



**Hardin County Board of Adjustment
Four Hundred Eighty Sixth Meeting**

Hardin County Government Center
Second Floor Meeting Room
April 18, 2024 5:00 p.m

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

- A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** - DAVID WISE is requesting a Conditional Use Permit for a 864 sq. ft. Permanent Accessory Dwelling on site. The property is a +/- 1.097 acre site located at 2766 Rineyville Big Springs Road, Rineyville, KY known as Lot 5A of David's Way Estates, within the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).
- B. Consideration and action on the Minutes for the meeting held on March 21, 2024 (*Attached pgs.3-8*).
- C. Informational Items
- D. Adjourn

Planner Hired Our new Planner, John Michael Lawler started on April 5, 2024. John Michael is a Hodgenville native with a Bachelors degree in Economics from the University of Kentucky and Masters degrees in Urban Planning & Public Administration from the University of Louisville. John Michael had previously worked as Planner for Louisville Metro since June of 2021.

Still Meadows Estates On March 26, 2024 the Hardin County Fiscal Court accepted Still Meadows Estates into the county road maintenance system. This 17 lot subdivision with a single street was developed by Will Harris Homes and Larry Phillips in May of 2021.

Fire Chiefs Association Meeting On April 8, 2024, Adam presented to the Hardin County Fire Chiefs Association at their monthly meeting.

Lincoln Trail Homebuilders Meeting On April 11, 2024, Adam, Jimmy & Edwin attended the Lincoln Trail Homebuilders Meeting to learn more about Fortified Roofing Systems.

The next Board meeting is scheduled for May 9, 2024 at 5:00 p.m.



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MARCH 2024 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 12 Subdivision plats were approved for the month • 28 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 22 New lots approved for the month • 33 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 17 SFD Permits for the month • 29 SFD Permits for the year • 101 Total Building Inspections for the month • 283 Total Building Inspections for the year • 124 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 79 Total Permits for the month • 207 Total Permits for the year • 152 Total Electrical Inspections for the month • 403 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MARCH 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
KERR SUBDIVISION SECTION 3	2830 FORD HWY	5	56.0690	3/1/2024	3/8/2024
RECORD PLAT OF CVES / WHMS SUBDIVISION	LEITCHFIELD ROAD	1	71.4220	1/2/2024	3/13/2024
CRADDOCK ADDITION TO GLENDALE LOTS 13, 14 & 15	375 MUD SPLASH RD	-1	0.0000	2/1/2024	3/14/2024
FALLING SPRINGS SUBDIVISION LOT 1	FALLING SPRINGS RD	7	0.0000		3/15/2024
CW ACRES	RINEYVILLE SCHOOL RD	2	1.9260	2/19/2024	3/15/2024
COOK COUNTRY ESTATES LOTS 17-18	1969 BACON CRK RD	-1	0.0000	3/11/2024	3/20/2024
REESOR SUBDIVISION, LOT 1	JOE PRATHER HGWY,	1	1.0010	1/30/2024	3/25/2024
REESOR SUBDIVISION, LOT 2	JOE PRATHER HGWY,	1	1.0010	1/30/2024	3/25/2024
REESOR SUBDIVISION, LOT 3	JOE PRATHER HGWY,	1	1.0000	1/30/2024	3/25/2024
LOUISE PLACE	15143 SALT RIVER RD,	2	7.5820	12/14/2023	3/26/2024
GREY & HAMMONS SUBDIVISION LOT 1	1540 S BLACK BRANCH RD	1	0.3640	2/27/2024	3/27/2024
SAMUEL SUBDIVISION SEC 1, LOT 2 & SAMUEL SUBDIVISION SEC 2	11705 S DIXIE HWY	1	16.6270	2/19/2024	3/28/2024
		20	156.9920		

Total Records: 12

4/2/2024



**Hardin County Board of Adjustment
Four Hundred Eighty Fifth Meeting**

Hardin County Government Center
Second Floor Meeting Room
March 21, 2024 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – VARIANCE** – SETH & LAURIE BRIGGS are requesting a Variance from the front building setback along North Bell Avenue to allow for a rear deck to be built on site. The property is a +/- 0.48 acre site located at 150 East Main Street, Glendale, KY, within the Rural Village Planning Area and is zoned Tourism and Convenience Commercial (B-2).
 - B. **5:15 PM – VARIANCE** – JOSEPH GREER is requesting a Variance from the front building setback along Cartwright Estate Road to allow for a stair replacement. The property is a +/- 1.08 acre site located at 354 Cartwright Estate Road, Lebanon Junction, KY, known as Lot 8B of Cartwright Estates within the Kentucky 313 Corridor Planning Area and is zoned Residential Estate (R-3).
 - C. **5:30 – CONDITIONAL USE PERMIT** – JACKIE & JOAN MITCHELL are requesting a Conditional Use Permit for a Temporary Accessory Dwelling to allow for a single-wide manufactured home on site for a caregiver situation. The property is a +/- 0.9 acre site located at 6337 St. John Road, Elizabethtown, KY, known as Lot 2 of Shadowlawn Estates within the St. John Road Corridor Planning Area and is zoned Rural Residential (R-2).
 - D. Consideration and action on the Minutes for the meeting held on March 7, 2024 (*Attached pgs.2-3*).
 - E. Informational Items
 - F. Adjourn

Comprehensive Plan On March 12, 2024 the Hardin County Fiscal Court approved the Goals & Objectives of the *Comprehensive Development Guide, 2024* with Resolution 2024-054.

The next Board meeting is scheduled for April 18, 2024 at 5:00 p.m.



**Hardin County Board of Adjustment
 Four Hundred Eighty Fourth Meeting**

Hardin County Government Center
 Second Floor Meeting Room
 March 7, 2024 5:00 p.m

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

- A. **5:00 PM – VARIANCE – MILES IMPROVEMENTS, LLC** (Owner) is requesting a Variance from the minimum pavement width requirement to allow a property to be further subdivided. The property is a +/- 0.575 acre site located at 6487 New Glendale Road, Glendale, KY, known as Lots 13, 14 & 15 of Craddock Addition to Glendale within the Rural Village Planning Area and is zoned Urban Residential (R-1).
- B. Consideration and action on the Minutes for the meeting held on February 22, 2024 (*Attached pgs.3-7*).
- C. Informational Items
- D. Adjourn

The next Board meeting is scheduled for March 21, 2024 at 5:00 p.m.

FEBRUARY 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 16 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 7 New lots approved for the month • 13 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 12 SFD Permits for the year • 97 Total Building Inspections for the month • 181 Total Building Inspections for the year • 70 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 80 Total Permits for the month • 131 Total Permits for the year • 125 Total Electrical Inspections for the month • 251 Total Electrical Inspections for the year



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SUBDIVISION PLATS RECORDED IN FEBRUARY 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ANGELINE SUBDIVISION, LOTS 4-6	5442 N LONG GROVE ROAD, CECILIA, KY 42724	-2	0.0000	1/5/2024	2/2/2024
COOMBS ESTATES	2211 HARDINSBURG RD	3	3.7500	1/4/2024	2/5/2024
ABBY ACRES, SECTION 2	RED HILL RD	2	10.0540	1/8/2024	2/9/2024
MEADOW VIEW SUBDIVISION, SECTION 2, LOTS 32 & 33	PALMETTO LOOP, GLENDALE, KY 42740	-1	0.0000	10/10/2023	2/21/2024
JENKINS MEADOW, LOTS 1 & 2	1099 JENKINS ROAD, RINEYVILLE, KY 40162	2	20.5600	10/26/2023	2/23/2024
WATER TOWER ESTATES LOT 2 & WILLIAM GEOGHEGAN BOUNDARY SURVEY REVISED TRACT A	2543 SPRINGFIELD ROAD	0	0.0000	2/12/2024	2/23/2024
		4	34.3640		

Total Records: 6

3/1/2024



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Four Hundred Eighty Third Meeting**

Hardin County Government Center
Second Floor Meeting Room
February 22, 2024 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – AMENDED CONDITIONAL USE PERMIT – AUTO REPAIR & STORAGE** – CRAIG STAPLES (Owner) doing business as Redneck’s Dead Car Towing & Recovery is requesting an Amended Conditional Use Permit to continue to allow for an Automotive Repair shop for personal vehicles and a towing business on site. The properties are two tracts totaling +/- 1.873 acres located at 10659 & 10697 Hardinsburg Road, Cecilia, KY, known as Lots 1 & 2 of Masters Farm Supply within the Rural Planning Area and is zoned Convenience Commercial (C-1).
 - B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – AUTO REPAIR & STORAGE** – FRANK ANGLIN JR (Owner) is requesting an Amended Conditional Use Permit to continue to allow for an Automotive Repair/Storage shop on site. The property is a +/- 3 acre site located at 1600 Harris School Road, Rineyville, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - C. Presentation of the 2023 Annual Report
 - D. Consideration and action on the Minutes for the meeting held on January 18, 2024 (*Attached pgs.5-6*).
 - E. Informational Items
 - F. Adjourn

The next Board meeting is scheduled for March 7, 2024 at 5:00 p.m.



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DECEMBER 2023 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 89 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 7 New lots approved for the month • 48 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 4 SFD Permits for the month • 113 SFD Permits for the year • 103 Total Building Inspections for the month • 1,349 Total Building Inspections for the year • 535 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 64 Total Permits for the month • 1,111 Total Permits for the year • 139 Total Electrical Inspections for the month • 2,231 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN DECEMBER 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
DRY HARBOR ESTATES, LOT 11 AND NEVINS SUBDIVISION, LOT 13	133 CANAL PLACE	-1	0.0000	11/29/2023	12/4/2023
BONNIE'S ACRES	S GRANDVIEW CHURCH ROAD, CECILIA, KY 42724	2	26.9000	11/1/2023	12/5/2023
WISE BERRY ESTATES LOT 12D & RECORD PLAT OF MISTY WAYNE SUBDIVISION	2556 RINEYVILLE BIG SPRINGS RD	1	1.0270	11/28/2023	12/11/2023
LUTZ ESTATES, SECTION 2, LOT 3A & RECORD PLAT OF LUTZ ESTATES, SECTION 3	5094 SHEPHERDSVILLE ROAD, ELIZABETHTOWN, KY 42701	1	14.22	12/11/2023	12/27/2023
R AND S KERFOOT ACRES	445 SHIPLEY ROAD, CECILIA, KY 42724	2	6.6470	12/13/2023	12/27/2023
MARTIN HILLS SUBDIVISION, SECTION 2, LOT 2	5100 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	1	1.2500	9/14/2023	12/28/2023
		6	50.044		

Total Records: 6

1/3/2024



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APA-KY Meeting On January 19, 2024 Adam attended a virtual meeting of the APA-KY Executive Committee. A date of May 15-17, 2024 was set for the Spring Conference to be held at Dale Hollow Lake State Park.

Glendale Lions Club Meeting On January 25, 2024 Adam presented at the Glendale Lions Club Meeting to discuss the update to the Comprehensive Plan and the Creating Vibrant Communities Grant that will create a small area plan for Downtown Glendale.

Comprehensive Plan Open House On January 30, 2024 we hosted an Open House to unveil the draft Comprehensive Plan update for public comment at the County Government Building. Approximately 100 attendees signed in. The event was covered by The News Enterprise and WQXE.

APA-KY Conference On February 2, 2024 Adam, Nikki, Haley, Vice Chairman Greg Lowe and Attorney Josh Cooper attended a one day conference at the State Theater in Elizabethtown for continuing education. Adam presented with Joe Reverman the Planning Director of Elizabethtown to discuss 2023 and the growth associated with BlueOvalSK

MPO Meeting On February 7, 2024 Adam chaired the meeting of the Radcliff Elizabethtown Metropolitan Planning Organization’s Technical Advisory Committee. They received an update on the Public Transit Study being performed by Michael Baker International, Inc.

16 years of Service On February 15, 2024 Director King celebrated his 16th year of service to the Planning Commission.

Planner I, Mccamish Nikki’s last day with the Planning Commission will be February 22, 2024. After 3 years with the Commission, Nikki has accepted the position to become the Planning Director at the Joint City-County Planning Commission of Nelson County. We wish Nikki the best in her new endeavor!

JANUARY 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 10 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 13 New lots approved for the month • 9 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 5 SFD Permits for the month • 5 SFD Permits for the year • 84 Total Building Inspections for the month • 84 Total Building Inspections for the year • 23 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 51 Total Permits for the month • 51 Total Permits for the year • 126 Total Electrical Inspections for the month • 126 Total Electrical Inspections for the year



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SUBDIVISION PLATS RECORDED IN JANUARY 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HARDIN COUNTY EMS LOT	NEW KY HWY 222, GLENDALE, KY 42740	1	17.6770	12/12/2023	1/3/2024
K.U. GLENDALE INDUSTRIAL SUB-STATION	GILEAD CHURCH ROAD (OFF), GLENDALE, KY, 42740	1	14.3640	3/10/2023	1/3/2024
AMENDED PLAT OF NALL LINCOLN SUBDIVISION, LOT S 89, 90, 103 & 104	235 LINCOLN AVENUE, ELIZABETHTOWN, KY	-3	0.0000	11/1/2023	1/3/2024
WOLFE ESTATES, SECTION 3, LOT 4 & RECORD PLAT OF WOLFE ESTATES, SECTION 4	782 HUTCHERSON LANE, ELIZABETHTOWN, KY 42701	1	26.8730	12/26/2023	1/11/2024
SANTA FE SUBDIVISION, LOTS 143 & 144	ROSWELL DRIVE, ELIZABETHTOWN, KY	-1	0.0000	1/7/2024	1/12/2024
SARAH SUBDIVISION, SECTION 2	11255 FLINT HILL RD	1	5.0470	1/8/2024	1/18/2024
FALLING SPRINGS SUBDIVISION & AMENDED BOUNDARY SURVEY OF THE HOWEY HEIRS TRACTS 1 & 6	HOWEY LANE, RADCLIFF, KY 40160	2	39.0070	1/17/2024	1/19/2024
TEAROSE ESTATES, LOT 2A & RECORD PLAT OF WARRENS ADDITION SUBDIVISION, SECTION 2 & BOUNDARY SURVEY OF THE RUSSELL AND DONNA BOYD PROPERTY	RED MILL ROAD, ELIZABETHTOWN, KY 42701	5	4.6890	12/26/2023	1/23/2024
DANNYS ACRES SUBDIVISION LOTS 1-2	107 WATSON LANE	1	0.0000	1/11/2024	1/23/2024
SS ENTERPRISES SUBDIVISION	2103 HARDINSBURG ROAD, CECILIA, KY 42724	1	1.3900	1/1/2024	1/29/2024
		9	109.0470		

Total Records: 10

2/6/2024



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Four Hundred Eighty Second Meeting**

Hardin County Government Center
Second Floor Meeting Room
January 18, 2024 5:00 p.m

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

- A. **5:00 PM – VARIANCE – MINIMUM ROAD FRONTAGE & 1:3 LOT WIDTH-TO-LENGTH RATIO** – JAMES & MELISSA JENKINS (Owners) are requesting a Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for the lot to be further subdivided. The property is a 6.108 acre site located at 1540 South Black Branch Road, Cecilia, KY, known as Lot 1 of Grey & Hammons Subdivision within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- B. Consideration and action on the Minutes for the meeting held on January 4, 2024
(Attached pgs.2-5).
- C. Adjourn

The next Board meeting is scheduled for February 8, 2024 at 5:00 p.m.



**Hardin County Board of Adjustment
Four Hundred Eighty First Meeting**

Hardin County Government Center
Second Floor Meeting Room
January 4, 2024 5:00 p.m

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

D. **5:00 PM – VARIANCE – FRONT BUILDING SETBACK – RODNEY & LINDA DARROW** (Owners) are requesting a Variance from the front building setback to allow for the construction of a 10’x12’ front deck. The property is a 0.18 acre site located at 99 East Airview Drive, Elizabethtown, KY, known as Lot 99 of Airview Estates within the North Urban Planning Area and is zoned Urban Residential (R-1).

E. **5:15 PM – VARIANCE – FRONT BUILDING SETBACK – THIRD GENERATION ENTERPRISES LLC** (Owners) are requesting a Variance from the front building setback to allow for a double wide manufactured home with an 8’ x 10’ front porch to be placed on site. The property is a 1 acre site located at 198 Dutch Girl Lane, Glendale, KY, known as Lot 4 of Dutch Girl Farms, Section 1 within the South Dixie Corridor Planning Area and is zoned Rural Residential (R-2).

F. Consideration and action on the Minutes for the meeting held on December 7, 2023
(*Attached pgs.3-8*).

G. Informational Items

H. Adjourn

APA-KY Meeting Adam hosted the KY Chapter of the American Planning Association’s Executive Board Meeting in Elizabethtown on November 17, 2023.

APA-KY Winter Conference The Planning staff all attended a one day conference in Owensboro on December 1, 2023. Adam, Nikki & Haley gave a Christmas themed presentation titled, “Twas the Year before BlueOval” that highlighted 2023 and the Comp Plan update. Other staff members shadowed the Owensboro Planning Office’s Building Department.

The next Board meeting is scheduled for January 18, 2024 at 5:00 p.m.



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NOVEMBER 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 83 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 7 New lots approved for the month • 42 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 14 SFD Permits for the month • 109 SFD Permits for the year • 128 Total Building Inspections for the month • 1,246 Total Building Inspections for the year • 505 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 75 Total Permits for the month • 1,048 Total Permits for the year • 156 Total Electrical Inspections for the month • 2,092 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN NOVEMBER 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
K&M SUBDIVISION	CASH ROAD	1	4.0560	10/26/2023	11/9/2023
CADEN ACRES, SECTION 2	SMITH MILL ROAD	1	6.0440	10/27/2023	11/14/2023
FERNWOOD, SECTION 3, LOTS 48 & 59	FERNDAL DRIVE & FERNWOOD BVD, ELIZABETHTOWN, KY 42701	-1	0.0000	11/2/2023	11/14/2023
COLLINBROOK SUBDIVISION, LOT 40	EAST DELIA WAY, RINEYVILLE, KY 40162	0	0.0000	8/23/2023	11/16/2023
AMENDED RECORD PLAT OF SEAGRAVES FARM DIVISION LOT 1 AND BOUNDARY SURVEY OF CHRISTY AUBREY PROPERTY	ST JOHN RD	0	5.4020	11/7/2023	11/16/2023
KINKADE SUBDIVISION & BOUNDARY SURVEY OF MAE KINKADE ESTATE, TRACTS 1 & 2	2910 CASH ROAD, UPTON, KY 42784	2	15.4110	11/7/2023	11/21/2023
CRIMSON SUNSET ACRES LOT 1 & BOUNDARY SURVEY	WHITE LANE	0	0.0000	11/7/2023	11/27/2023
SCOTT FARM SUBDIVISION, SECTION 2, LOTS 3 & 4	1180 & 1210 WOODEN LANE, ELIZABETHTOWN, KY	0	0.0000	11/16/2023	11/28/2023
ATCHER ESTATES & BOUNDARY SURVEY OF ALTA ATCHER PROPERTY	502 ATCHER LANE, VINE GROVE, KY 40175	1	7.9230	11/14/2023	11/29/2023
SALLY HARROD SUBDIVISION	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY	2	3.2660	10/17/2023	11/30/2023
		6	42.1020		

Total Records: 10

12/8/2023



Hardin County
Planning and Development Commission