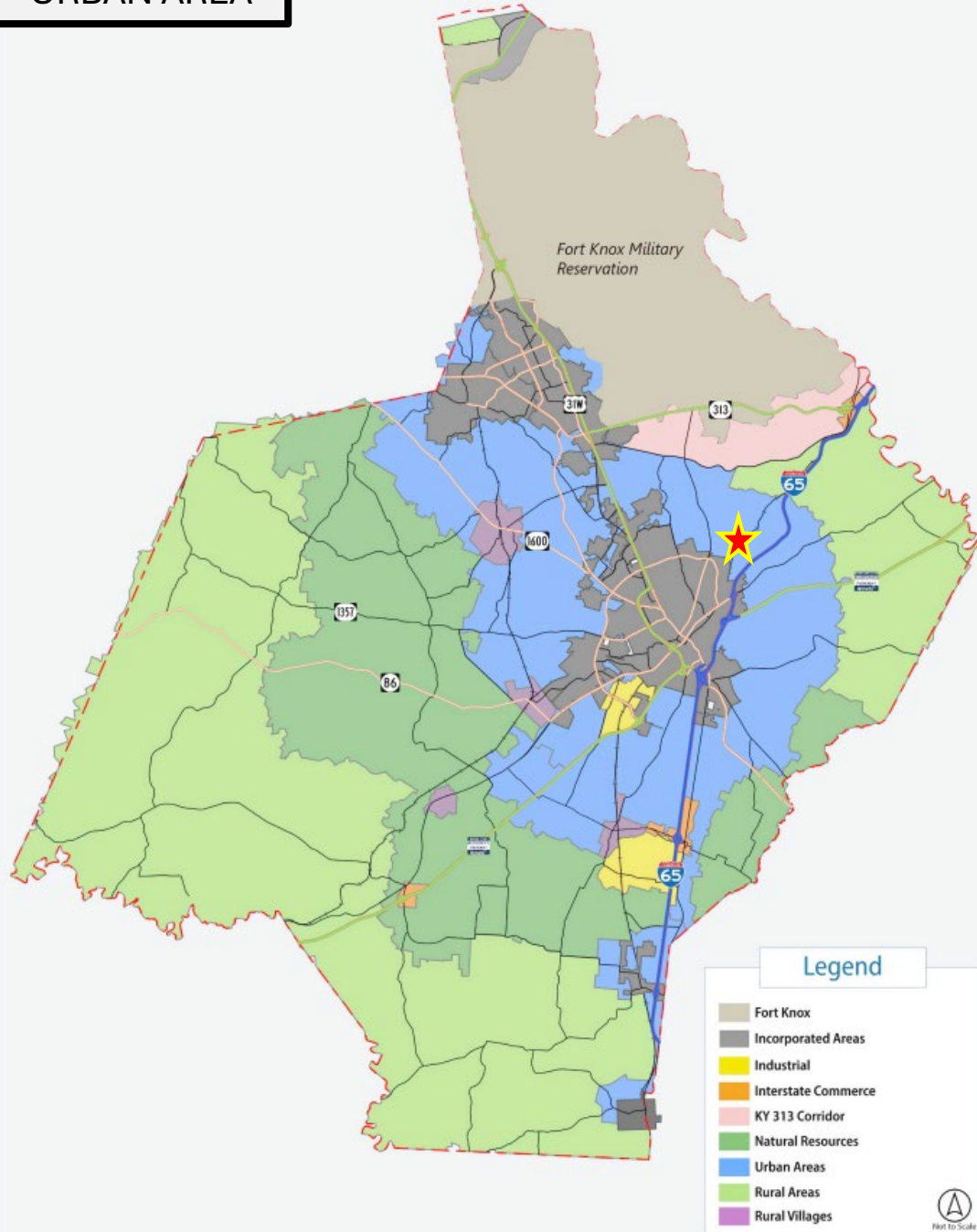


Figure 2-1: Future Land Use Map

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.

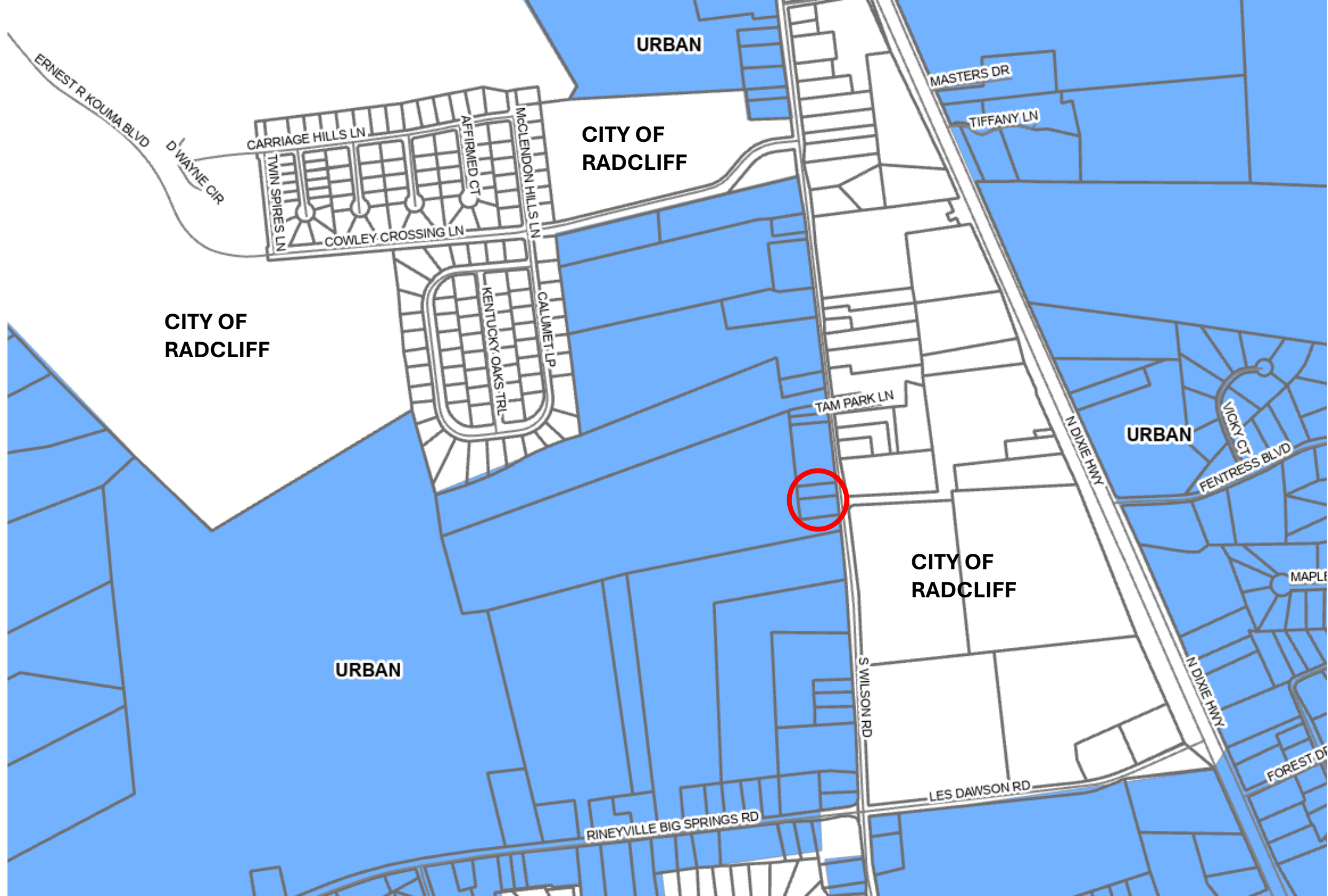
Existing Land Use: The urban areas include those portions of the county that are currently the most densely developed. Along the state highways and arterial or collector roads in the county, there is a mix of commercial and high-density residential uses, as well as some light industrial uses. The area 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 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.

Character Criteria

- 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.



URBAN

CITY OF
RADCLIFF

MASTERS DR

TIFFANY LN

CITY OF
RADCLIFF

URBAN

TAM PARK LN

N DIXIE HWY

VICKY CT
FENTRESS BLVD

CITY OF
RADCLIFF

URBAN

S WILSON RD

N DIXIE HWY

LES DAWSON RD

FOREST DR

RINEYVILLE BIG SPRINGS RD

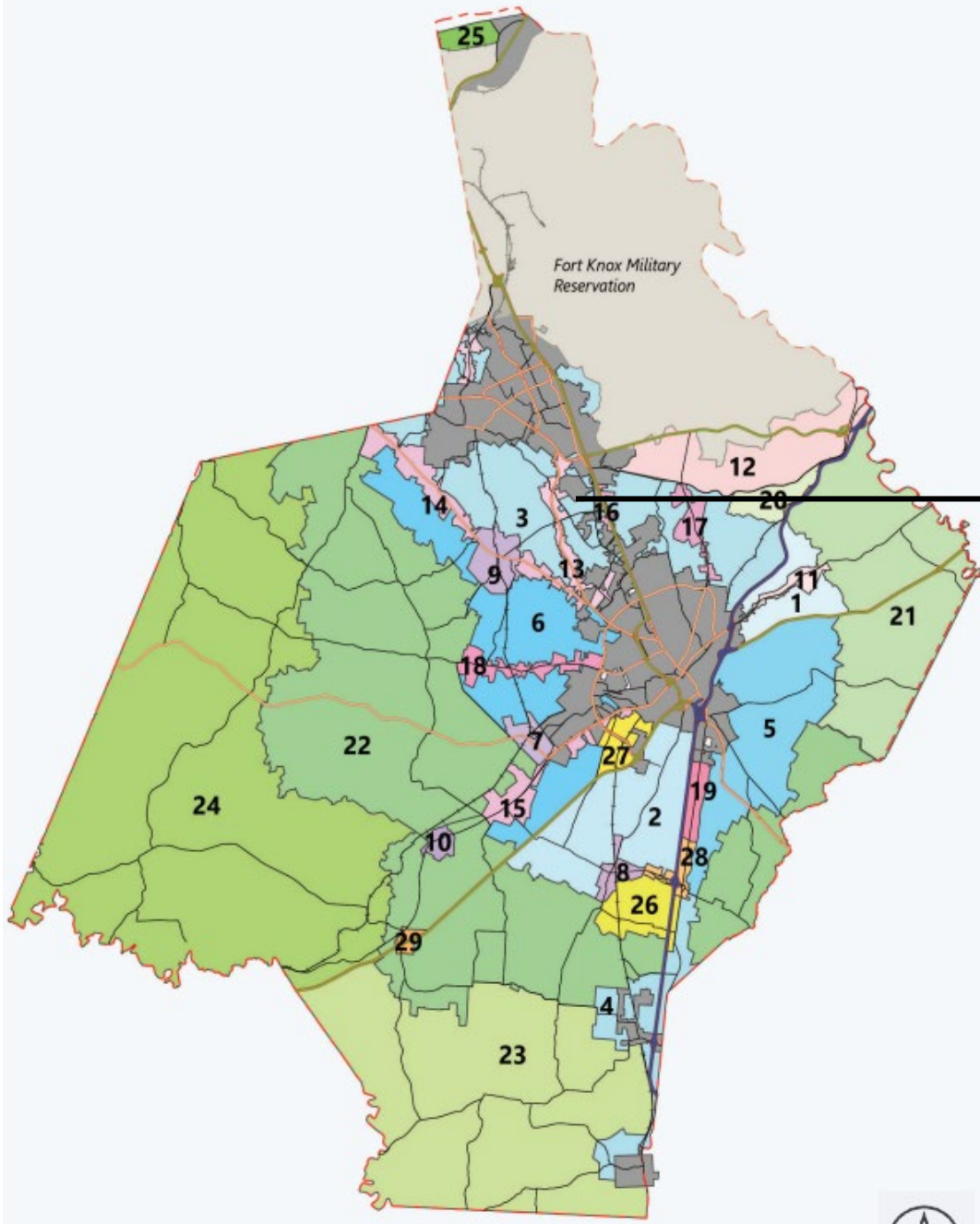
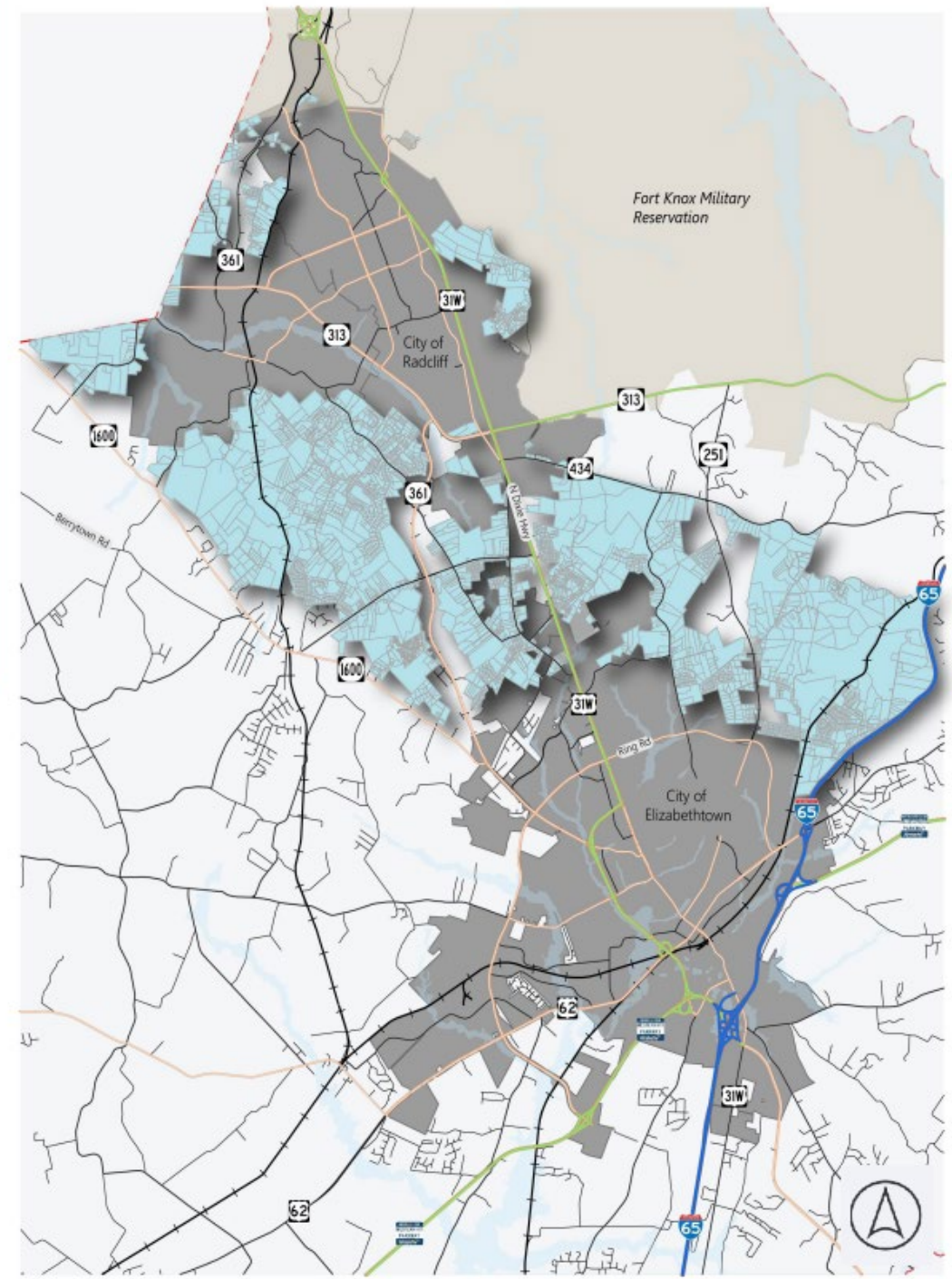


Figure 2-2: Planning Areas

3-North Urban Area



North Urban Area

This planning area is part of the Urban Area future land use group. It is one of the largest urban planning areas, and is generally described as the area between the cities of Elizabethtown, Radcliff, and Vine Grove. The North Urban Planning Area is approximately 28.06 square miles (17,692 acres) in size. A source water protection area (west of Rineyville) is located west of this planning area. The boundaries of this area are Meade County to the northwest, Fort Knox to the northeast, KY 434 and Optimist Road to the north, I-65 to the east, the city of Elizabethtown to the south, and just north of Rineyville Road to the west. It does not include any parcels within the city limits of Elizabethtown, Radcliff, or Vine Grove.

Being adjacent to Fort Knox, this area supports Fort Knox with housing and amenities for both civilian and non-civilian employees. However, the area immediately adjacent to the base has high potential, currently and in the future, for noise and vibrations from military training missions. This planning area also faces annexation pressures as Elizabethtown, Radcliff, and Vine Grove continue to grow, which can present difficulties for future planning efforts if it is not coordinated.

Existing Land Use

The North Urban Planning Area has current and future growth potential as the three cities continue to expand and other development occurs due to the close proximity to Fort Knox. The area is primarily comprised of residentially-zoned properties; however, there is an area on South Wilson Road north of KY 220 (Rineyville Big Springs Road) that includes some service oriented commercial uses. This planning area, especially in the northern part of Hardin County in the vicinity of Fort Knox, provides supplemental housing options for both civilian and non-civilian employees at the base.

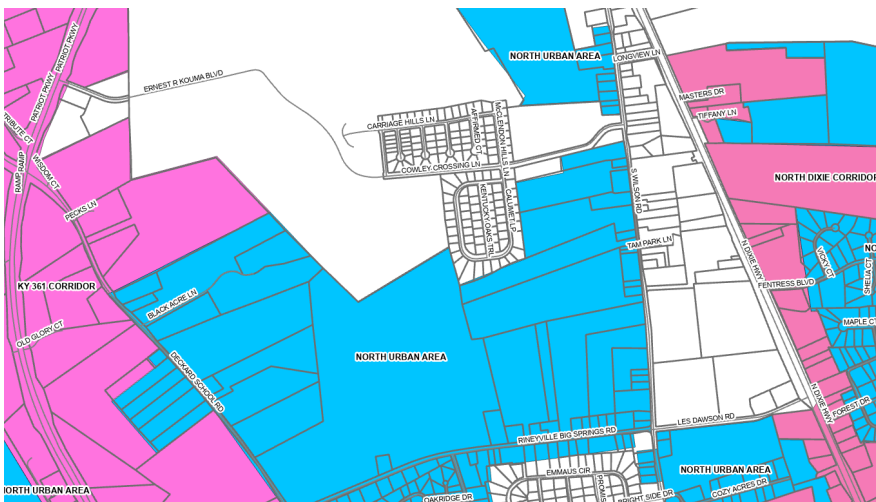
Natural Features

This area has a gently rolling terrain with few, if any, environmental constraints to development. There are flood hazards associated with the Otter Creek, Brushy Fork, Pawley Creek, and Mill Creek.

Transportation Features and Public Facilities

While no properties are directly located on US 31W, this planning area is served by an adequate roadway network. Three major roads run through and serve this planning area that include North Dixie Highway (US 31W), Shepherdsville Road (KY 251), and Patriot Parkway/Bullion Boulevard (KY 361). As development continues, growth in the area could strain the transportation network if not managed.

Hardin County Water District No. 1 provides water and sewer service to portions of the planning area near Fort Knox and the city of Radcliff. Hardin County Water District No. 2 services these utilities for most of the remainder of the planning area. There is a small portion of the North Urban Planning Area that is not served with public water and/or sewer by either utility.



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.
- This area can provide for the continued residential growth to serve the Fort Knox population.
- Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.
- In order to minimize urban sprawl and maximize public infrastructure, decreases in minimum lot sizes should be permitted where adequate access and utility infrastructure is available.
- Where public sanitary sewer service is provided, higher residential densities should not only be encouraged but also required.
- Multi-family development should be encouraged in areas with adequate access and utilities, along state highways, and at strategic intersections.
- Development in this area should be logical not "leapfrog" development in order to allow for logical infrastructure improvements.
- Commercial development is appropriate at intersections of two state highways as well as where state highways intersect adequate county roads.

Access Criteria

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

North Urban-East Target Area: Parcels along Wooldridge Ferry Road, Tunnel Hill Church Road, and Bewley Hollow Road

- Urban residential development is appropriate along Wooldridge Ferry Road, Tunnel Hill Church Road, and Bewley Hollow Road when in proximity to Elizabethtown and Ring Road.

KY 220 Target Area: Rineyville Big Springs Road (KY 220)

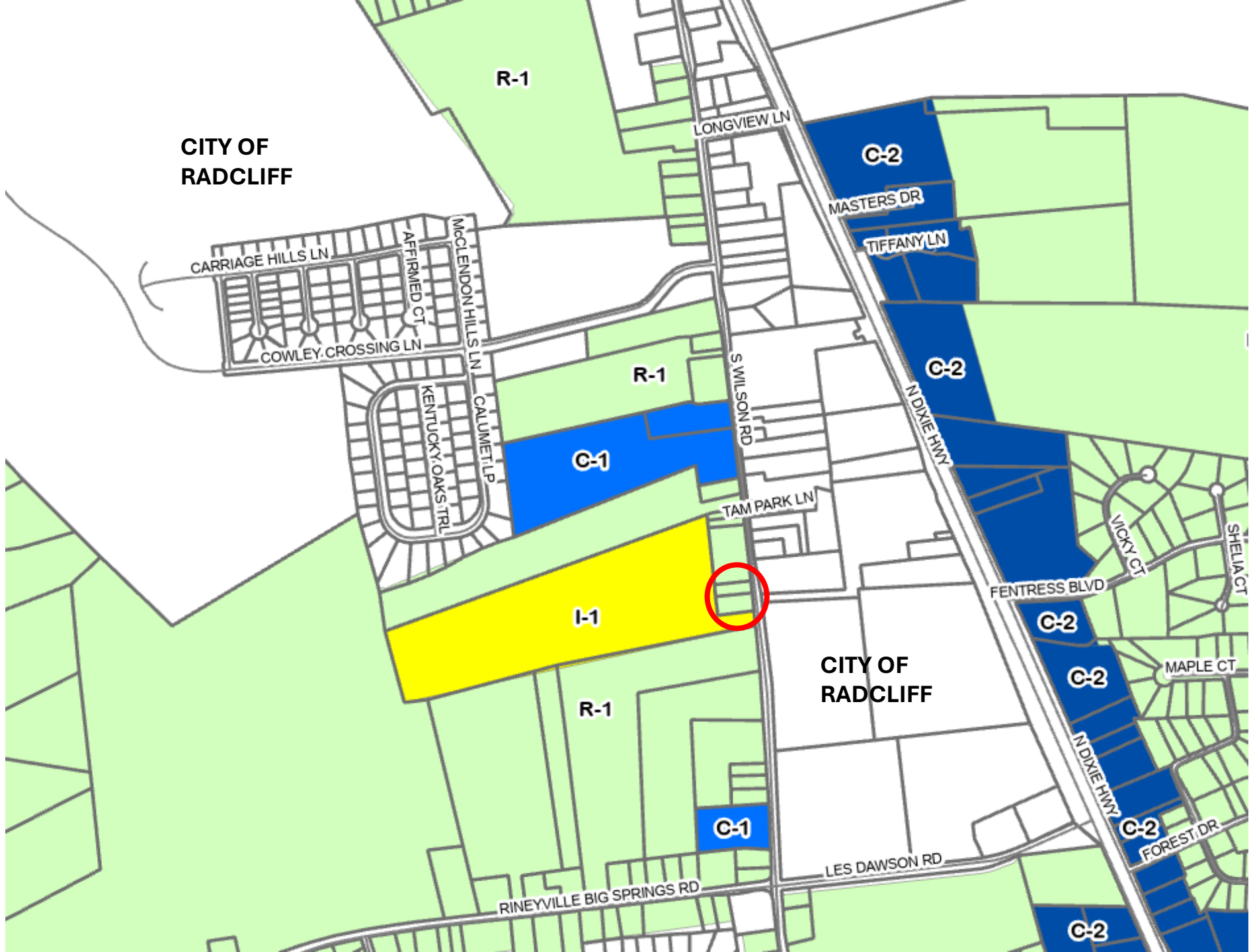
- Urban residential, neighborhood commercial, and multi-family residential development is appropriate along Rineyville Big Springs Road (KY 220) between North Dixie Highway (US 31W) and the Rineyville Rural Village.

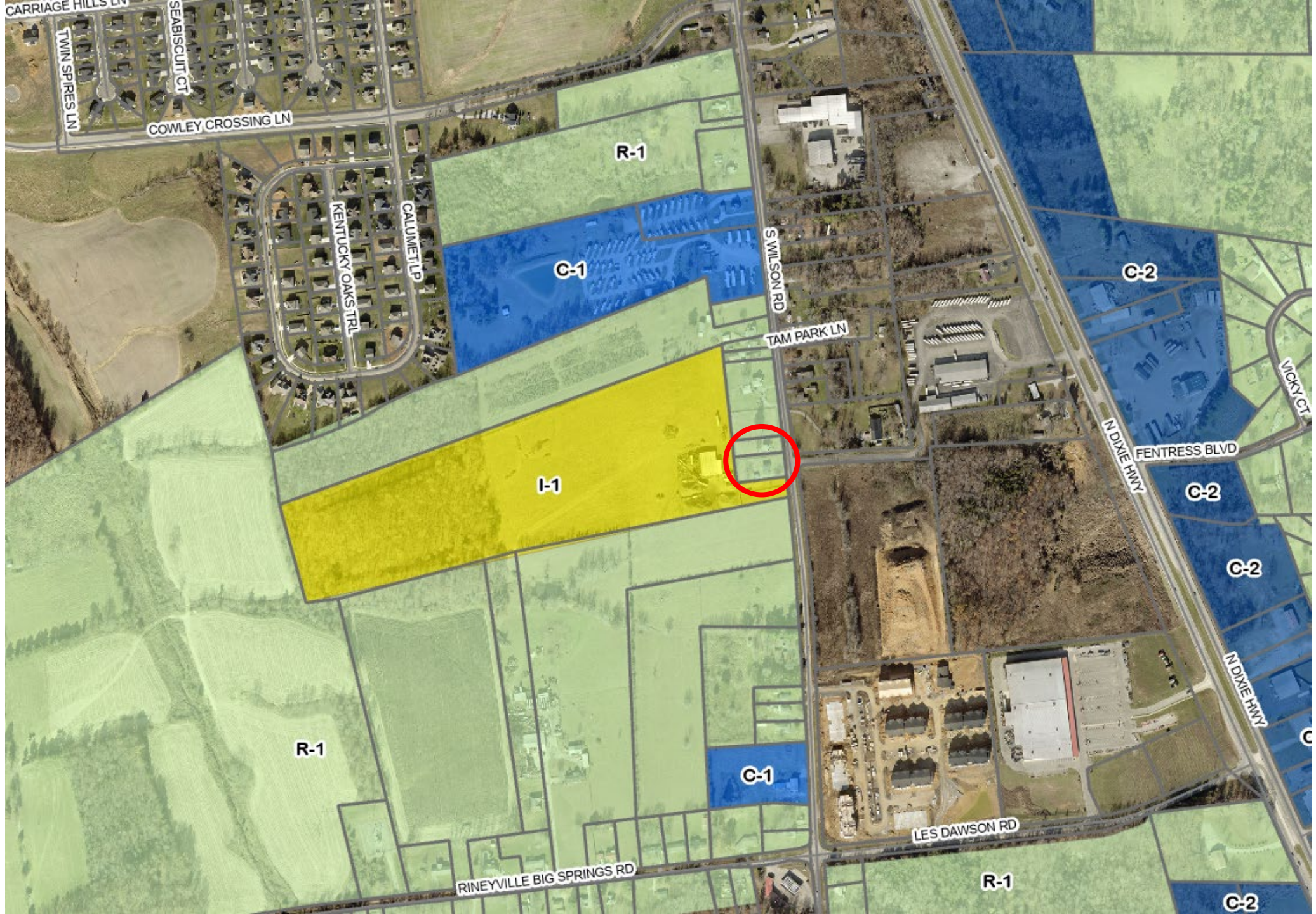
Future Growth Target Area: Parcels along Deckard School Road, Boone Road, and Burns Road

- Residential development is appropriate along Deckard School Road, Boone Road, and Burns Road.

ZONING MAP

- 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







C-1

RV Park

C-2

S WILSON RD

TAM PARK LN

Hardin
County
Schools
Bus
Garage

N DIXIE HWY

FENTR

Trucking



I-1

Trucking

R-1

Apartments

C-1

Rural
King

- Hardin_Wetlands
- Hardin_100Flood
- Streams 2023
- hardin_sinkhole





S WILSON RD

CALUMENT LP

TAM PARK

S WILSON RD



County and State aforesaid, do certify that on the 23 day of Aug. 1941, the foregoing instrument of writing was produced to me in my office and lodged for record. Whereupon I have truly recorded the same together with this and preceding certificate in my office.
 This 23 day of Aug. 1941

By W. S. Long Clerk,
M. Coplin D. O.

#12-B

LONGVIEW
SUBDIVISION

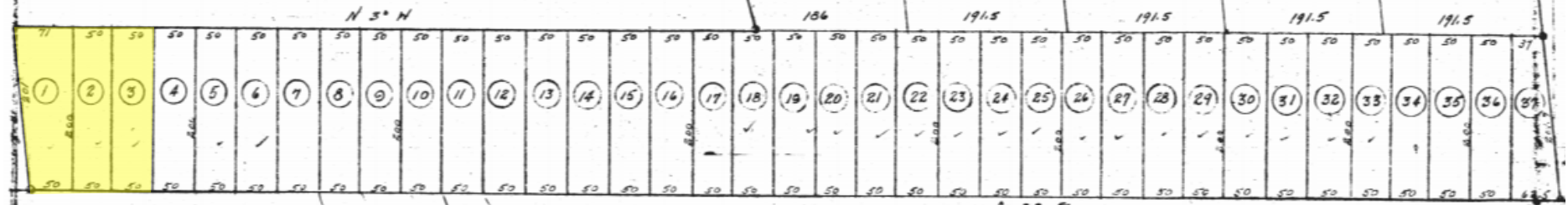
MORRIS & RYAN

DEVELOPERS

TRACT No. 1	TRACT No. 2	TRACT No. 3	TRACT No. 4	TRACT No. 5
7.23 Acres	5 Acres	5 Acres	5 Acres	5 Acres

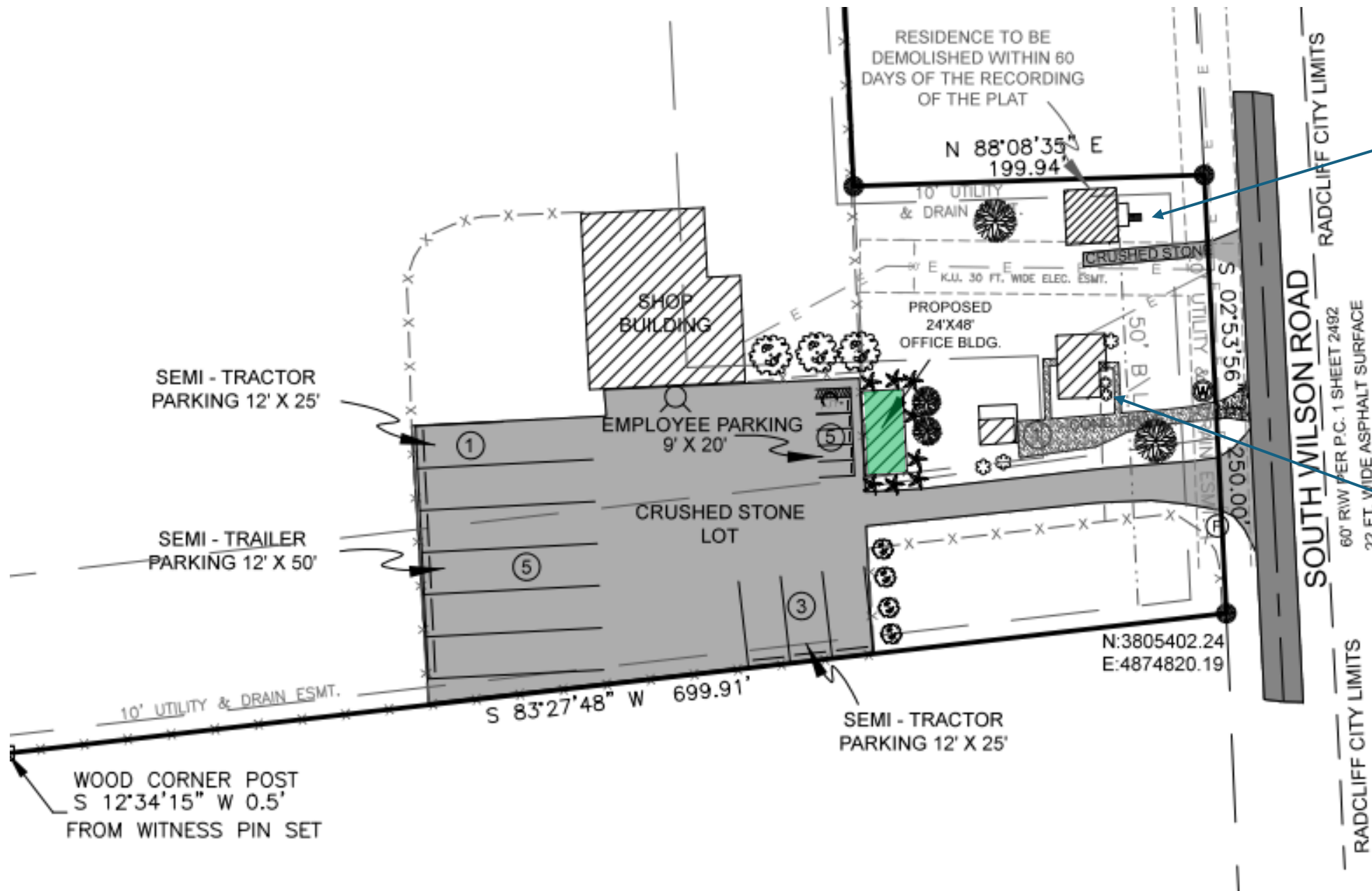


SCALE 100' = 1" AUG. 23-1941



ELIZABETHTOWN 6 MI.

U. S. HIGHWAY 31-W



To be torn down



Office / residence



















SECTION 18 SEWAGE DISPOSAL AND TREATMENT REQUIREMENTS

18-1 INTENT

The purpose of this section is to set forth the requirements to provide adequate and acceptable sewage disposal and treatment for all properties in Unincorporated Hardin County, Kentucky.

18-2 APPLICABILITY

Connection to a centralized sewer system shall be required for the following activities or actions within 300 feet of a publically or government owned treatment works collection asset (gravity pipe, manhole, wetwell):

1. For new construction within commercial and industrial zones and for assembly land uses in all residential zones
2. For enlargements, additions, extensions within commercial and industrial zones and for assembly uses in all residential zones
3. For new construction of multifamily structures. This includes the conversion or alteration or addition to existing structures into multifamily units
4. For the conversion of a residential structure to a non-residential use
5. For a change in use of a commercial or industrial structure
6. For the development of new subdivisions with streets
7. For new subdivisions of land or re-subdivided property that creates five (5) or more new lots for development
8. For the development of a new mobile home park
9. For properties determined to have a "failing" on-site septic system by the Environmental Services Office of the Lincoln Trail Health Department. For the purposes of this Section, failing means that the on-site septic system is not functioning adequately or within applicable regulatory parameters and that the cost of repair or improvement exceeds the cost of connecting to sewer, or that the property has no means of repair or improvement due to soil conditions or available area. The determination of whether a system is failing, including projected costs of repair, improvement or connection to sewer, shall be determined by the Environmental Services Office of the Lincoln Trail Health Department.



- Layers
 - City Limits
 - FEMA
 - KY_Wetlands
 - Transportation
 - Planning
 - Address Points (Feb 2026)
 - Parcels (Feb 2026)
 - Zone
 - ZONE
 - R1
 - R2
 - R3
 - R4
 - R5
 - R6
 - R7
 - RUE
 - RE
 - RH
 - PUD
 - C
 - CH
 - I
 - IH
 - AG
 - Radcliff Property
 - Traffic
 - Storm Water
 - Electric
 - Gas
 - Sanitary Sewer
 - Water
 - ImageServices\Ky_KYAPED_I
 - Hardin Aerials 2010
 - Radcliff Aerials 2013
 - Radcliff Aerials 2007
 - Etown Aerials 2007
 - Contours 2013
 - Building Outlines 2013
 - Medical Cannabis Radii
 - Sidewalk Problem
 - IyrStreetSigns-2018-5-15-931
 - Public Works
 - Police Department
 - Base Layers



Murray Wanner <murray.wanner@radcliffky.gov>

😊 Reply Reply all Forward

To: Adam C. King

Tue 3/31/2026 3:02 PM

Cc: Murray Wanner <mwanner@radcliff.org>; Crawford, Neal <ncrawford@qk4.com>

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.

Hi Adam,

I've attached the screenshot of our zoning map below. Our Comprehensive Plan recognizes the southernmost part of our city as District 5 (includes areas south of KY 313). It states that the predominant future land use as being commercial use in this area.

If you have any questions, just let me know. Thanks Adam.

Murray Wanner

Planning Director

City of Radcliff

PO Box 519

411 W. Lincoln Trail Blvd.

Radcliff, KY 40159-0519

270-351-1875

murray.wanner@radcliffky.gov



Other Applications for Trucking

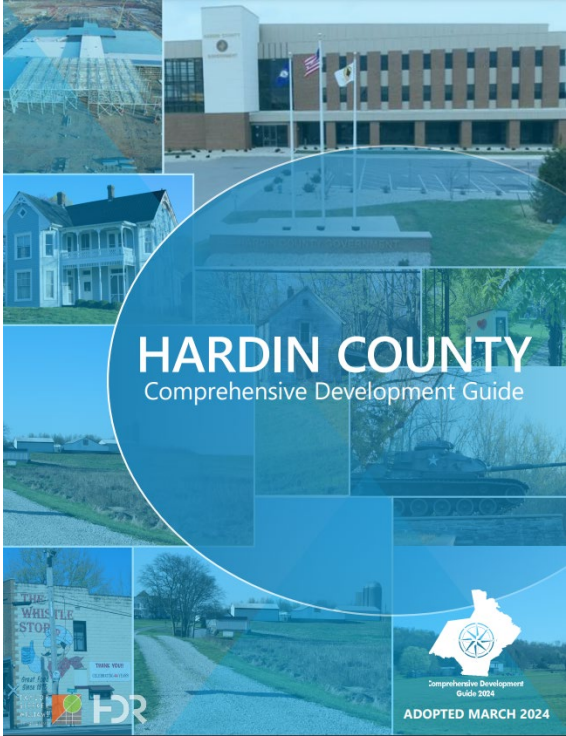
Permit Date ⇅	Owner ⇅	PVA Map Number ⇅	Type ⇅	Zone ⇅	Listed Use (Dvpl, Cup, Var, Maps) ⇅	Project / Subdivision Name ⇅	Request ⇅	Site Address ⇅	Status ⇅
03/10/2026	SKAGGS ROBERT W & HD SKAGGS	182-10-00-023, 182-10-00-024 & 182-10-00-025	DEVELOPMENT PLAN	I-1 - LIGHT INDUSTRY ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	SKAGGS TRUCKING - PROPOSED OFFICE		4859 SOUTH WILSON ROAD, ELIZABETHTOWN, KY	PENDING
03/10/2026	SKAGGS ROBERT W & HD SKAGGS	182-10-00-023, 182-10-00-024 & 182-10-00-025	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	SKAGGS TRUCKING	TO ALLOW FOR THE CONSTRUCTION OF A 24'X48' OFFICE	4859 & 4843 SOUTH WILSON ROAD, ELIZABETHTOWN, KY 42701	PENDING
12/03/2025	ADDINGTON PROPERTIES LLC	243-00-07-015	DEVELOPMENT PLAN	I-2 - HEAVY INDUSTRY ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	WACO SUBDIVISION, LOT 15A - ADDINGTON PROPERTIES	TO ALLOW FOR SEMI STORAGE & SERVICE	4420 BARDSTOWN RD, ELIZABETHTOWN, KY	APPROVED
10/16/2025	NALL & SONS LLC	243-00-07-004	DEVELOPMENT PLAN (AMENDED)	I-2 - HEAVY INDUSTRY ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	WACO SUBDIVISION, LOT 4A - NALL'S SPECIALIZED HAULING	60'X80' ADDITION TO SHOP	4880 BARDSTOWN ROAD, ELIZABETHTOWN, KY	APPROVED
10/16/2025	NALL & SONS LLC	243-00-07-004	VARIANCE	I-2 - HEAVY INDUSTRY ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	WACO SUBDIVISION, LOT 4A - NALL TRUCKING	VARIANCE FROM THE 100' BUILDING SETBACK WHERE INDUSTRIAL ZONED PROPERTY ADJOINS RESIDENTIAL ZONE TO ALLOW FOR A 60'X80' ADDITION TO THE EXISTING SHOP	4880 BARDSTOWN ROAD, ELIZABETHTOWN, KY	APPROVED
03/10/2025	ASHLEY HENSLEY	233-00-00-038	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	HENSLEY TRUCKING SERVICES	TRACTOR TRAILER PARKING & STORAGE	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY	APPROVED
02/11/2025	WISE JACOB W	145-00-00-002.08	VIOLATION	R-2 - RURAL RESIDENTIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	LA FRENCH ESTATES, SECTION 2, LOT 13		FRENCH LANE, ELIZABETHTOWN, KY	CLOSED
12/05/2022	SMITH JAMES C & MARY C	233-00-00-038	VIOLATION	R-1 - URBAN RESIDENTIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	SEMIT TRUCK & TRAILER PARKING & AUTO REPAIR	APPLY FOR CUP FOR SEMI TRUCK & TRAILER PARKING AND STORAGE & AUTOMOTIVE REPAIR OR CEASE OPERATION	1738 VALLEY CREEK ROAD, ELIZABETHTOWN, KY 42701	CLOSED
03/25/2021	HOUGAS BRADLEY KENT & MELISSA ANN	273-00-00-014	VIOLATION	R-2 - RURAL RESIDENTIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	TRACTOR TRAILERS (PARKING & STORAGE)	CONTACT OUR OFFICE	7759 VALLEY CREEK ROAD, ELIZABETHTOWN, KY 42701	COMPLIANCE
06/25/2019	AULBACH PENCE LLC	207-00-00-042.03	DEVELOPMENT PLAN	I-1 - LIGHT INDUSTRY ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	GLENDALE TRUCK PARK	TO ALLOW FOR TRACTOR TRAILER PARKING & STORAGE	SOUTH DIXIE HIGHWAY	APPROVED
01/12/2018	NALL & SONS LLC	243-00-07-022	VIOLATION	I-2 - HEAVY INDUSTRY ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	WACO SUBD. LOT 22	CONTACT OUR OFFICE	N/A	CLOSED
11/06/2015	CATLETT BERNICE HUMBLE	168-00-00-020	DEVELOPMENT PLAN	C-1 - CONVENIENCE COMMERCIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	ALTEC	TO ALLOW FOR PARKING LOT	LEITCHFIELD RD (US 62)	APPROVED
11/06/2015	CATLETT BERNICE HUMBLE	168-00-00-020	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	ALTEC	TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE AND THE 1:3 LOT WIDTH TO LENGTH RATIO.	LEITCHFIELD RD (US 62)	APPROVED
10/20/2015	CATLETT BERNICE HUMBLE	168-00-00-020	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	ALTEC	TO ALLOW FOR THE EXPANTION OF THE EXISTING PARKING LOT	LEITCHFIELD RD (US 62)	APPROVED
02/10/2015	Donnie and Debbie Blair	187-30-00-015	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	Blair Trucking	to allow for 2 trucks and trailers on the property for as long as home owner owns the site.	229 Bacon Creek Road	APPROVED
06/01/2011	ROGER & SHERRY VINCENT	243-00-07-022	DEVELOPMENT PLAN	I-2 - HEAVY INDUSTRY ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	VINCENTS' PLACE / WACO SUBDIVISION, LOT 22	TRACTOR TRAILER PARKING AND STORAGE BUILDING (40'X70')	W QUARRY RIDGE COURT	EXPIRED
02/17/2010	DONNIE & DEBBIE BLAIR	187-30-00-015	CONDITIONAL USE PERMIT (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	PARKING AND STORAGE OF TRACTOR TRAILORS - BLAIR TRUCKING /	TRUCKING COMPANY - UP TO FIVE (5) TRUCKS AND TRAILERS ON THE PROPERTY	229 BACON CREEK ROAD	APPROVED
01/31/2008	DONNIE AND DEBBIE BLAIR	187-30-00-015	DEVELOPMENT PLAN	R-1 - URBAN RESIDENTIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	BLAIR TRUCKING, INC. /		229 BACON CREEK ROAD (KY 1904)	APPROVED
01/31/2008	DONNIE AND DEBBIE BLAIR	187-30-00-015	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	TRACTOR TRAILERS (PARKING & STORAGE)	PARKING AND STORAGE OF TRACTOR TRAILORS - BLAIR TRUCKING /	TRUCKING COMPANY - UP TO FIVE (5) TRUCKS AND TRAILERS ON PROPERTY	229 BACON CREEK ROAD	APPROVED

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, Robert & HD Skaggs and applicant, Mariah Greenwell are proposing to rezone 0.729 acres located at 4859 & 4843 South Wilson Road, Elizabethtown, KY and known as Lots 1-3 of Longview Subdivision from Urban Residential (R-1) to Light Industrial (I-1) to allow for the property to be merged into the adjoining 24 acre site to allow for the construction of a proposed office for the trucking business.

Pre-application Conference: March 10, 2026	Owner: Robert & HD Skaggs 192 Rineyville Big Springs Road Radcliff, KY 40160
Public Hearing Date: April 21, 2026	
Location of Proposed Zone Change: 4859 & 4843 South Wilson Road, Elizabethtown, KY	Zone Map Amendment Request:
Acreage: ± 0.729 acres	FROM: R-1 (Urban Residential) TO: I-1 (Light Industrial)
PVA Parcel Number: 182-10-00-023 & 182-10-00-024	Land Use Group: Urban Area
Flood Plain: The property is not located within the floodplain according to FEMA Map 21093C0143D (dated 16 August 2007).	Planning Area: North Urban Area
History of the Property: The property was platted as Lots 1-3 of Longview Subdivision in 1941. PVA records indicate the home at 4843 South Wilson Road was built in 1947 and the home at 4859 South Wilson Road was built in 1957. Skaggs purchased the properties from David & Lois Bell in 2014. The Bell's had long operated a trucking business from the home and the adjoining property. Prior to the Bell's the properties were owned by the Pfeiffer's back to 1979.	Existing Land Uses: There are two existing single family homes, one has long been used as an office for a trucking business. Zoning History: R-1 (Urban Residential) is the original zoning for the Subject Properties since July of 1995. Adjacent Zoning: North – R-1, Skaggs South – I-1, Skaggs East – City of Radcliff (R-4 & R-6) West – I-1, Skaggs Transportation Considerations: Property has existing residential entrance onto South Wilson Road. It is maintained by the City of Radcliff and has 22' of pavement width within a 60' right-of-way.
Utility Services: Electricity is provided via Kentucky Utilities. Public water is provided via Hardin County Water District #2 with an 8" line along South Wilson Road.	Character of the Area: The subject property is directly across the street from an entrance to the Hardin County Schools bus compound/garage. A large multifamily apartment development called The Gantry has also recently been developed across the street within the city limits of Radcliff (currently 216 units with 204 additional that have been approved for construction). Other non-residential developments in the area include Masters Waterproofing and a gas station / smoke shop / food mart at the corner of South Wilson Road and Rineyville Big Springs Road (KY 220).
Wastewater Treatment: Sewage disposal is currently accomplished by an on-site septic system. However, Section 18 of the Zoning Ordinance (18-2(1)) requires connection to the Hardin County Water District #1 sewer system with a manhole access across South Wilson Road.	

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
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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 located within the Urban Area and the North Urban Area and directly adjacent to the city limits of Radcliff.
<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 being combined with an existing 24 acre site zoned Light Industrial (I-1) that's been used for a trucking operation since the late 1970's. It is across the street from the Hardin County School bus garage and near a new multifamily residential apartment development (The Gantry).
<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>	This area of the county is near where the city limits of Elizabethtown and Radcliff adjoin. In the area is a gas station, liquor store, Rural King, the Gantry and the Hardin County School bus garage facility.
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 South Wilson Road.
<i>Where the expansion of public utilities is required, this should be the responsibility of the developers with public agency participation where increased demand for services is anticipated.</i>	The owner / developer will be responsible for getting water, sewer and electric to the proposed office building.
<i>The use of public sewer systems should be encouraged and required as outlined within the zoning ordinance.</i>	Section 18 of the Zoning Ordinance (18-2(1)) requires connection to the Hardin County Water District #1 sewer system with a manhole access across South Wilson Road.
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 Rineyville Volunteer Fire Department is approximately 4.0 miles away. Additionally, the closest fire hydrant is on site along South Wilson Road.
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>	The site has a single existing blacktop entrance to the existing house/office. The adjoining trucking business has a single existing gravel entrance.
<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>	South Wilson Road is 22' wide within a 60' right-of-way at this location that is maintained by the City of Radcliff. They expressed no concerns regarding the proposal.

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”.</p> <p>More specifically it states, “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” and that, “existing industrial uses within the urban areas the can adequately mitigate impacts should also be considered”.</p>	
Comprehensive Plan Policy – PA #3 North Urban Area	STEP 3: Compliance with the Planning Area Map & Guidelines
<p>The Comprehensive Plan states that, “this is one of the largest urban planning areas and is generally described as the area between the cities of Elizabethtown, Radcliff, and Vine Grove”.</p> <p>While the recommended land use pattern is predominately urban residential, development should be logical and not “leapfrog”. It notes, “commercial development is appropriate at intersections of two state highways as well as where state highways intersect adequate county roads.</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 South Wilson Road, a city of Radcliff maintained street with a 60’ right-of-way and 20’ of pavement width,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The property has access to sanitary sewer from Hardin County Water District #1,
- The property is located in the Urban Area Future Land Use Group and North Urban Planning Area,
- The property adjoins an existing trucking operation which has been in existence since the 1970’s,
- The proposal is to add an additional 0.729 acres to an existing 24 acre parcel zoned Light Industrial (I-1) since 1995,
- The proposed map amendment to I-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 2026-006
MAP AMENDMENT
Urban Residential (R-1) to Light Industrial (I-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 North Urban Planning Area (#3);
- WHEREAS** this proposal is a request to rezone from Urban Residential (R-1) to Light Industrial (I-1) for three existing lots totaling 0.729 acres at 4843 & 4859 South Wilson Road, Elizabethtown, KY.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Robert & HD Skaggs known as PVA #182-10-00-023 & 024 and being three existing lots totaling 0.729 acres located at 4843 & 4859 South Wilson Road, Elizabethtown, KY currently known as Lots 1, 2 and 3 of Longview Estates be granted a zone change from the existing Urban Residential Zone (R-1) to Light Industrial Zone (I-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 I-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: North Urban Area

- 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 5.9:** Promote the expansion of existing businesses and industries within Hardin County.
- Objective 5.10:** Support small business development and entrepreneurship within Hardin County.
- Objective 5.13:** Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

ADOPTED THIS TWENTY FIRST DAY OF APRIL 2026.

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 2026-006 as presented

The proposed Map Amendment from R-1 to I-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: North Urban Area

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 5.9: Promote the expansion of existing businesses and industries within Hardin County.

Objective 5.10: Support small business development and entrepreneurship within Hardin County.

Objective 5.13: Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

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-1 to I-1 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.

**DEVELOPMENT PLAN –
CONSIDERATION & ACTION
Skaggs Trucking**



MOTION

I make a motion to Conditionally Approve the Development Plan of Skaggs Trucking:

- Pending correction of the 38 items listed in the Staff Review Comments and any additional items as deemed necessary by the Planning Commission based on testimony presented during the public hearing.

