

Hardin County Board of Adjustment 5 May 2022

County Government Center
Second Floor Meeting Room

Owner: Hutchinson Holdings, LLC
Applicant: Melissa Hutchinson



Location A 21 acre site located at 1099 Jenkins Road, Rineyville, KY,

Zoned Rural Residential (R-2)

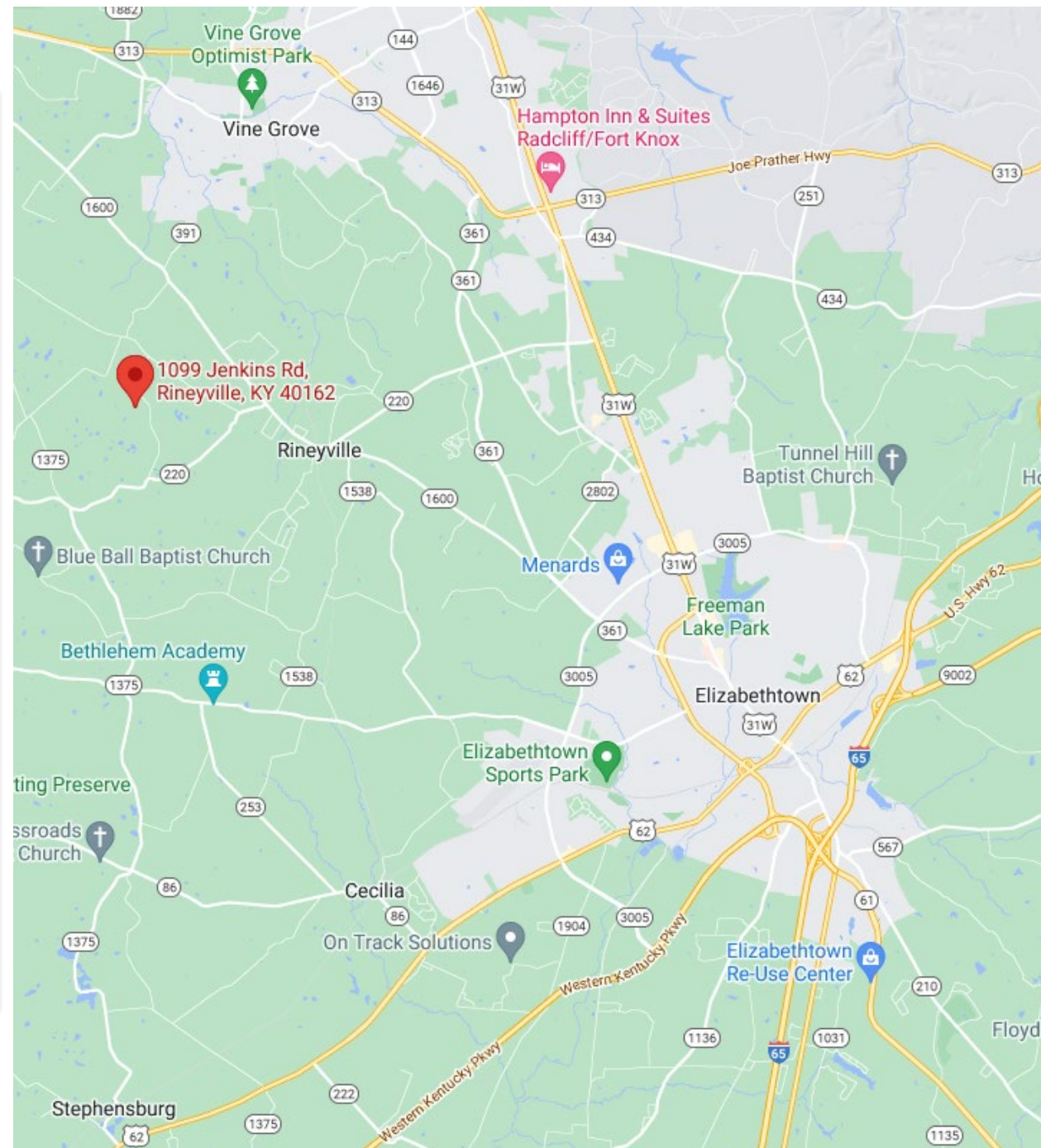
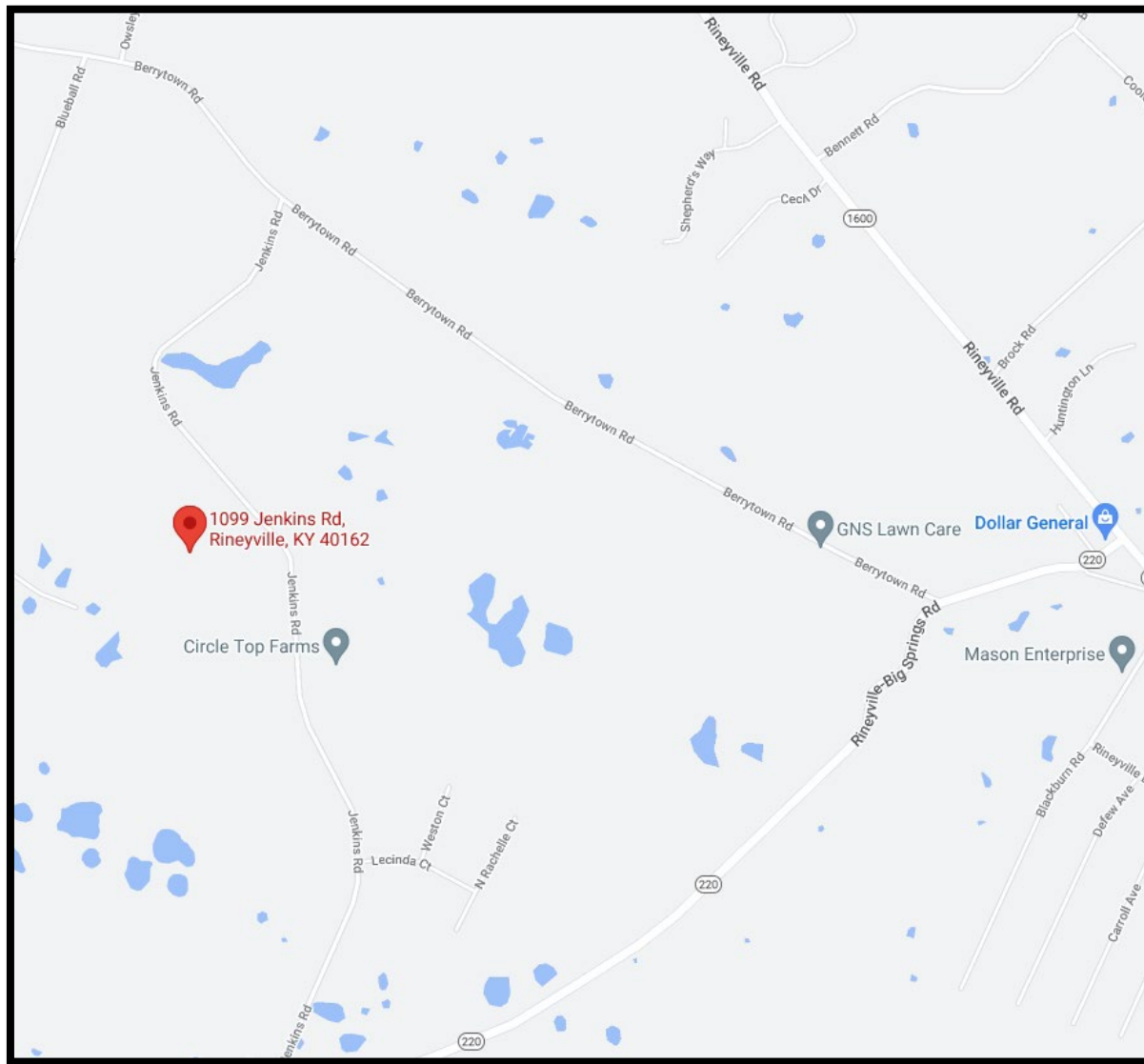
Requesting a **Conditional Use Permit to allow for a 2,557 sq. ft. Permanent Accessory Dwelling on site (1,033 sq. ft. of living space).**

1099 Jenkins Road
Conditional Use Permit
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Site Plan**
- E. Photographs**
- F. Floor Plan & Rendering of Proposal**
- G. Analysis of other Conditional Use Permits for Permanent Accessory Dwellings**
- H. Character of the Area Analysis**
- I. *Comprehensive Development Guide**
- J. *Development Guidance System Ordinance**

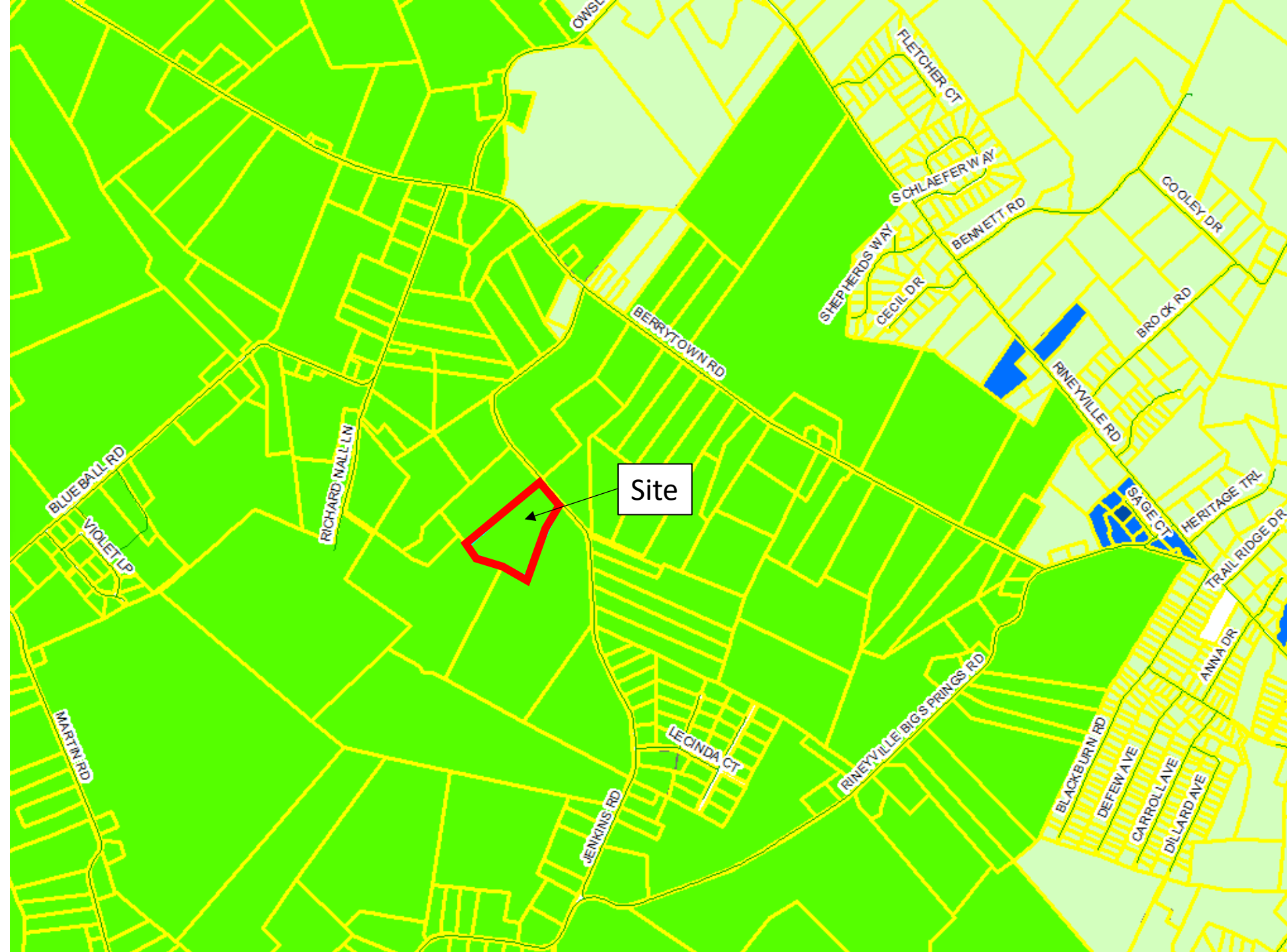
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☐ MasterZone

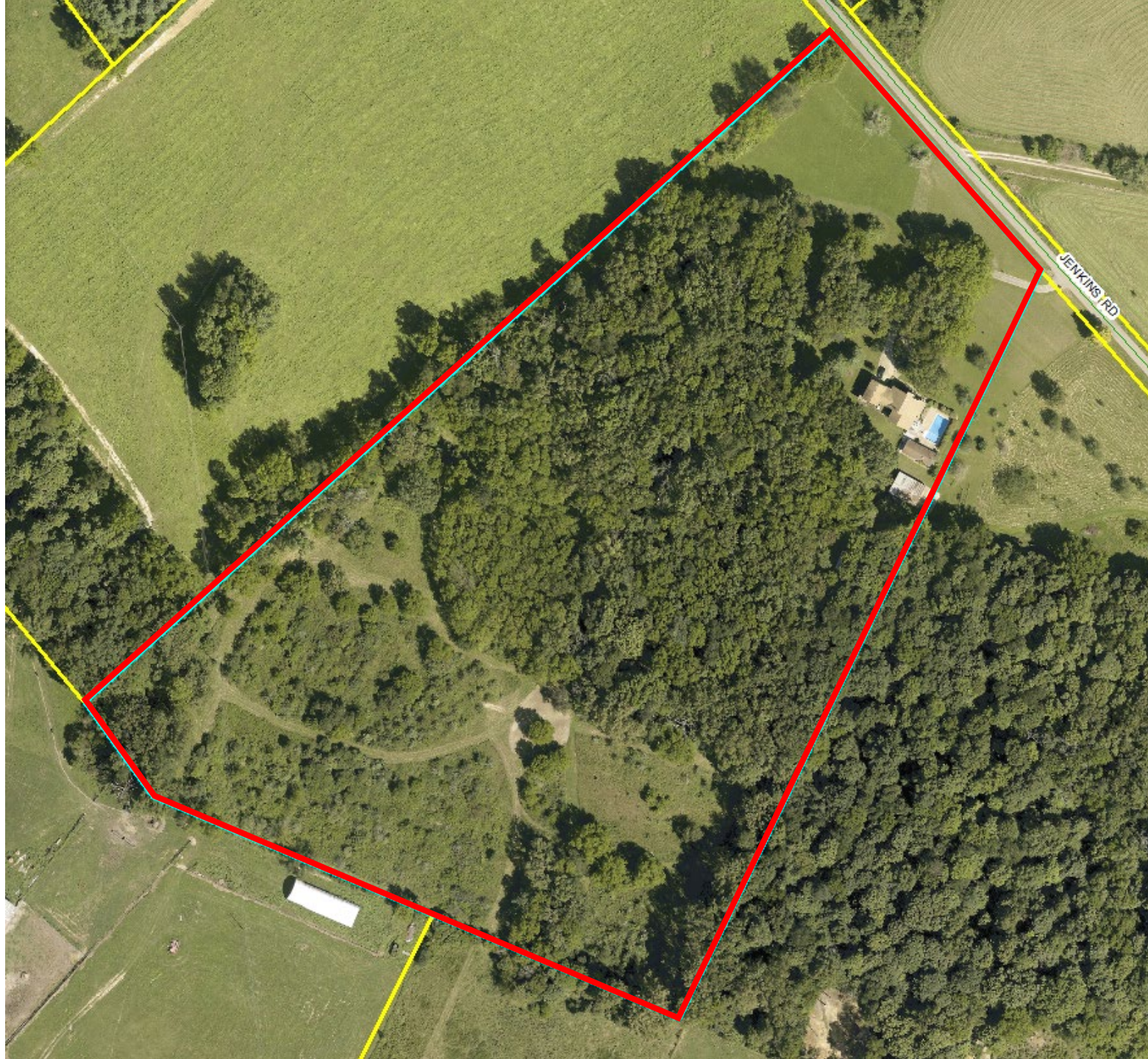
DISTRICT

- 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



- ☒ streams
- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ hardin_sinkhole







Proposed 2,557 sq. ft. Permanent
Accessory Dwelling



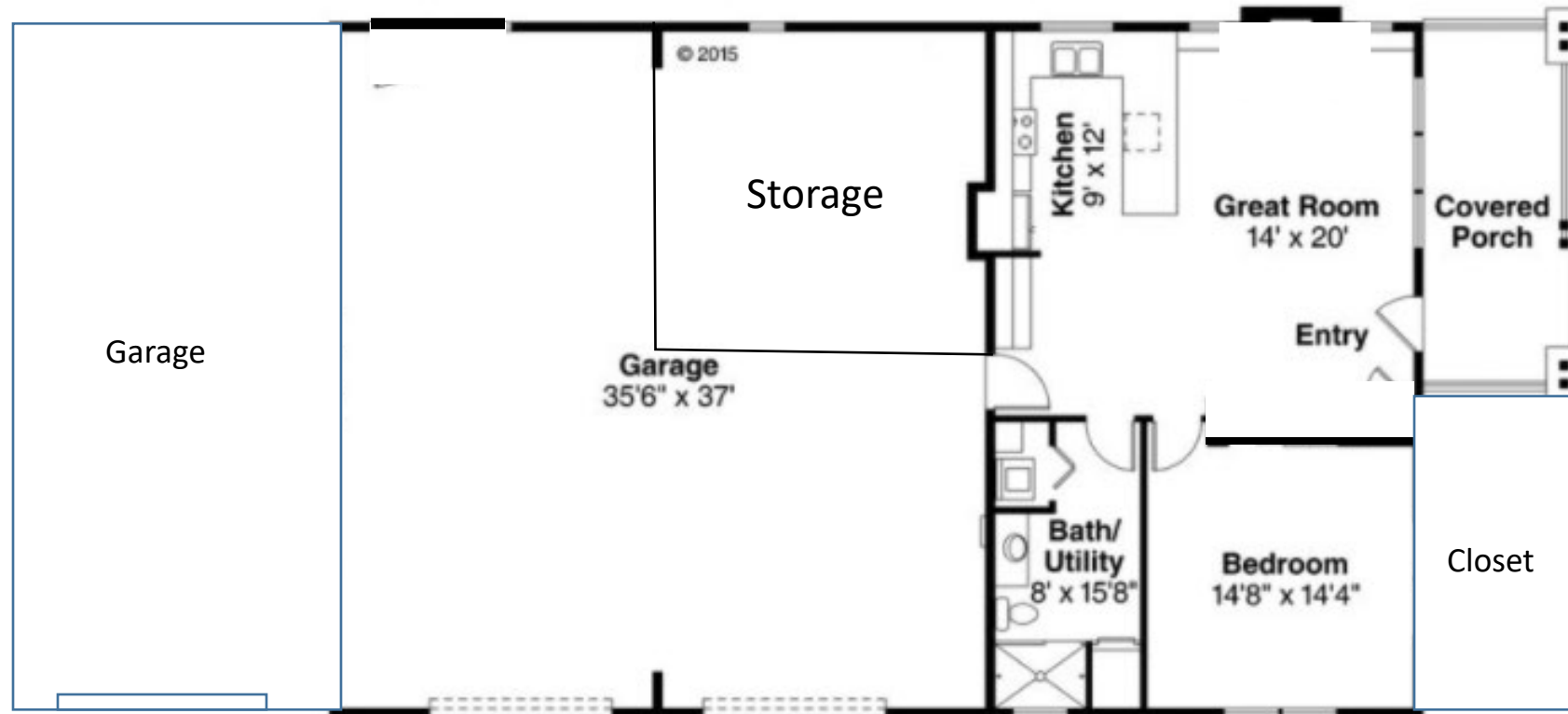
Hutchison Holdings, LLC
1099 Jenkins Road,
Rineyville, KY



Existing 3,703 sq. ft. Dwelling

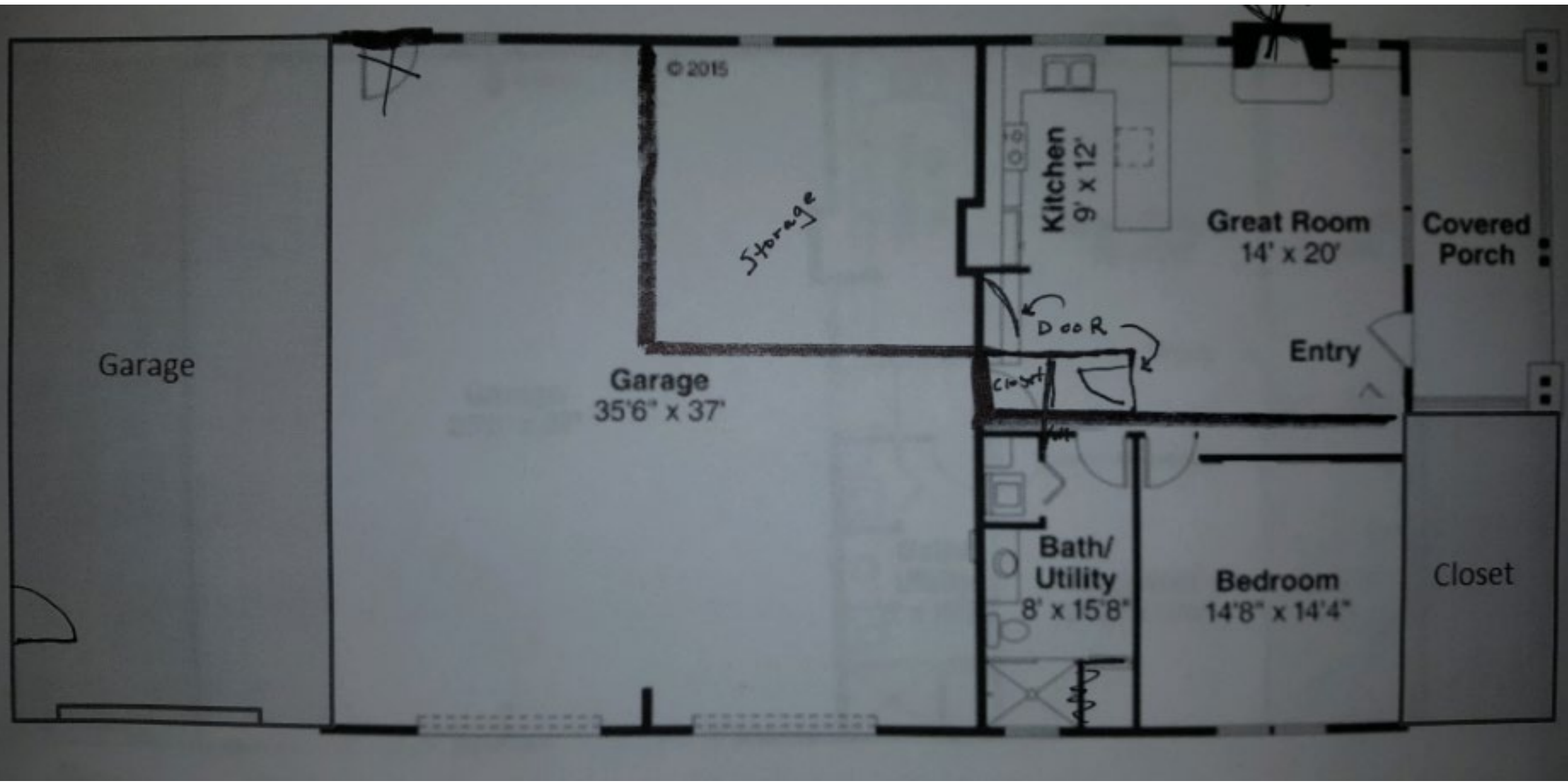
Proposed Permanent Accessory Dwelling Floor Plan

Yellow siding with a shingle roof



1033 sq. ft. of living space
1364 sq. ft. of garage space
160 sq. ft. covered porch
2,557 sq. ft. under roof







Description
Type of Residence CAPE COD 1.5
Year Built 1976
Num Stories 1.5
Above Ground Sqft 2578
Total Living Area 3703
Basement FULL
Basement Sqft 1125
Basement Sqft Finish 1125

Finished Basement % 100
Bedrooms 3
Full Baths 3
Half Baths 0
Exterior BRICK
Heat ELECTRIC
Air Condition CENTRAL/AC
Fireplace 1

View from Jenkins Road













Proposed Location of
Permanent Accessory Dwelling





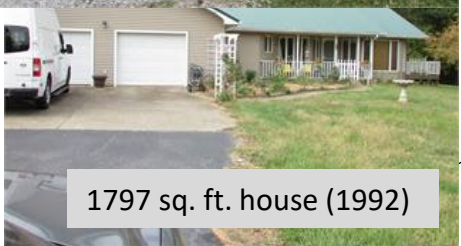
PERMANENT ACCESSORY DWELLINGS IN THE R-2 ZONE

Permit Date ⇅	Owner ⇅	PVA Map Number ⇅	Type ⇅	Zone ⇅	Site Address ⇅	Acres (All Permits) ⇅	Main Structure sq.ft. (CUP) ⇅	Accessory Structure sq. ft. (CUP) ⇅	Status ⇅
03/07/2022	HUTCHISON HOLDINGS LLC	099-00-00-007	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	1099 JENKINS RD, RINEYVILLE, KY 40162	21.000	3703	2557	PENDING
01/31/2022	BLEVINS RICKY G & STEPHANIE A	242-00-02-148	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	631 ROSWELL DRIVE, ELIZABETHTOWN, KY 42701	2.096	2875	620	APPROVED
11/24/2021	REED W DOUGLAS & DONNA K	030-00-00-014.09	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	2252 CONSTANTINE ROAD, CECILIA KY 42724	39.979	5314	2839	APPROVED
04/27/2021	HALL JOSEPH M & LISA J	206-00-00-036	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	WHISTLING OAKS BLVD	24.149	4284	768	APPROVED
03/31/2021	WILCOX CASEY T & JENNIFER L	091-00-00-031.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	367 LAMBERT LANE, WHITE MILLS, KY	3.002	5286	901	APPROVED
10/27/2020	MARTIN ADAM AND ASHLEY	033-00-02-002	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	426 NEEDHAM ROAD, EASTVIEW, KY	17.414	2314	1344	APPROVED
01/30/2020	HURLEY ARTHUR R JR & LINDA	225-00-03-001	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	6421 S DIXIE HWY, GLENDALE, KY	11.030	2128	1200	APPROVED
07/01/2019	THOMAS CARL & PATRICIA	043-00-00-001	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	11608 SALT RIVER ROAD	51.100	1855	1520	APPROVED
12/17/2018	PERKINS TODD & TAMMY	170-00-00-007.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	BACON CREEK RD	32.500	2300	720	APPROVED
01/31/2017	BEWLEY CHARLES DAVID & BRENDA	078-00-00-007	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	11324 RINEYVILLE ROAD (KY HWY 1600)	7.992	3113	1744	APPROVED
12/29/2016	DEVORE MITCHELL & TAMMY	211-00-00-013	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	13039 S DIXIE HWY	25.963	3224	940	APPROVED
01/12/2016	CHITWOOD MARK & TIPHANIE	229-00-0C-037	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	2312 WOOLDRIDGE FERRY RD	25.844	3290	1200	APPROVED
04/30/2014	ROBERT & JENNIFER KING	106-00-00-081	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	12564 LEITCHFIELD RD	3.082	3131	1200	APPROVED
09/17/2013	CHARLES EDLIN	257-00-00-012.01	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	2968 MIDDLE CREEK ROAD	9.600	1372	1568	APPROVED
02/11/2013	MARK WADDELL	089-00-00-065	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	14798 LEITHCFIELD ROAD	100.500	1488	832	APPROVED
10/31/2012	JESSE BATES	082-00-00-006	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	8075 RINEYVILLE BIG SPRINGS ROAD	58.000	2500	640	APPROVED
05/25/2012	SHARON NOVAK	229-00-02-003	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	215 RUSTIC TRAIL BLVD	2.800	6732	1200	APPROVED
04/10/2012	WILLIAM WILLIAMS	041-00-00-002.02	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	1212 VERTREES CHURCH LANE	43.748	800	1400	APPROVED
03/01/2012	MICHAEL & CAROLYN SIMMONS	248-00-00-005.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	249 WILLIAMS CEMETERY ROAD	5.710	2512	1694	APPROVED
11/14/2011	JOSEPH LAMAR AND SUE HARDESTY	081-00-00-024	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	462 MARTIN ROAD	1.000	2976	960	APPROVED
07/28/2011	CHERI GREEN	253-00-00-041	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	6650 BARDSTOWN ROAD (US 62)	.840	1900	970	APPROVED
06/28/2011	MACK & LOLA MORGAN	124-00-00-024.06	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	BETHLEHEM ACADEMY ROAD (KY 253)	5.750	1392	1006	APPROVED
07/28/2010	DAVID & JANINE WASHLE	005-00-00-004	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	3720 MT OLIVE ROAD	212.000	3216	1892	APPROVED
02/02/2010	CHARLES EDLIN	257-00-00-012.01	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	2968 MIDDLE CREEK ROAD	9.600	1372	1568	DENIED
09/17/2009	GARY COOPER	040-00-00-010.04	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SAINT JOHN CHURCH ROAD (KY 1538)	10.115	1800	1600	WITHDRAWN
07/31/2008	MICHAEL & CAROLYN SIMMONS	248-00-00-005.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	249 WILLIAMS CEMETERY ROAD	5.710	1512	1280	APPROVED

Character of the Area



1661 sq. ft. house (1998)



1797 sq. ft. house (1992)



2016 sq. ft. house (1959)



1995 manufactured home



1360 sq. ft. house (1979)



1850 sq. ft. house (2014)



2418 sq. ft. house (1998)



1792 sq. ft. house (1999)



2450 sq. ft. house (1993)

16-3 STANDARDS FOR ISSUANCE

The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:

- A.** The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B.** The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C.** The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D.** The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E.** The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F.** The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

GENERAL CONDITIONS In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

A. Permanent Accessory Dwellings

An accessory dwelling unit is a detached structure. The Board shall consider the following criteria prior to issuance of the Conditional Use Permit:

1. Creation. Constructing a detached accessory dwelling unit on a site with an existing house.
2. Ownership. The property owner must occupy either the principal dwelling unit or the accessory dwelling used as his/her principal residence, and at no time receive rent for the owner-occupied unit. Owner residence must be proven by driver license, voter registration or other evidence acceptable to the Board, such as but not limited to deeds, utility bills and the like. For added assurance that the owner-occupancy requirements will continue to be met, a Certificate of Land Use Restrictions shall be recorded in the Clerk's Office. The Conditional Use Permit is not transferable and the new owners must reapply for the Conditional Use Permit and meet the necessary requirement as stated herein.
3. Parking. Adequate on site parking must be designated on an approved site plan.
4. Driveways. Shared driveways are to be encouraged wherever possible.
5. Maximum size. The size of the accessory dwelling may be no more than 50% of the living area of the house or 900 square feet, whichever is less.
6. Minimum Width. The accessory dwelling must be a minimum width of at least twenty feet at its smallest width measurement.
7. Location. The accessory dwelling should be located behind the principle dwelling in the rear yard to minimize the visual impact of two separate residences.
8. Exterior finish materials. The exterior finish material must be the same or visually match in type, size and placement of the exterior finish material of the house.
9. Sewage System. The accessory dwelling shall have its own septic system approved by the Hardin County Health Department or be connected to a sanitary sewer system.
10. Density. Accessory Dwelling units are not included in the minimum or maximum density calculations for a site.

The Commission and Board reserves the right to allow exceptions from the above requirements at their discretion in cases where strict adherences to the above may be impractical or uneconomical.

Conditions may include, but are not limited to the following:

DGS [5-3(A)]

*I make a Motion to **Approve** the Conditional Use Permit with the Following Conditions:*

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

1. This Conditional Use Permit for a Permanent Accessory Dwelling will allow for the construction of a detached home with 1,033 sq. ft. of living space and 2,557 sq. ft. under roof.
2. The property owners, Melissa and Howard Hutchison Jr., must occupy either the principal dwelling unit or the permanent accessory dwelling as their principal residence, and at no time receive rent for the owner-occupied unit.
3. Adequate on site parking must be designated on an approved site plan.
4. The existing driveway entrance will be shared by both dwellings.
5. The Permanent Accessory Dwelling is the proposed 2,557 sq. ft. home and the Principal Dwelling is the existing 3,703 sq. ft. home.
6. The Permanent Accessory Dwelling shall be located next to the existing home and shall be located as illustrated on the approved Site Plan.
7. The exterior finish materials of the permanent accessory dwelling shall be yellow siding and a shingled roof to match the house.
8. Both dwellings shall have septic systems approved by the Environmental Services Office of the Health Department.
9. This Permit is not transferable and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
10. Additional landscaping or screening shall not be required.
11. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
12. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Continued to 19 May 2022

Owners: Terri & Anders Simonsson
Applicant: Solar Titan USA



Location An 11.938 acre site located at 1635 Sportsman Lake Road,
Elizabethtown, KY, known as Lot 9A of Royal Oaks Subdivision

Zoned Urban Residential (R-1)

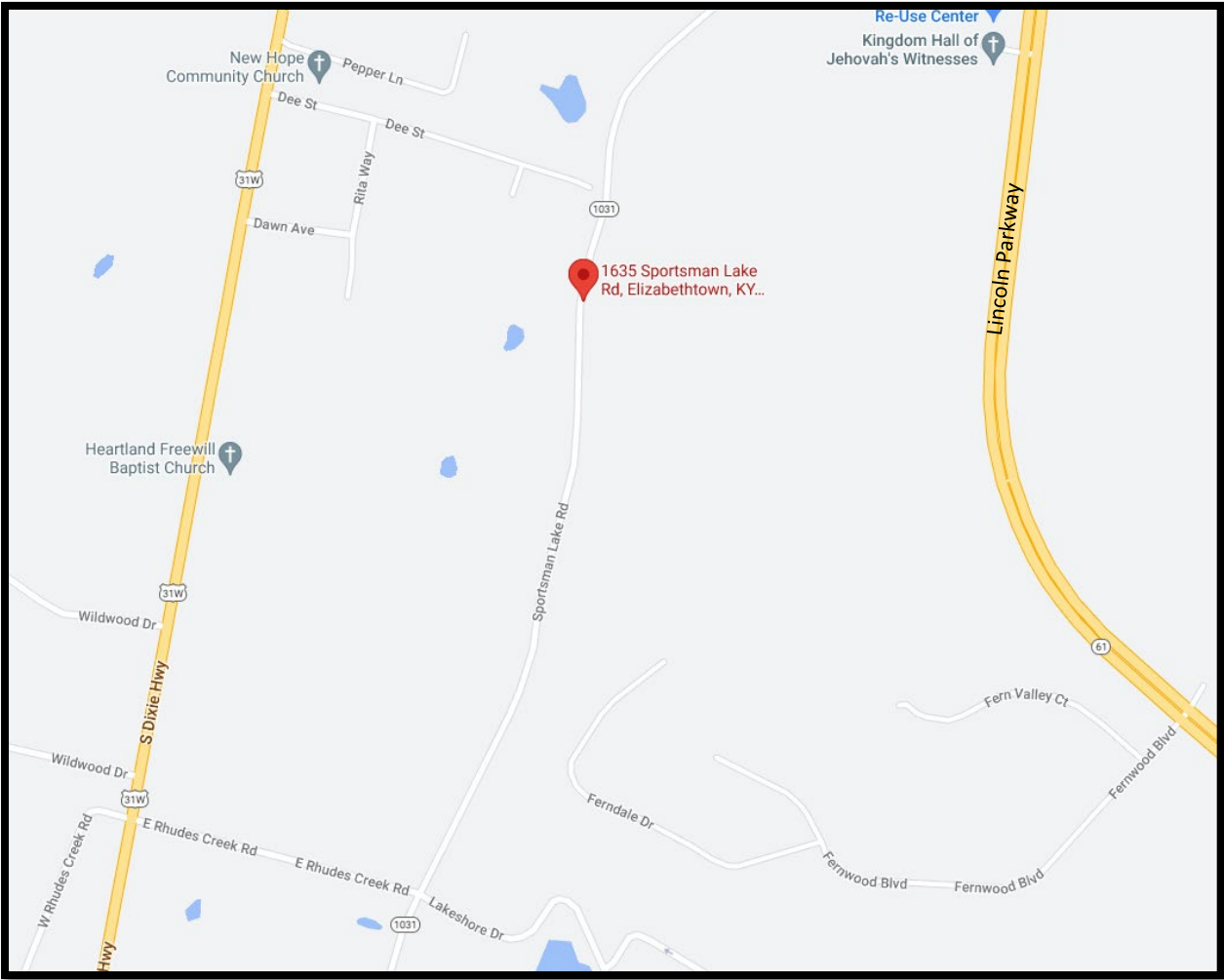
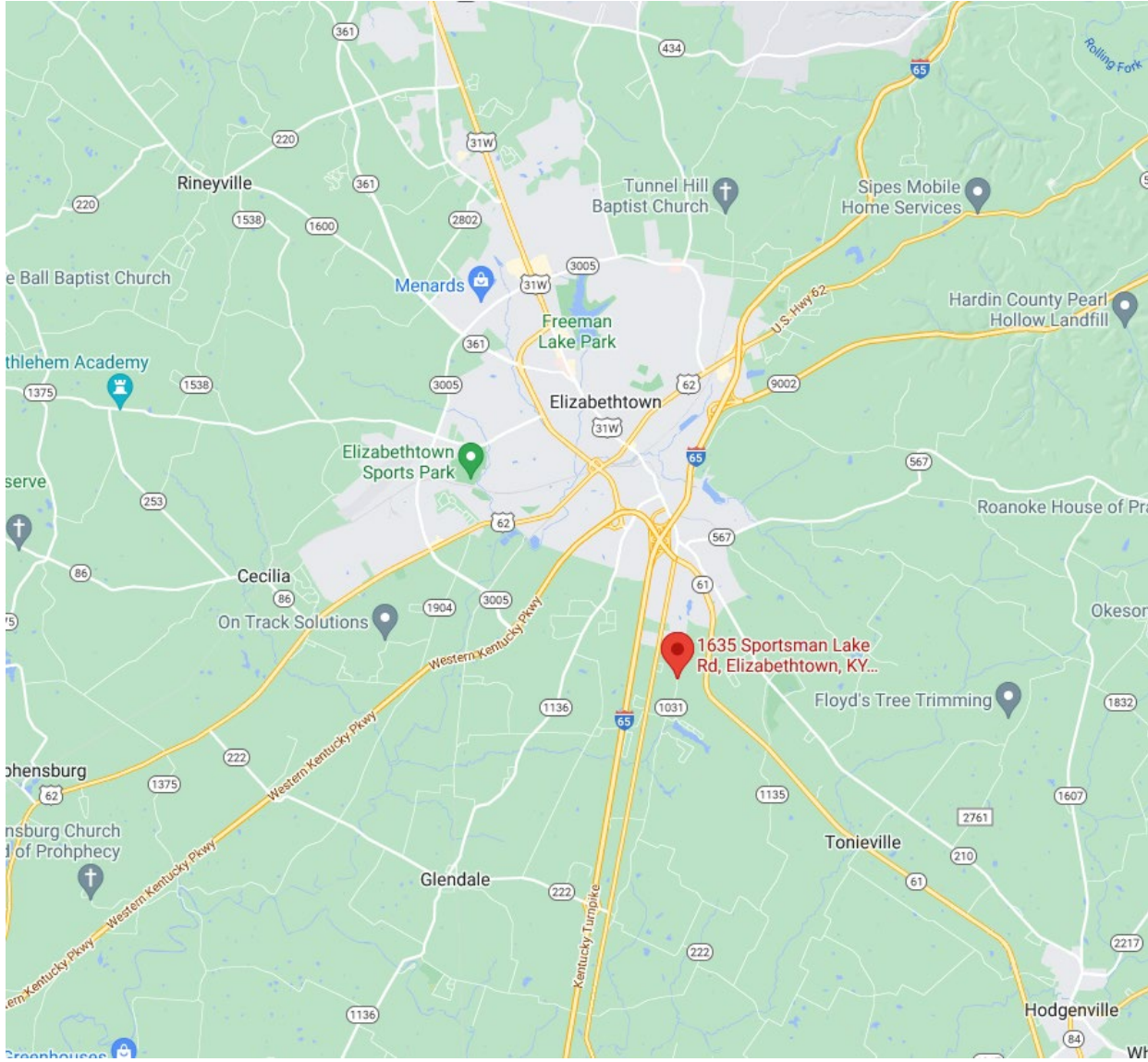
Requesting a **Conditional Use Permit to allow for a 528 sq. ft. Ground Mount Solar System to be installed on site.**

1635 Sportsman Lake Road
Conditional Use Permit
SUMMARY REPORT

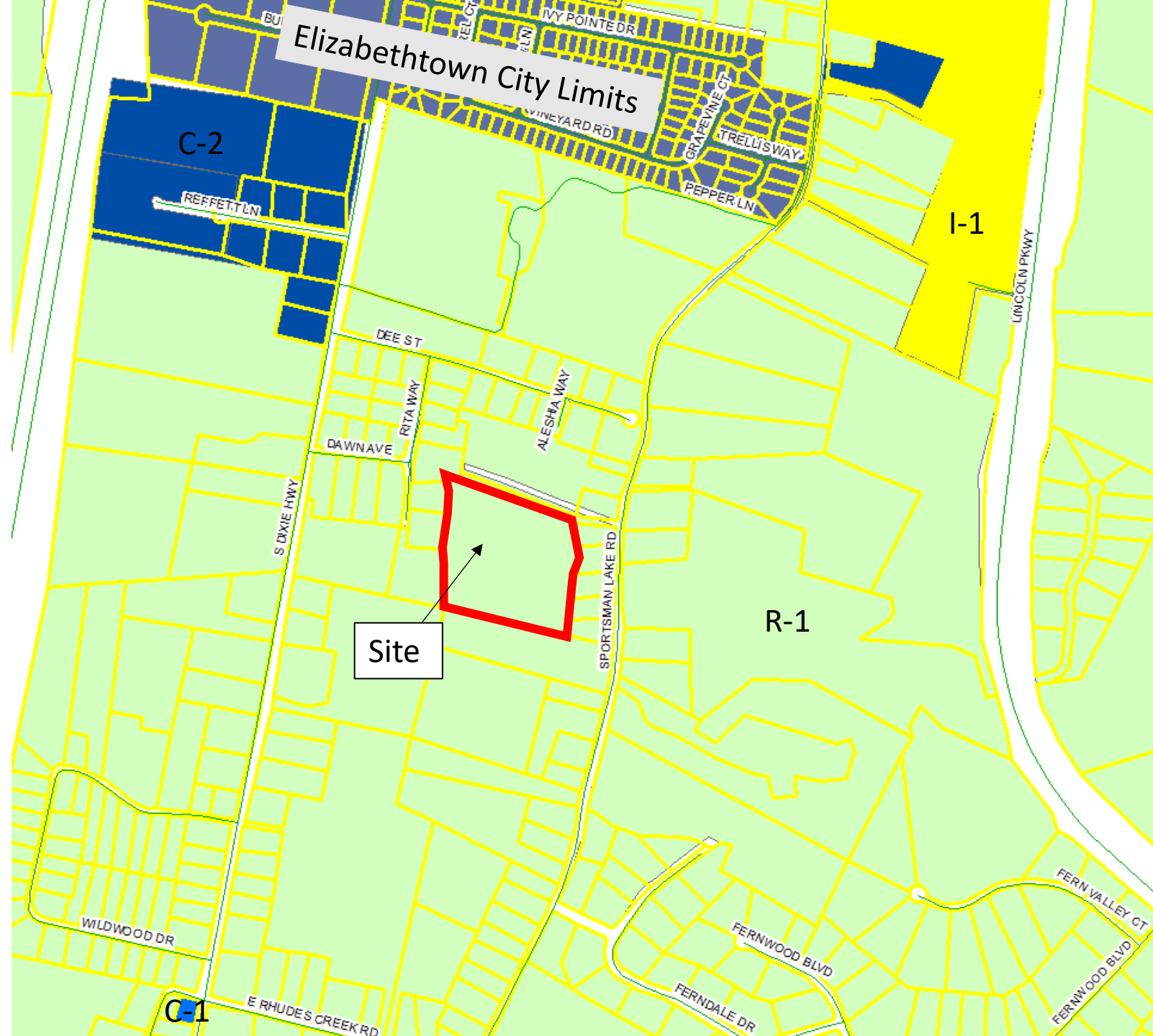
LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Site Plan**
- E. Amended Plat of Royal Oaks Subdivision (1989)**
- F. Photographs**
- G. Planning Commission Resolution 2020-011 (Solar)**
- H. Analysis of other Conditional Use Permits for Ground Mount Solar Systems**
- I. *Comprehensive Development Guide**
- J. *Development Guidance System Ordinance**

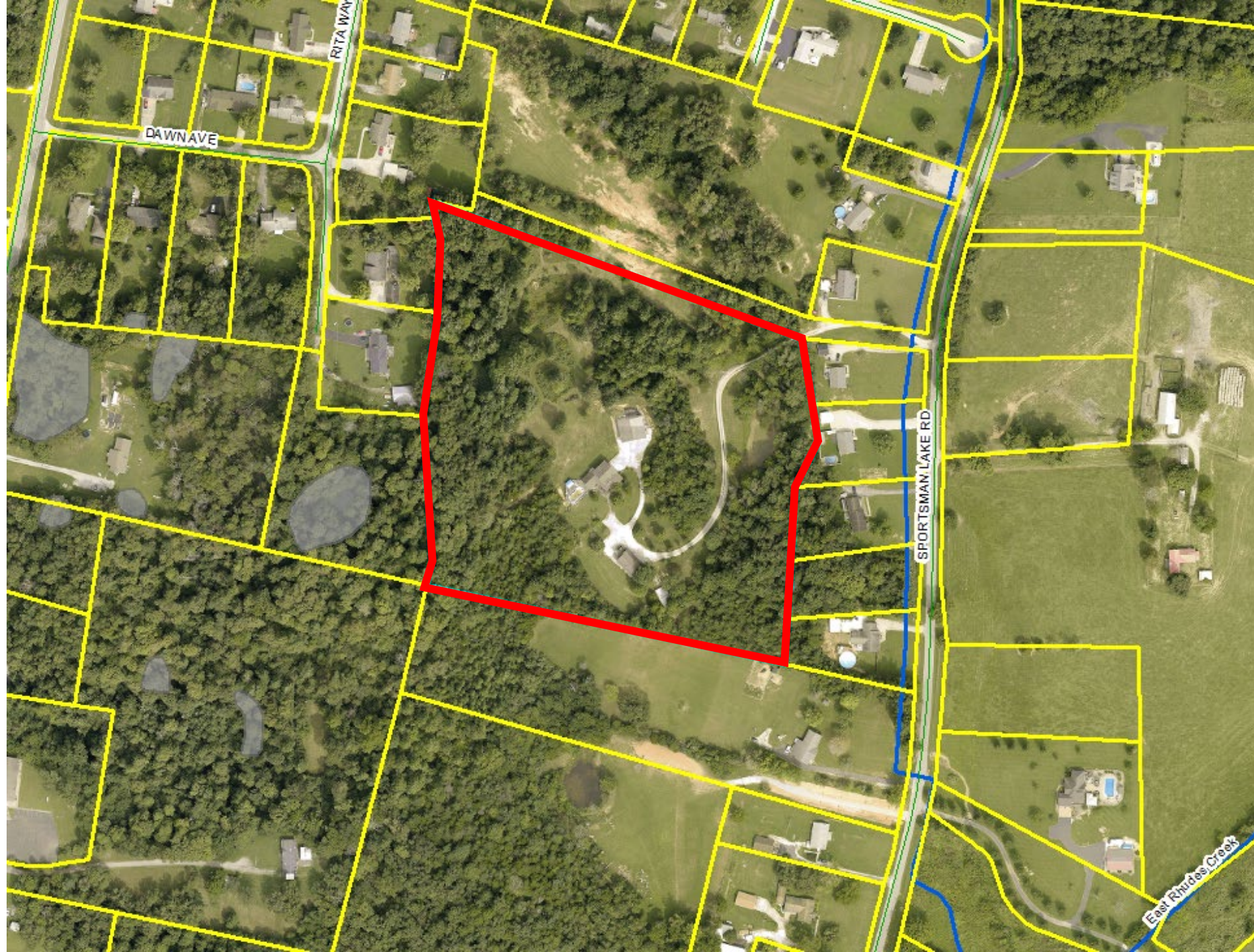
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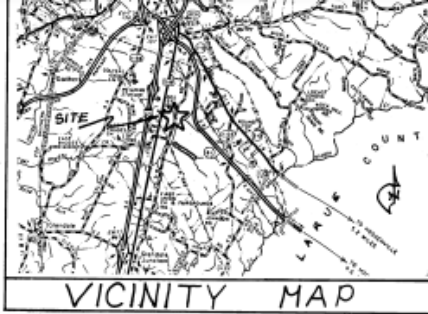
- ☐ MasterZone
☒ DISTRICT
- A-1
 - B-1
 - B-2
 - C-0
 - C-1
 - C-2
 - I-1
 - I-2
 - IH
 - PD-1
 - R-1
 - R-2
 - R-3
 - R-4



- ☒ streams
- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ hardin_sinkhole







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Electric
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Company

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S NOW SHOWN

Royal Oaks Subd.
plot sheet 89A

DAWN AVE. 50' R/W

Lot 11
Larry Board
DB 542 pg 178
(see note #2)

Lot 12
Alfred
Pozasny pg 23
DB 527 pg 23

Lewis
Wald
DB 515
pg 92

ROBERT WATTS
DB 554 pg 337

Sand Springs Subd.
James Avery
DB 253 pg. 263

U.S. 31-W

to Town

to Town

Alan B. Cooke
DB 293 pg. 137

Jean
Dannison
DB 212 pg. 83

Lonnie
Warran
DB 229 pg. 108

Alan B.
Cooke
DB 293 pg. 137

S 75° 17' 20" E

519.20'

S 75° 36' 20" E

12.25'

S 74° 56' 20" E

72.00'

240.00'

General Tels. Co.

DB 630 pg. 482

S 74° 56' 20" E

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N 9° 30' 50" E

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PREVIOUS TRACT 3

N 17° 23' 40" E

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74.00'

N 71° 07' 00" W

715.92'

PREVIOUS TRACT 4

N 17° 23' 40" E

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74.00'

S 71° 07' 00" E

715.92'

PREVIOUS TRACT 5

S 84° 35' 00" E

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N 5° 20' 00" W

254.80'

PREVIOUS TRACT 6

S 84° 35' 00" E

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N 0° 01' 20" E

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PREVIOUS TRACT 7

S 84° 35' 00" E

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S 81° 20' 00" E

220.70'

PREVIOUS TRACT 8

N 0° 39' 00" W

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104.36'

N 5° 40' 00" E

408.70'

PREVIOUS TRACT 9

N 0° 39' 00" W

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104.36'

N 83° 03' 20" W

308.00'

PREVIOUS TRACT 10

N 76° 25' 10" W

743.96'

743.96'

743.96'

743.96'

743.96'

743.96'

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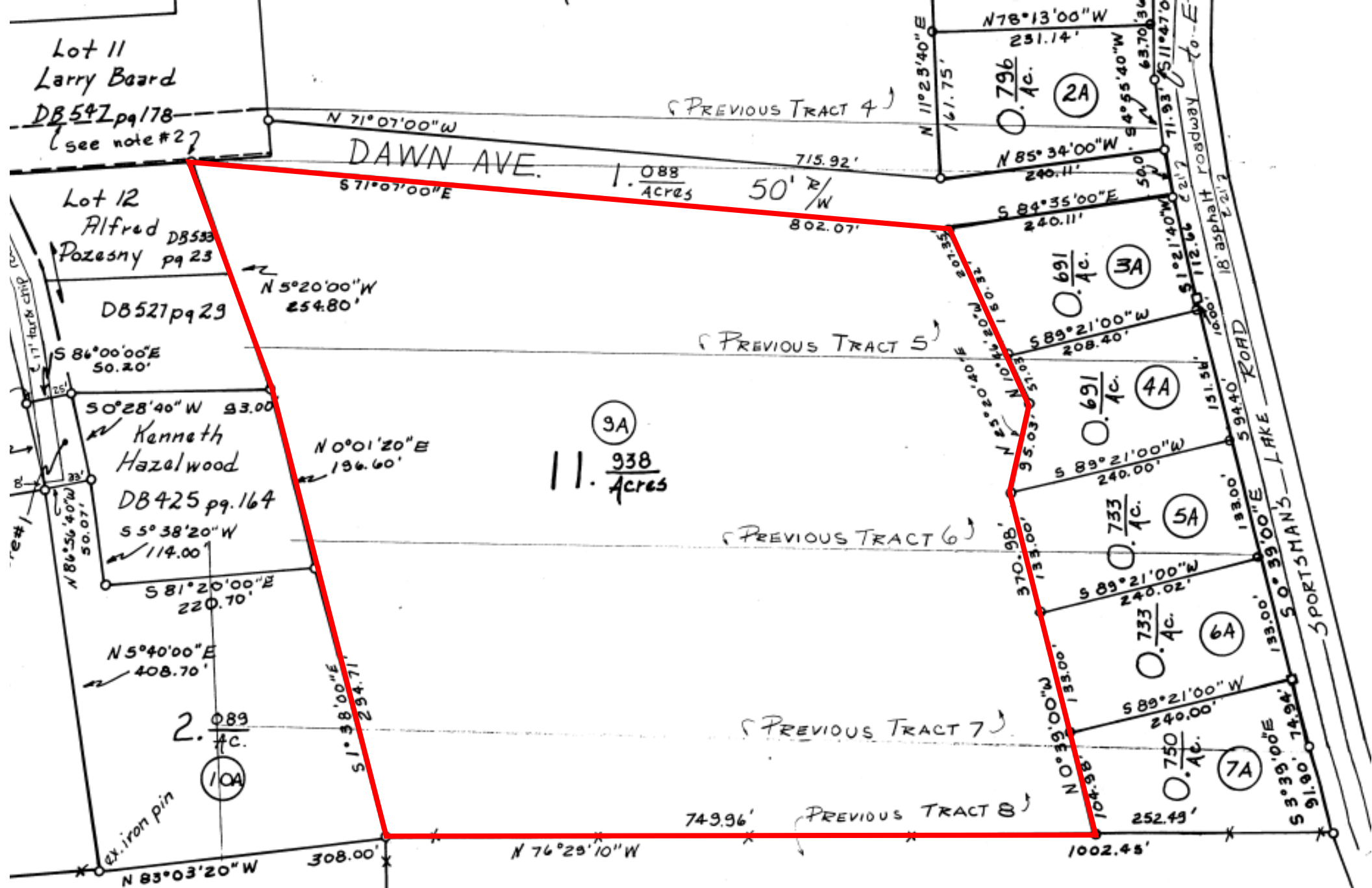
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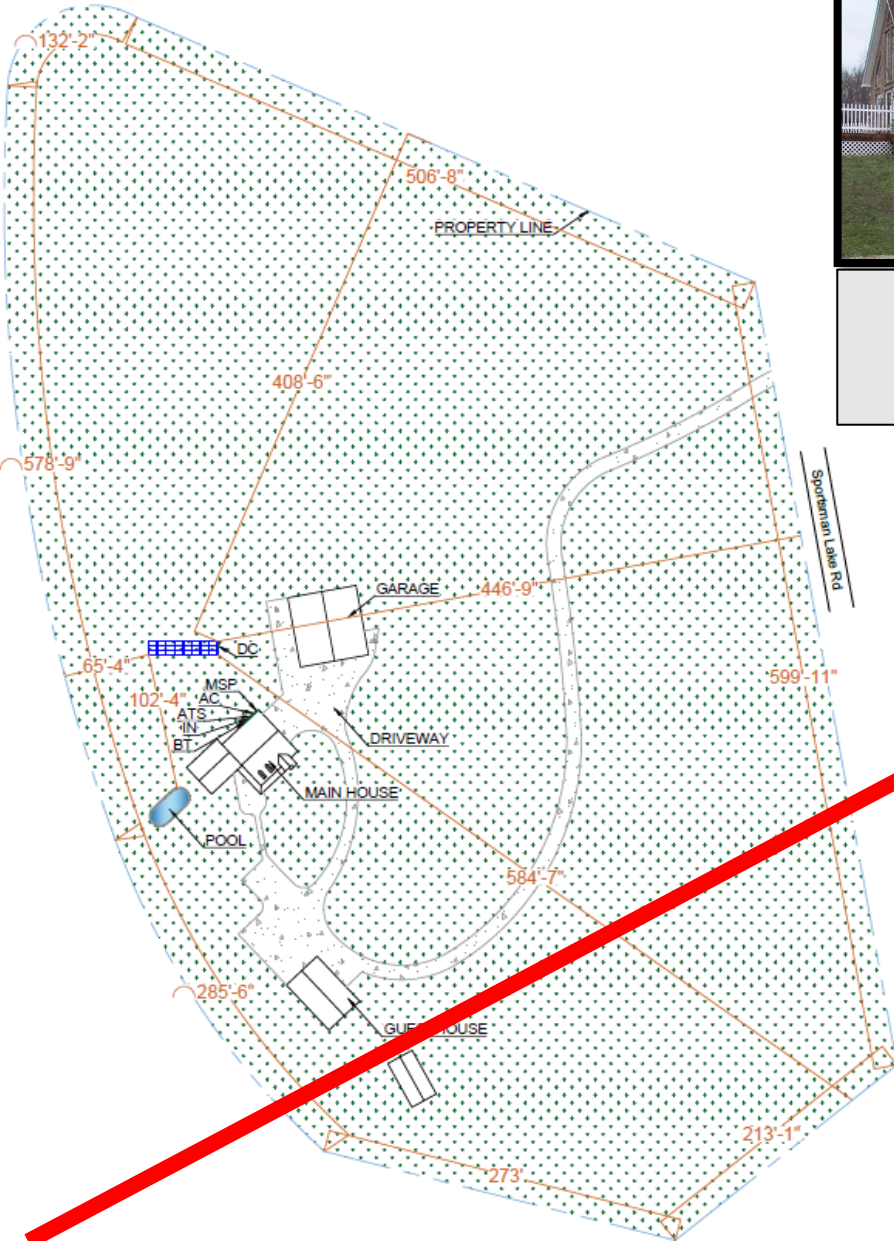


Pernie Stanton

43103

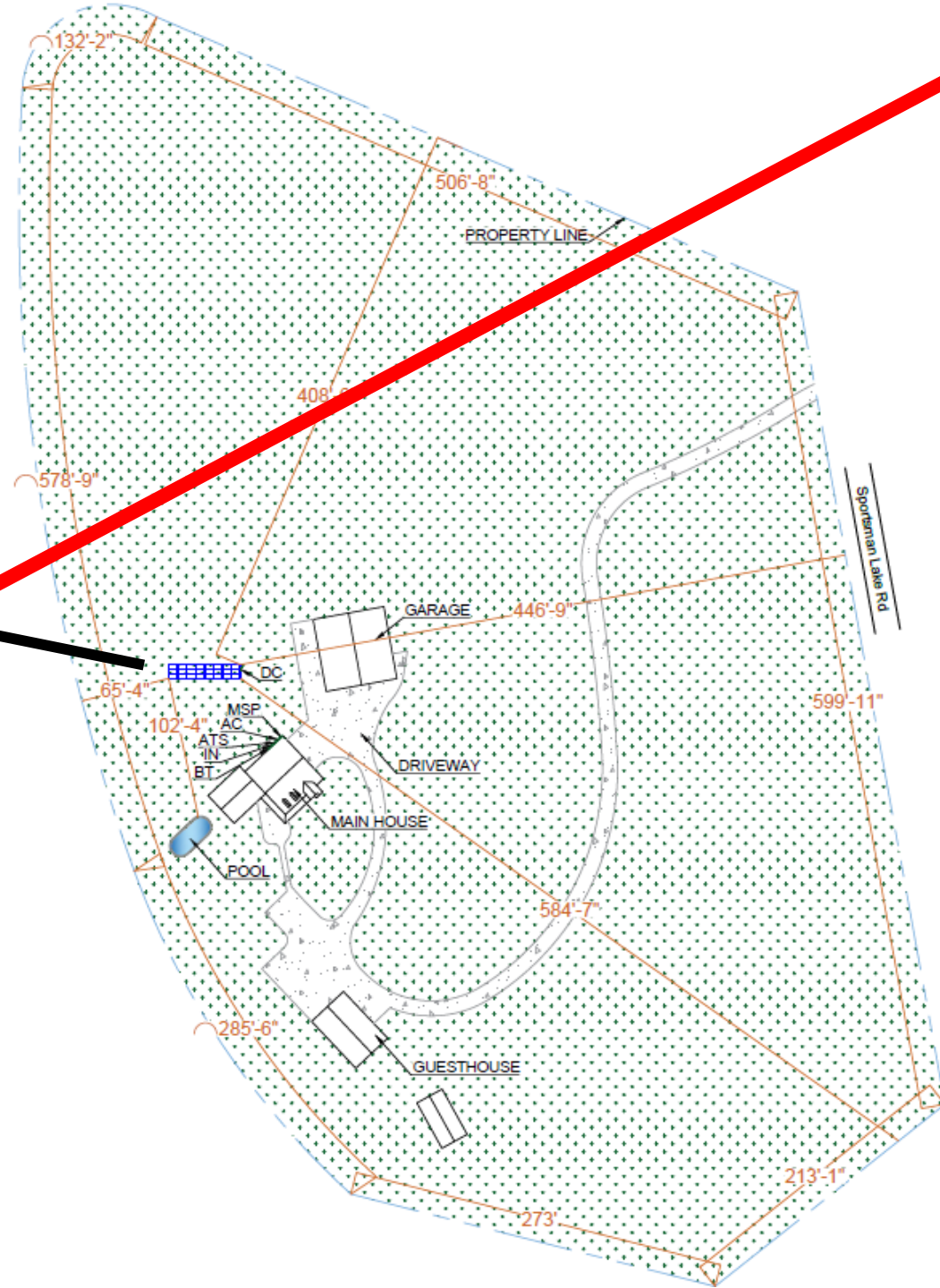
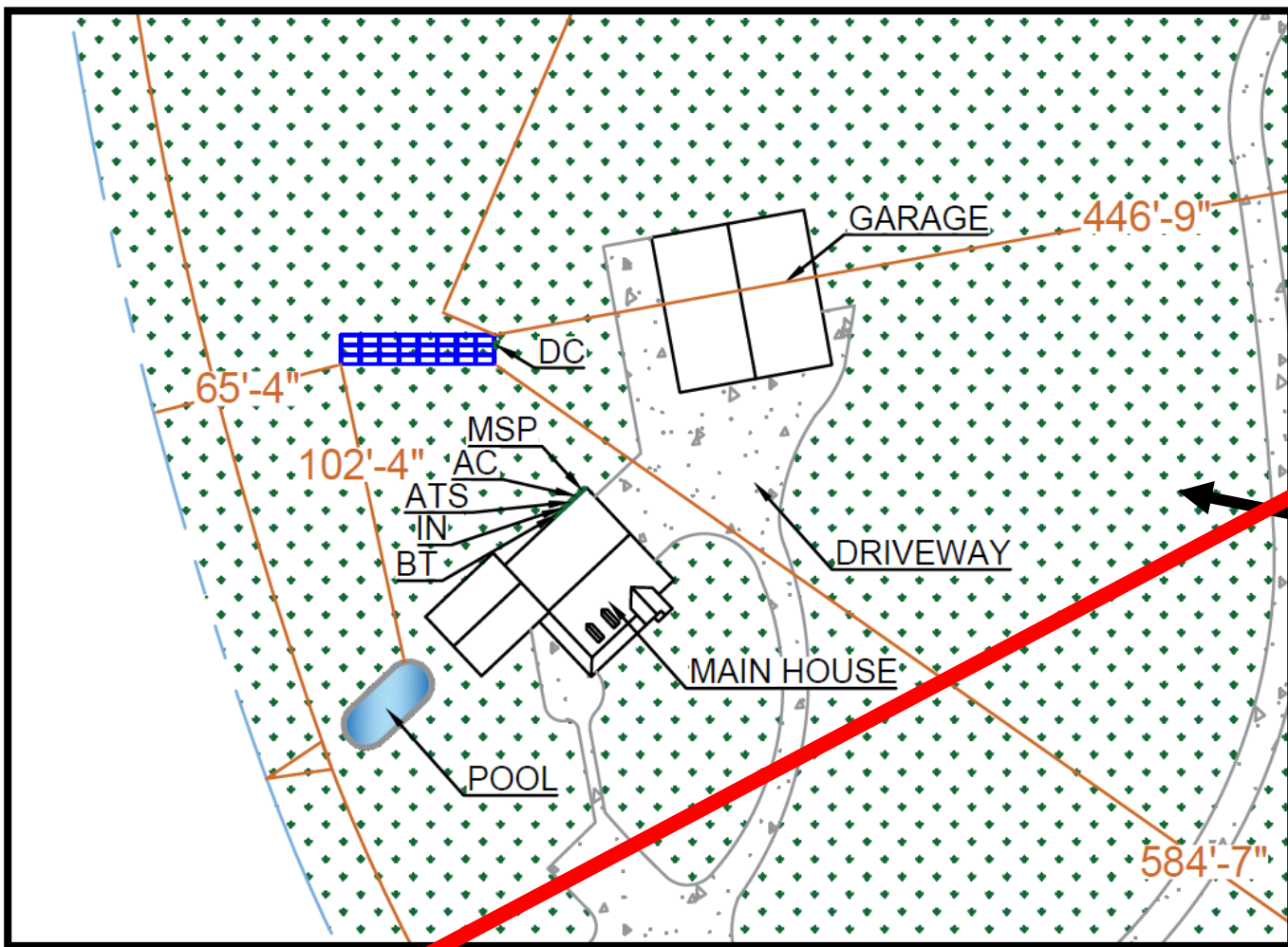


Terri & Anders Simonsson
1635 Sportsman Lake Rd,
Elizabethtown, KY 42701



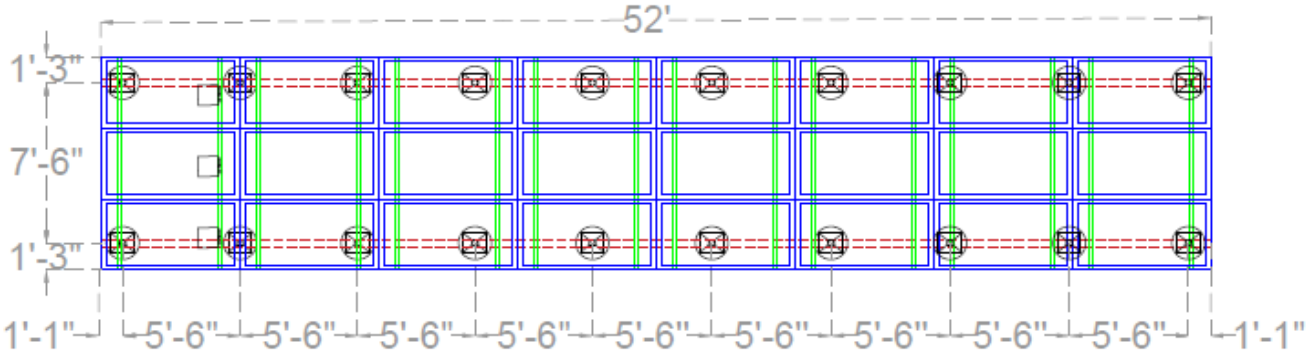
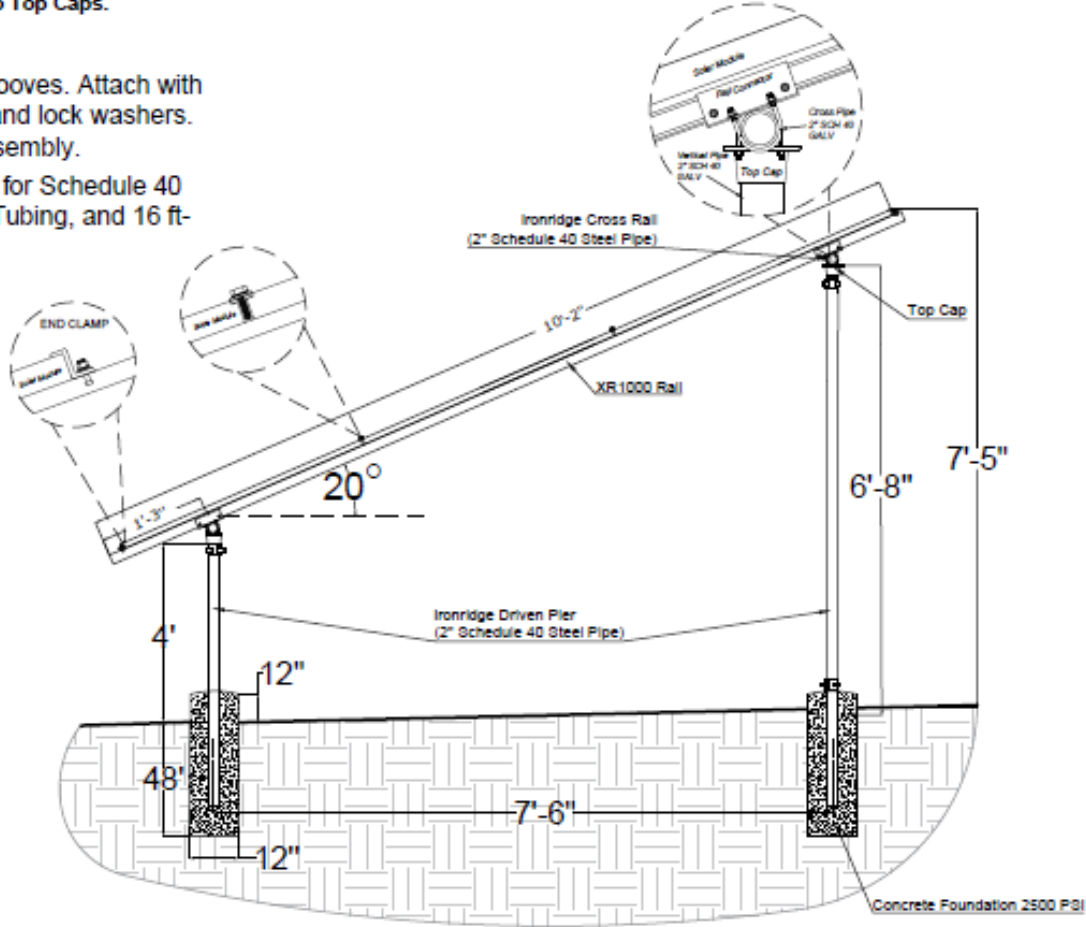
Proposed 528 sq. ft.
Ground Mount Solar Array





it to tighten set screws.
ior to Top Caps.

p grooves. Attach with
rs, and lock washers.
1 assembly.
-lbs for Schedule 40
cal Tubing, and 16 ft-





2,813 sq. ft. house (2003)



Detached garage with second story living space (2001)











**HARDIN COUNTY PLANNING
AND DEVELOPMENT COMMISSION
RESOLUTION # 2020-011
NONLISTED USE:
SOLAR FARM**

- 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 Development Guidance System, Zoning Ordinance, 2009 outlines the Procedures for Nonlisted Uses in Section 15-8;
- WHEREAS** if a use is not specifically permitted and an application is made for such use, the application shall be referred to the Commission for consideration;
- WHEREAS** this proposal is to allow for the Nonlisted Use of a Solar Farm;

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for the Nonlisted Use of a Solar Farm (greater than 1 acre in size) be considered on a case by case basis in the A-1, I-1 and I-2 Zones as a Conditional Use Permit because it will not adversely affect long-range planning with the proper conditions based on setbacks, screening, height limits, lighting, signage, phasing, erosion & sediment control measures, stormwater regulations, environmental protections and decommissioning/bonding requirements and is in agreement with the Comprehensive Plan as follows:

Goal 5, Objectives 1, 2 & 4

Goal 6, Objective 5

Goal 9, Objective 2

Goal 13, Objectives 2 & 3


Rooftop Solar Systems mounted to code compliant structures (house, barn or other structure) shall be permitted in all zones as a permitted use by right.

Ground Mount Solar Systems up to 200 sq. ft. in size shall be permitted in all zones as a permitted use by right.

Ground Mount Solar Systems from 200 sq. ft. in size up to 1 acre in size shall be a Conditional Use Permit in all zones.

ADOPTED THIS SEVENTEENTH DAY OF NOVEMBER 2020.


Mark Hinton, Chairman


Adam C. King, AICP, Director

Conditional Use Permits for Ground Mount Solar System

Permit Date ⬆	Owner ⬆	PVA Map Number ⬆	Type ⬆	Zone ⬆	Listed Use (Dvpl, Cup, Var, Maps) ⬆	Project / Subdivision Name ⬆	Site Address ⬆	Acres (All Permits) ⬆	Status ⬆
03/30/2022	ROUGEUX JOHN & AMELDA	241-00-03-014	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	STONERIDGE SUBDIVISON, SECTION 2, LOT 14 - 1300 SQ FT GROUND MOUNT SOLAR SYSTEM	49 RIMROCK COURT, ELIZABETHTOWN, KY 42701	1.565	PENDING
03/30/2022	CALVERT JOSEPH D & BERTA A REVOCABLE LIVING TRUST	117-00-01-017	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	COUNTRY MEADOWS, LOT 17B - 964 & 536 SQ FT GROUND MOUNT SOLAR SYSTEM	307 OAKWOOD CIRCLE, VINE GROVE, KY 40175	6.905	PENDING
03/10/2022	SIMONSSON ANDERS & TERRI L	223-30-00-027	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	ROYAL OAKS SUBDIVISION, LOT 9A - SIMONSSON 528 SQ FT SOLAR ARRAY	1635 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	11.938	PENDING
03/02/2022	OSBORNE DOUG & TONYA	190-10-00-019.07	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	TAPP SUBDIVISION, LOT 1D - OSBORNE 880 SQ FT SOLAR ARRAY	2945 GLENDALE HODGENVILLE ROAD WEST, GLENDALE, KY 42740	3.133	APPROVED
01/27/2022	VOGT VICTOR N	169-00-02-003	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	RANCH HOLLYWOOD, LOT 3, SECTION 1 - VOGT 314.56 SQ FT SOLAR ARRAY	75 CASABLANCA COURT, CECILIA, KY 42724	.689	APPROVED
08/19/2021	MALCOMSON JOSEPH D & MINDE	236-00-00-027	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	GREGWARREN SUBDIVISION LOT 3E - MALCOMSON TWO 751 SQ FT SOLAR ARRAYS	2191 ROUNDTOP ROAD, ELIZABETHTOWN, KY 42701	6.905	APPROVED
06/25/2021	CRUZE DEWEY & KELLY	234-00-01-005	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	BUCK RUN ESTATES, LOT 5A - CRUZE 308 SQ FT & 270 SQ FT SOLAR ARRAYS	136 BUCK RUN LANE ELIZABETHTOWN, KY	11.119	APPROVED
06/25/2021	WINFIELD BRYCE & WENDY	222-00-01-041	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	FOUR SEASONS, SECTION 3, LOT 41 -WINFIELD 308 SQ FT SOLAR ARRAY	48 W RAINBOW WAY ELIZABETHTOWN, KY	.690	APPROVED
01/21/2021	SMITH JEFFREY A & REBECCA	142-00-00-005	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	SMITH 522 SQ. FT. SOLAR ARRAY	423 MILIMISH LANE, VINE GROVE, KY	27.700	APPROVED

Records 1 to 9 (of 9)

9 Total: 6 Approved and 3 Pending

16-3 STANDARDS FOR ISSUANCE

The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:

- A.** The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B.** The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C.** The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D.** The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E.** The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F.** The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

GENERAL CONDITIONS In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

Conditions may include, but are not limited to the following:

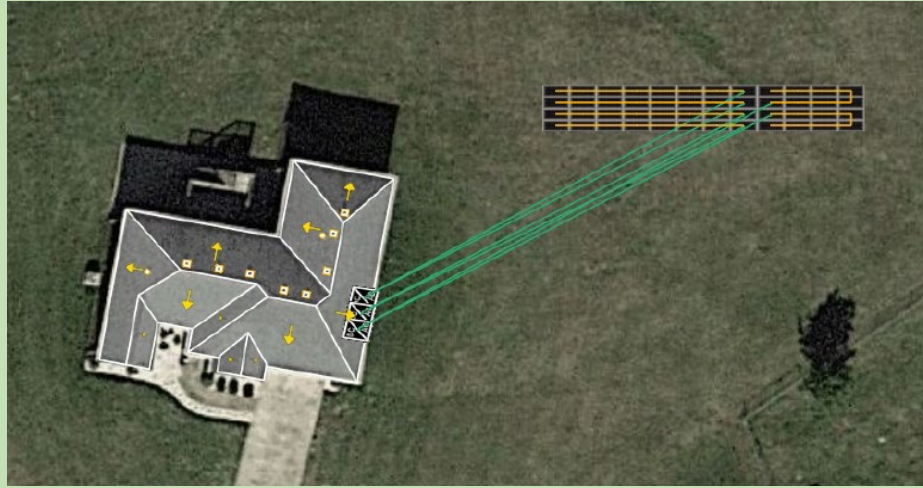
DGS [5-3(A)]

I make a Motion to Approve the Conditional Use Permit with the Following Conditions:

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

1. This Conditional Use Permit shall allow for a 314.56 sq. ft. ground mount solar array that exceeds the 200 sq. ft. threshold for ground mount solar systems as established by the Planning Commission with Resolution 2020-011.
2. An electrical permit and the necessary inspections shall be required from the KBC program of our office.
3. The proposed solar array shall comply with building setbacks.
4. The proposed solar array shall be located behind the existing home.
5. Additional landscaping or screening in the form of _____ shall be required between the panels and the roadway.
6. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
7. A Certificate of Land Use Restrictions shall be Recorded in the Office of the Hardin County Clerk.

Owner: Amelda & John Rougeux
Applicant: Daily Green Power



Location A 1.565 acre site located at 49 Rimrock Court, Elizabethtown, KY,
known as Lot 14 of Stoneridge Subdivision, Section 2

Zoned Rural Residential (R-2)

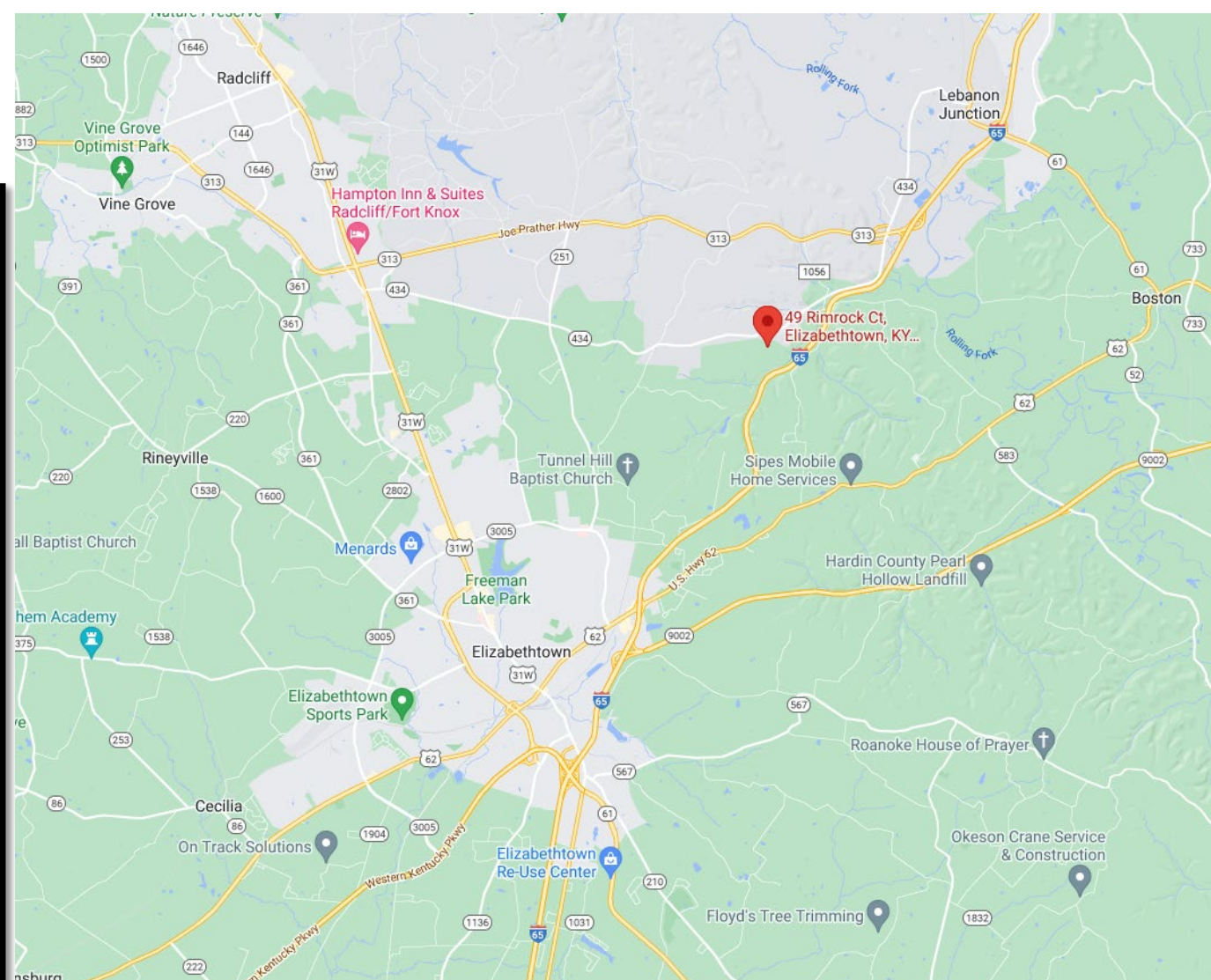
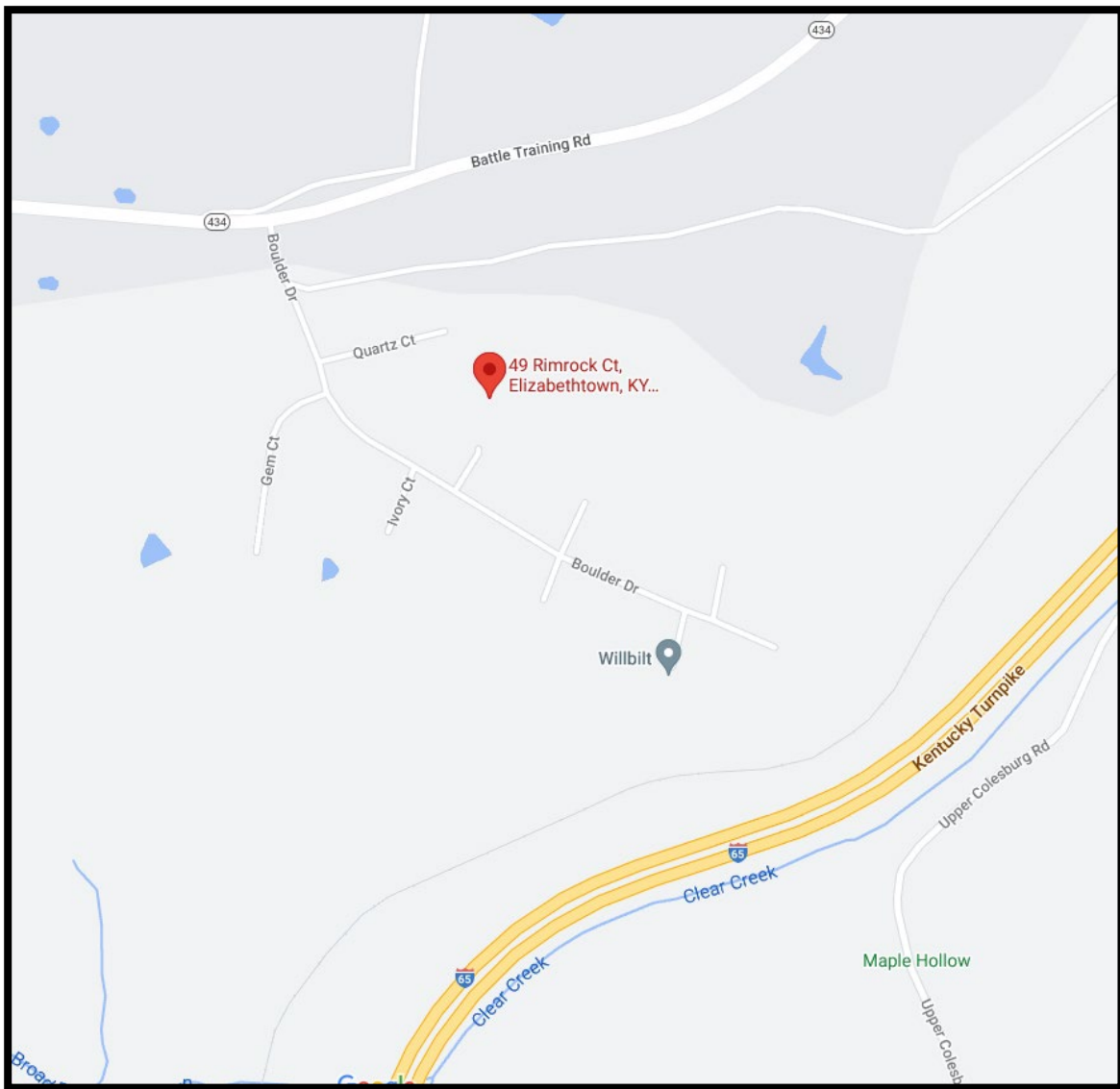
Requesting a **Conditional Use Permit to allow for a 1,300 sq. ft. Ground Mount Solar System to be installed on site.**

49 Rimrock Court
Conditional Use Permit
SUMMARY REPORT

LISTING OF EXHIBITS

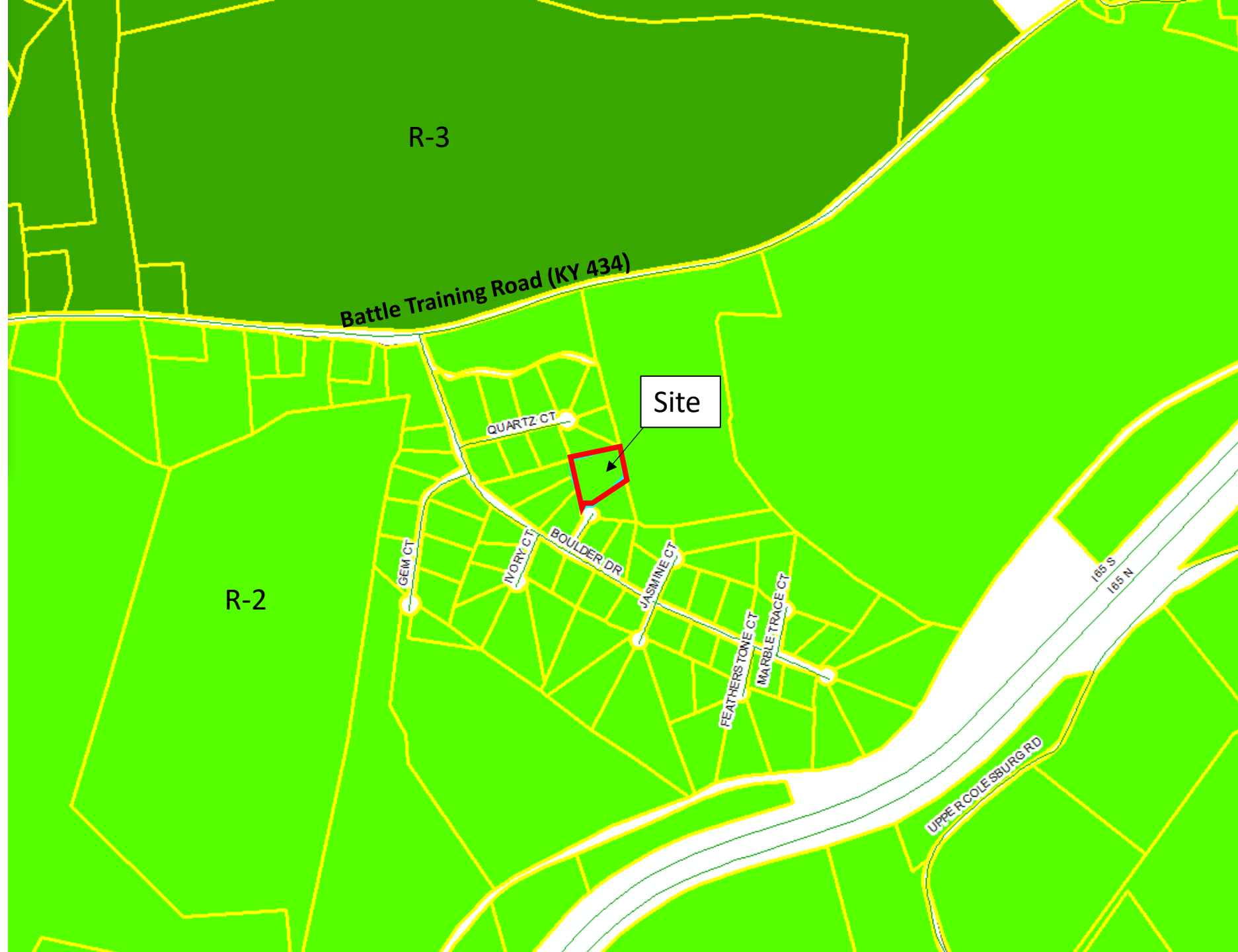
- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Plat of Stoneridge Subdivision, Sec. 2 (2000)**
- E. Site Plan & Solar Schematics**
- F. Photographs**
- G. Letter of concerns from a Neighbor**
- H. Planning Commission Resolution 2020-011 (Nonlisted Use – Solar)**
- I. Analysis of other Conditional Use Permits for ground mount solar**
- J. *Comprehensive Development Guide**
- K. *Development Guidance System Ordinance**

* Not Provided in PowerPoint

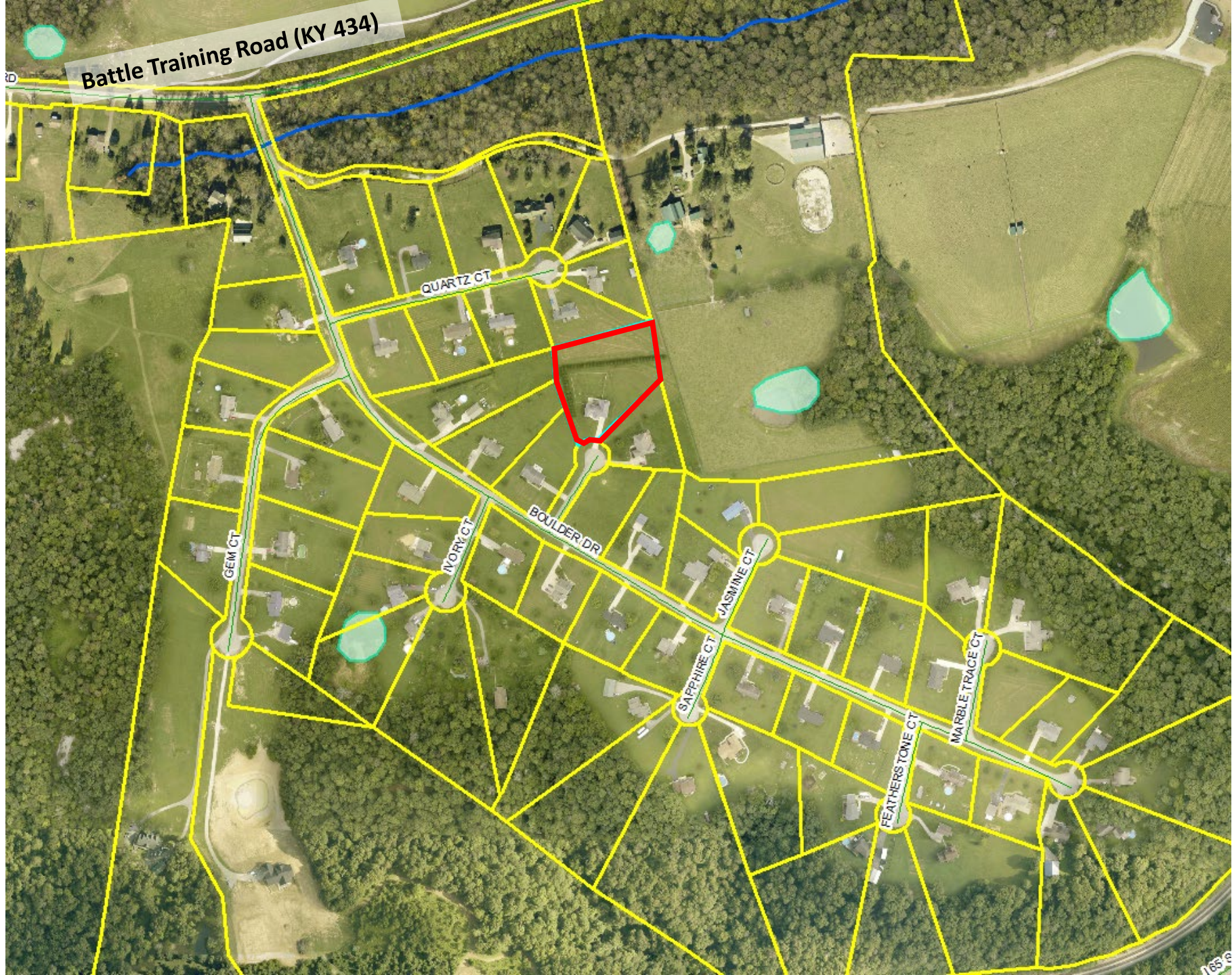


DISTRICT

- ☐ 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



- ☑ streams
- ☑ Hardin_Wetlands
- ☑ Hardin_100Flood
- ☑ hardin_sinkhole



DAVID HENDERSON
D.B.761, PG.68
241-00-00-012.02

LESLIE ANN CRADY
D.B.859, PG.37
241-00-00-013.01

CHRISTINE GOODLETT
D.B.156, PG.112
241-00-00-013

COLEMAN CRADY
D.B.648, PG.255
241-00-00-012.01

INSTRUCTIONS FOR THIS SUBDIVISION
BOOK 977, PAGE 337
E LOCAL AVERAGE SQUARE

LOT 82 - STONERIDGE SECTION 1
PLAT C.B.1, SHEET 2631

LOT 81 - STONERIDGE SECTION 1
PLAT C.B.1, SHEET 2631

SETBACKS & UTILITY ESMT.S

FOR NEW & EXISTING ROADS
FRONT = 30'
SIDE = 10'
REAR = 30'

FOR EXISTING LINES
FRONT = 10'
SIDE = 10'
REAR = 10'

NOTE: ALL SEVEN NEW ROADS IN SECTION II
HAVE A 50' R/W WITH 15' OF PAVEMENT.

PAVEMENT RADIUS AT ALL STREET
INTERSECTIONS IS 50'.

ALL CUL-DE-SACS HAVE A 50' RADIUS R/W
AND A 36' PAVEMENT RADIUS.

DRIVEWAY CULVERT SIZES

THE MINIMUM REQUIRED 15' CMP
DRIVEWAY CULVERT SIZE WILL BE
SUFFICIENT FOR ALL LOTS IN
THIS SUBDIVISION.

ROGER TAYLOR
D.B.262, PG.301
252-00-00-002

RECORD PLAT:

STONERIDGE SUBDIVISION - SEC. 2

OWNER & DEVELOPER: THE LAND STORE
112 NORTH MULBERRY ST. ELIZABETHTOWN KY. 42701

SURVEY & PLAT BY: CLEMONS ENGINEERING AND LAND SURVEYING
102 SOUTH CLINTON STREET, LEITCHFIELD, KY. 42754

DGS #: 241-00-02-000

TOTAL AREA OF PROPOSED DEVELOPMENT - 188.885 AC

SCALE: 1" = 200'

SOURCE OF TITLE: D.B.930, PG.184 & D.B.948, PG.747.

DRAWN BY: D.L.C.

DATE: 9-05-00

BEARINGS - MAG.1990

APPROVED BY: D.C.C.

LOCATION - COLESBURG

TOTAL AREA OF 39 NEW LOTS:
96.998 ACRES

SHEET 1 OF 1

COUNTY - HARDIN

TOTAL AREA OF 7 NEW STREETS:
3.521 ACRES

DISTANCES: E.D.M.

STATE - KENTUCKY

DRAWING NO.

PUBLIC REVIEW NOTE

THE PRELIMINARY PLAT, DRAINAGE PLAN, AND STREET
DESIGN PLAN FOR THIS SUBDIVISION ARE MAINTAINED
BY THE PLANNING COMMISSION AND ARE AVAILABLE.

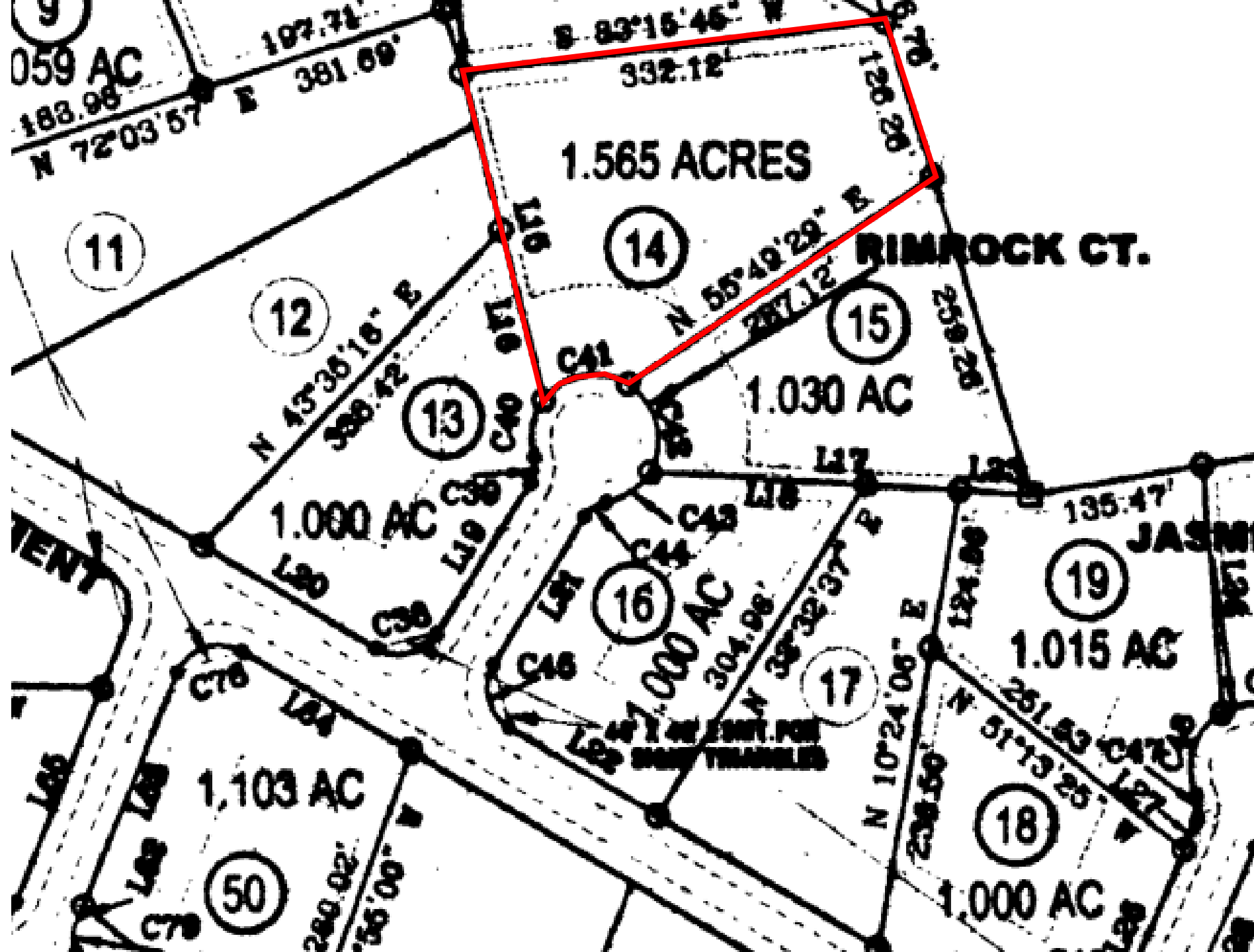
DRIVEWAY CULVERT NOTE

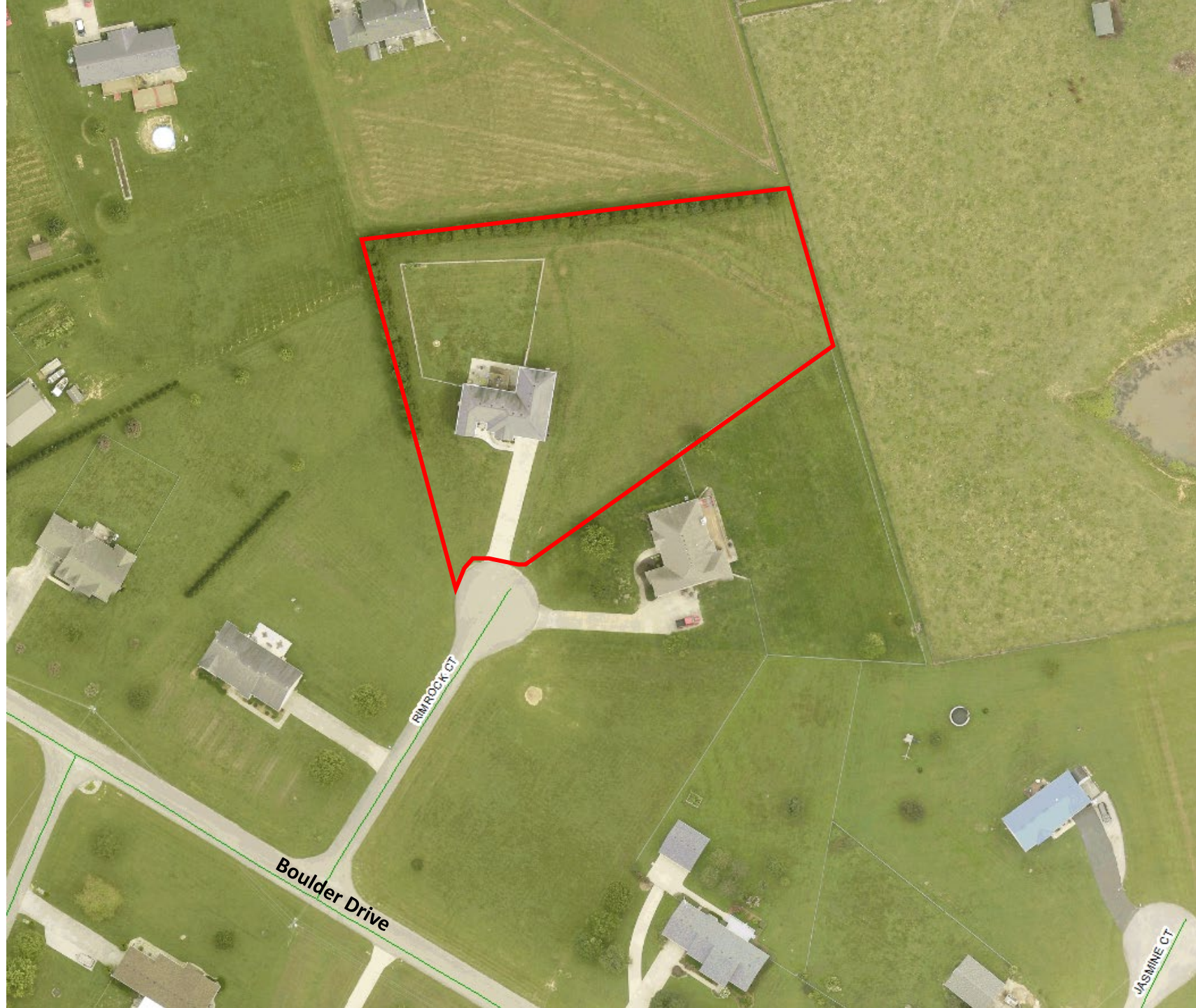
CSX RAILROAD R/W VARIES

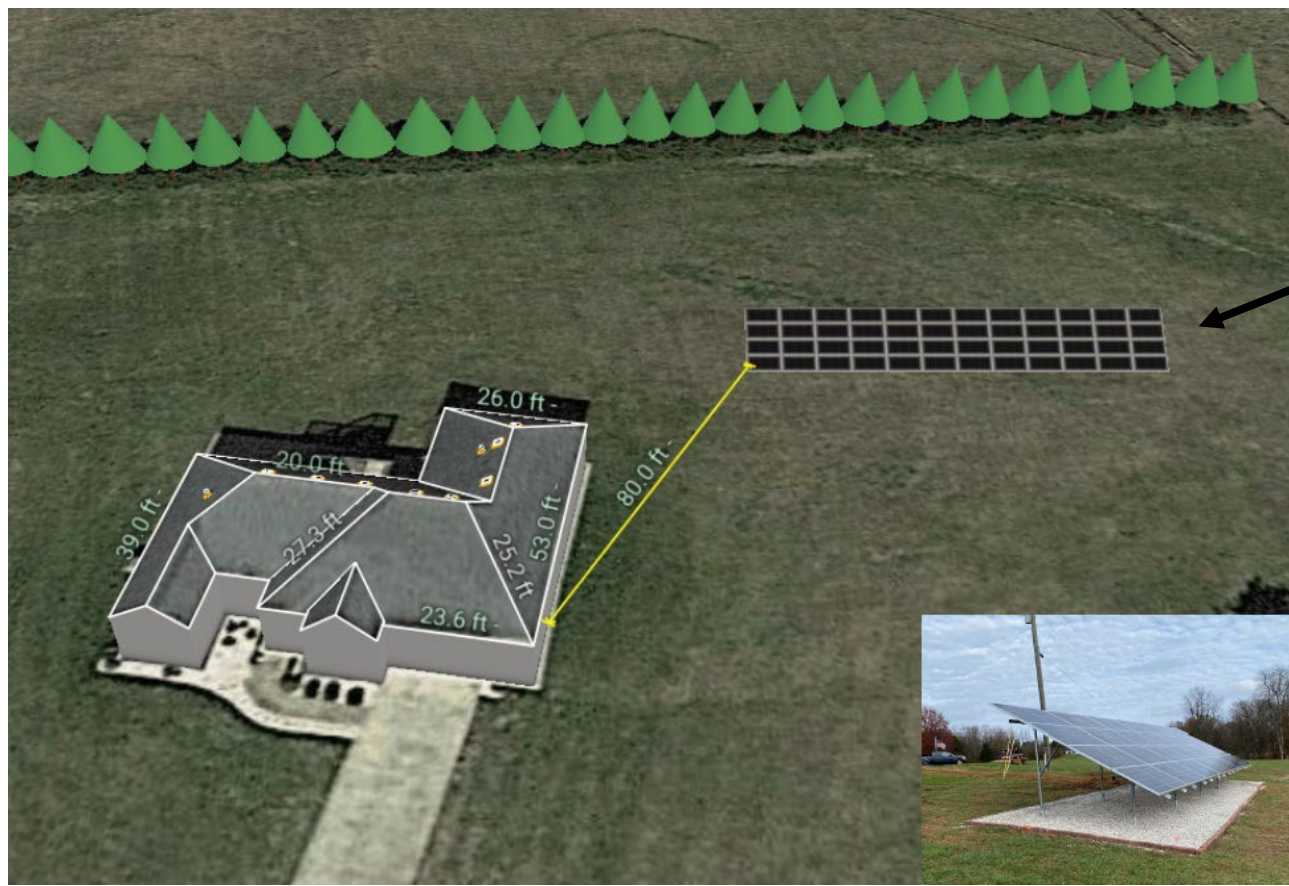
64	78.41	N 86°52'59"	15°09'27"
65	45.64	N 84°17'25"	23°06'57"
66	100.51	N 85°18'38"	44°40'56"
67	20.41	N 82°24'07"	48°11'25"
68	56.02	N 81°43'07"	66°44'22"
69	56.38	N 48°35'12"	71°28'00"
70	54.79	N 23°54'57"	89°10'17"
71	54.65	N 89°48'25"	89°01'00"
72	20.41	N 79°24'30"	48°11'25"
73	48.11	N 76°53'54"	89°08'47"
74	20.41	N 07°42'48"	48°11'25"
75	44.70	N 30°18'12"	63°08'10"
76	87.61	N 79°18'54"	85°08'13"
77	76.65	N 13°14'27"	89°54'05"
78	40.90	N 55°51'14"	48°11'25"
79	85.41	N 56°54'13"	48°11'25"
80	48.88	N 13°36'08"	90°53'15"
81	56.47	N 77°22'08"	77°08'18"
82	26.41	N 00°18'40"	48°11'25"
83	87.00	N 17°41'38"	84°07'54"
84	87.00	N 78°10'30"	84°07'54"
85	87.12	N 01°18'30"	89°40'28"
86	38.88	N 52°47'05"	28°28'58"
87	20.41	N 47°54'43"	48°11'25"
88	48.88	N 21°24'17"	90°28'38"
89	54.89	N 61°43'35"	105°17'44"
90	20.41	N 14°01'01"	48°11'25"
91	54.79	N 08°04'40"	72°08'08"
92	54.79	N 68°28'58"	69°11'54"
93	54.79	N 38°36'52"	74°30'20"
94	48.88	N 28°59'04"	58°38'25"
95	54.89	N 88°59'04"	58°38'25"

C66	50.00	60.00	58.54	N 88°36'47"	89°01'00"
C66	50.00	60.45	58.54	N 42°17'24"	89°18'14"
C67	50.00	60.14	54.58	N 28°48'38"	89°58'50"
C68	28.00	51.07	20.41	N 37°10'10"	48°11'25"
C68	38.00	44.86	44.86	N 28°48'38"	79°42'05"
C70	38.00	60.69	50.00	N 87°47'30"	91°08'51"
C71	25.00	21.03	20.41	N 51°53'08"	48°11'25"
C72	50.00	60.51	54.88	N 08°41'25"	89°08'50"
C73	50.00	60.28	54.53	N 77°47'04"	89°18'14"
C74	50.00	60.54	58.58	N 33°05'41"	89°23'05"
C75	50.00	60.04	58.52	N 38°00'08"	88°47'54"
C76	28.00	21.03	20.41	N 48°18'12"	48°11'25"

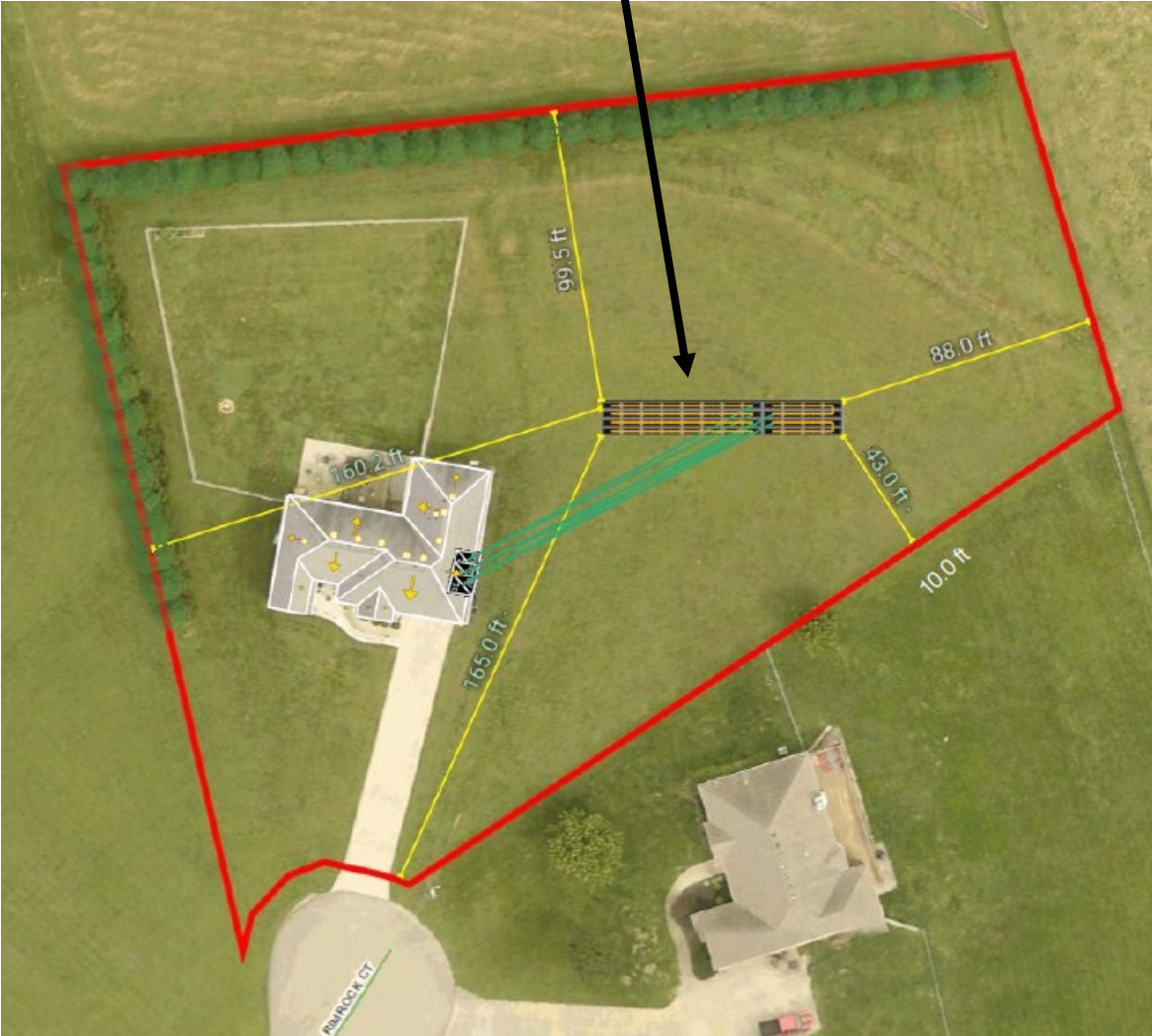
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 87°44'10"	145.07	134	S 05°37'38"	3
2	N 75°18'54"	51.44	135	N 86°37'35"	14
3	N 83°28'08"	108.88	136	N 17°04'29"	17
4	N 83°28'08"	37.87	137	N 88°43'51"	10
5	N 72°14'32"	43.28	138	N 86°09'49"	10
6	N 72°14'32"	56.72	139	N 89°38'04"	10
7	N 76°29'48"	200.00	140	N 82°38'28"	10
8	N 76°29'48"	200.00	141	N 78°14'49"	10
9	N 76°29'48"	200.00	142	N 72°56'11"	10
10	N 76°29'48"	200.00	143	N 65°49'38"	10
11	N 76°29'48"	200.00	144	N 38°38'08"	10
12	N 24°51'13"	254.07	145	N 28°38'08"	10
13	N 21°30'50"	254.28	146	N 27°43'47"	14
14	N 18°38'58"	254.84	147	N 25°43'47"	8
15	N 16°38'58"	254.08	148	N 24°38'03"	35
16	N 12°44'29"	265.04	149	N 24°38'03"	200
17	N 12°44'29"	137.00	150	N 17°04'29"	19
18	N 08°38'51"	297.21	151	N 08°37'35"	17
19	N 08°38'51"	168.59	152	N 14°38'27"	28
20	N 37°48'29"	127.74	153	N 05°38'03"	58
21	N 06°54'43"	167.54	154	N 05°38'08"	229
22	N 32°48'30"	136.84	155	N 22°18'34"	13
23	N 59°14'43"	134.23	156	N 68°37'35"	17
24	N 68°38'51"	56.41	157	N 71°48'34"	31
25	N 04°22'04"	183.05	158	N 68°37'35"	14
26	N 68°04'43"	148.84	159	N 59°14'43"	12
27	N 32°48'30"	148.84	160	N 51°38'44"	18
28	N 22°48'04"	24.38	161	N 51°38'44"	11
29	N 22°48'04"	178.85	162	N 53°14'56"	20
30	N 64°37'35"	168.11	163	N 22°09'49"	1
31	N 06°37'35"	117.81	164	N 22°09'49"	1
32	N 10°24'43"	168.38	165	N 22°09'49"	15
33	N 41°22'18"	154.88	166	N 22°09'49"	17







Single proposed 1,300 sq. ft.
Ground Mount Solar Array

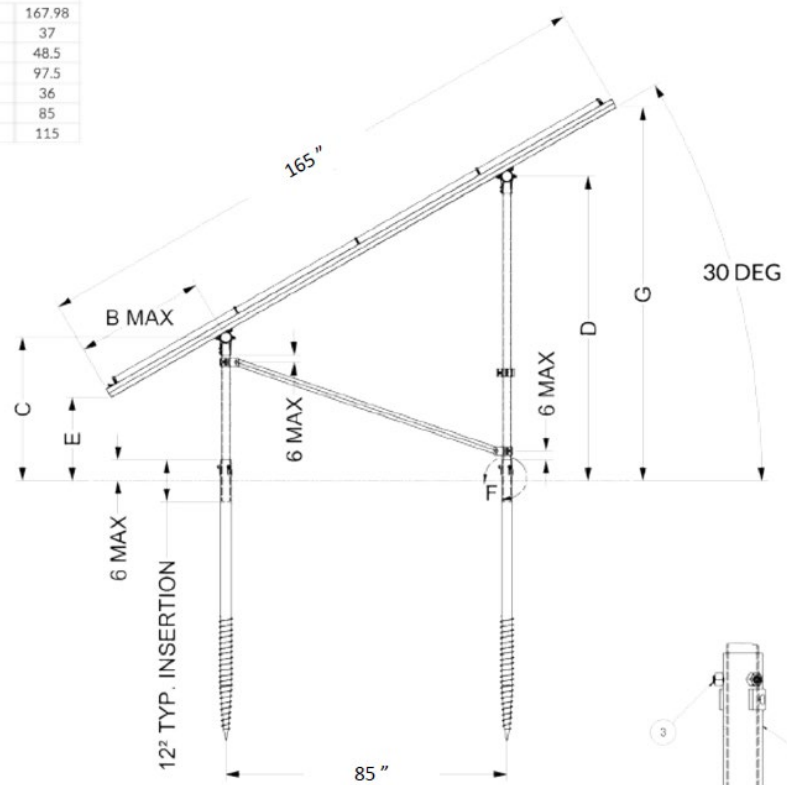


Amelda & John Rougeux
49 Rimrock Ct, Elizabethtown, KY 42701

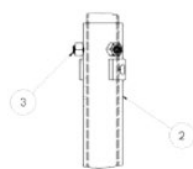
**Proposed 1,300 sq. ft. Ground
Mount System**
(Exceeds the 200 sq. ft. threshold
Set by Resolution 2020-011)



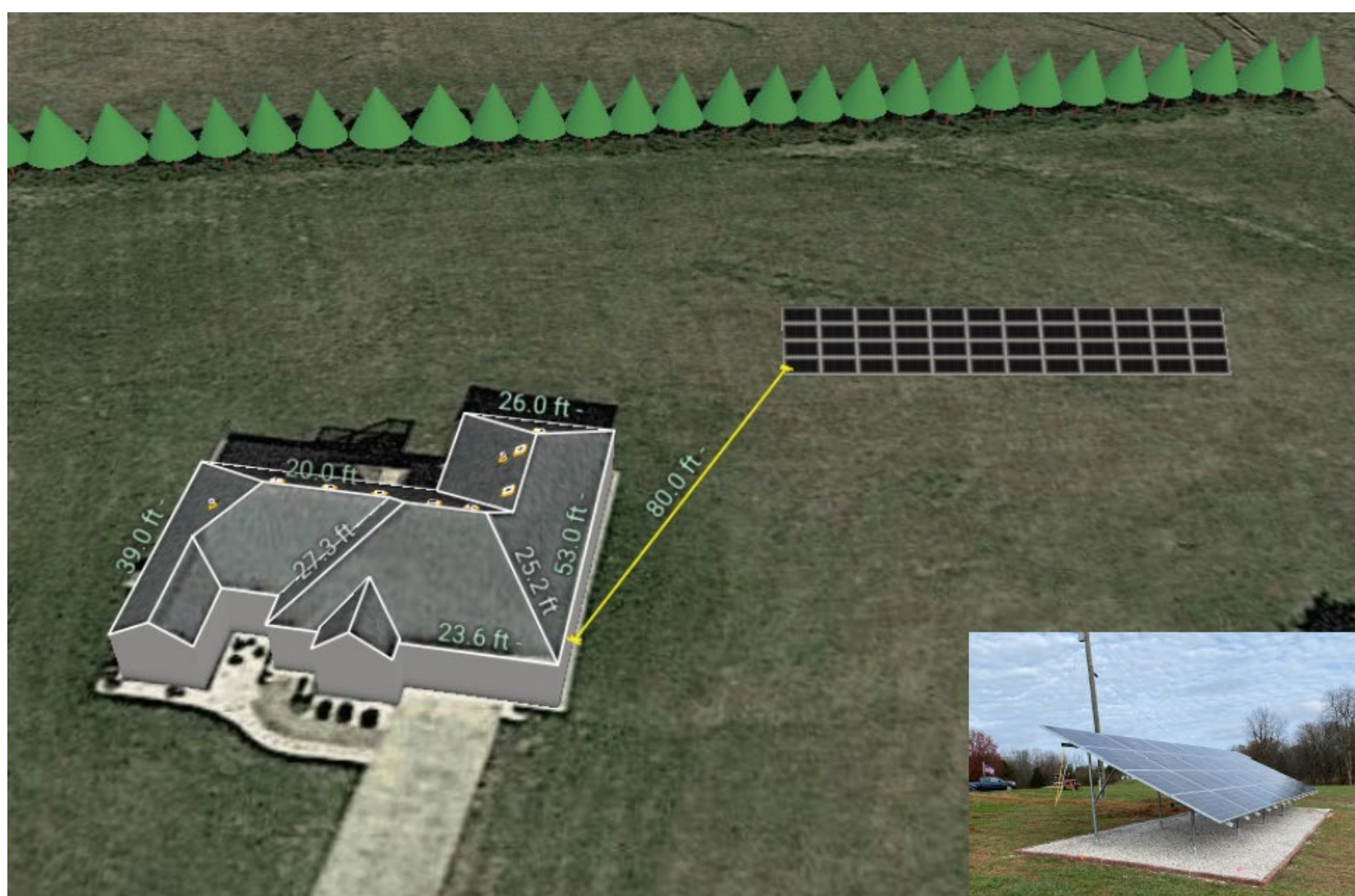
DIMENSIONS	
A	167.98
B	37
C	48.5
D	97.5
E	36
F	85
G	115



GROUND SCREW GROUND MOUNT
(GSM)



DETAIL F





1,912 sq. ft. house (2005)









Adam C. King

From: Amanda Dumler <tadumler@yahoo.com>
Sent: Sunday, April 24, 2022 3:50 PM
To: Adam C. King
Subject: Solar panel installation on Rimrock Ct

THINK BEFORE YOU CLICK! Avoid clicking links, attachments, or replying to unwanted or unknown email messages.

Dear Mr. King,

I'm writing this email to not necessarily oppose the solar panel installation but to possibly request some things as well as concerns we have.

The first and most important is after doing research there are studies showing when solar panels as that size are installed in drops the property value of neighboring houses.

The humming coming from those panels at that size is another concern along with reflection. Where they are placed if there is any kind of glare or reflection it would be going right into my back kitchen windows. As someone who suffers from photosensitivity I don't want to have to wear sunglasses in my house as well due to it.

Is there a way they can move the panels still facing south closer to their tree line?

If one of those panels break the toxic leak from those panels not just spilling into our property but down into the water hole used by the rancher behind us for his cattle.

Again this isn't opposition of the solar panels just concerns and requests/suggestions we have.

Respectfully and Professionally,

Anthony D Dumler

[Sent from Yahoo Mail for iPhone](#)

**HARDIN COUNTY PLANNING
AND DEVELOPMENT COMMISSION
RESOLUTION # 2020-011
NONLISTED USE:
SOLAR FARM**

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ADOPTED THIS SEVENTEENTH DAY OF NOVEMBER 2020.


Mark Hinton, Chairman


Adam C. King, AICP, Director

Conditional Use Permits for Ground Mount Solar System

Permit Date ⬆	Owner ⬆	PVA Map Number ⬆	Type ⬆	Zone ⬆	Listed Use (Dvpl, Cup, Var, Maps) ⬆	Project / Subdivision Name ⬆	Site Address ⬆	Acres (All Permits) ⬆	Status ⬆
03/30/2022	ROUGEUX JOHN & AMELDA	241-00-03-014	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	STONERIDGE SUBDIVISON, SECTION 2, LOT 14 - 1300 SQ FT GROUND MOUNT SOLAR SYSTEM	49 RIMROCK COURT, ELIZABETHTOWN, KY 42701	1.565	PENDING
03/30/2022	CALVERT JOSEPH D & BERTA A REVOCABLE LIVING TRUST	117-00-01-017	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	COUNTRY MEADOWS, LOT 17B - 964 & 536 SQ FT GROUND MOUNT SOLAR SYSTEM	307 OAKWOOD CIRCLE, VINE GROVE, KY 40175	6.905	PENDING
03/10/2022	SIMONSSON ANDERS & TERRI L	223-30-00-027	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	ROYAL OAKS SUBDIVISION, LOT 9A - SIMONSSON 528 SQ FT SOLAR ARRAY	1635 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	11.938	PENDING
03/02/2022	OSBORNE DOUG & TONYA	190-10-00-019.07	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	TAPP SUBDIVISION, LOT 1D - OSBORNE 880 SQ FT SOLAR ARRAY	2945 GLENDALE HODGENVILLE ROAD WEST, GLENDALE, KY 42740	3.133	APPROVED
01/27/2022	VOGT VICTOR N	169-00-02-003	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	RANCH HOLLYWOOD, LOT 3, SECTION 1 - VOGT 314.56 SQ FT SOLAR ARRAY	75 CASABLANCA COURT, CECILIA, KY 42724	.689	APPROVED
08/19/2021	MALCOMSON JOSEPH D & MINDE	236-00-00-027	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	GREGWARREN SUBDIVISION LOT 3E - MALCOMSON TWO 751 SQ FT SOLAR ARRAYS	2191 ROUNDTOP ROAD, ELIZABETHTOWN, KY 42701	6.905	APPROVED
06/25/2021	CRUZE DEWEY & KELLY	234-00-01-005	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	BUCK RUN ESTATES, LOT 5A - CRUZE 308 SQ FT & 270 SQ FT SOLAR ARRAYS	136 BUCK RUN LANE ELIZABETHTOWN, KY	11.119	APPROVED
06/25/2021	WINFIELD BRYCE & WENDY	222-00-01-041	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	FOUR SEASONS, SECTION 3, LOT 41 -WINFIELD 308 SQ FT SOLAR ARRAY	48 W RAINBOW WAY ELIZABETHTOWN, KY	.690	APPROVED
01/21/2021	SMITH JEFFREY A & REBECCA	142-00-00-005	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	SOLAR - GROUND MOUNT	SMITH 522 SQ. FT. SOLAR ARRAY	423 MILIMISH LANE, VINE GROVE, KY	27.700	APPROVED

Records 1 to 9 (of 9)

9 Total: 6 Approved and 3 Pending

16-3 STANDARDS FOR ISSUANCE

The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:

- A.** The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B.** The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C.** The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D.** The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E.** The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F.** The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

GENERAL CONDITIONS In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

Conditions may include, but are not limited to the following:

DGS [5-3(A)]

I make a Motion to Approve the Conditional Use Permit with the Following Conditions:

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

- 1.This Conditional Use Permit shall allow for a 1,300 sq. ft. ground mount solar array that exceeds the 200 sq. ft. threshold for ground mount solar systems as established by the Planning Commission with Resolution 2020-011.
- 2.An electrical permit and the necessary inspections shall be required from the KBC program of our office.
3. The proposed solar array shall comply with building setbacks.
4. The proposed solar array shall be located behind the existing home.
5. Additional landscaping or screening in the form of _____ shall be required between the panels and the roadway.
6. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
7. A Certificate of Land Use Restrictions shall be Recorded in the Office of the Hardin County Clerk.

Owner: Berta & Joseph Calvert
Applicant: Daily Green Power



Location A 1.25 acre site located at 307 Oakwood Circle, Vine Grove, KY,
known as Lot 17B of Country Meadows Estates

Zoned Urban Residential (R-1)

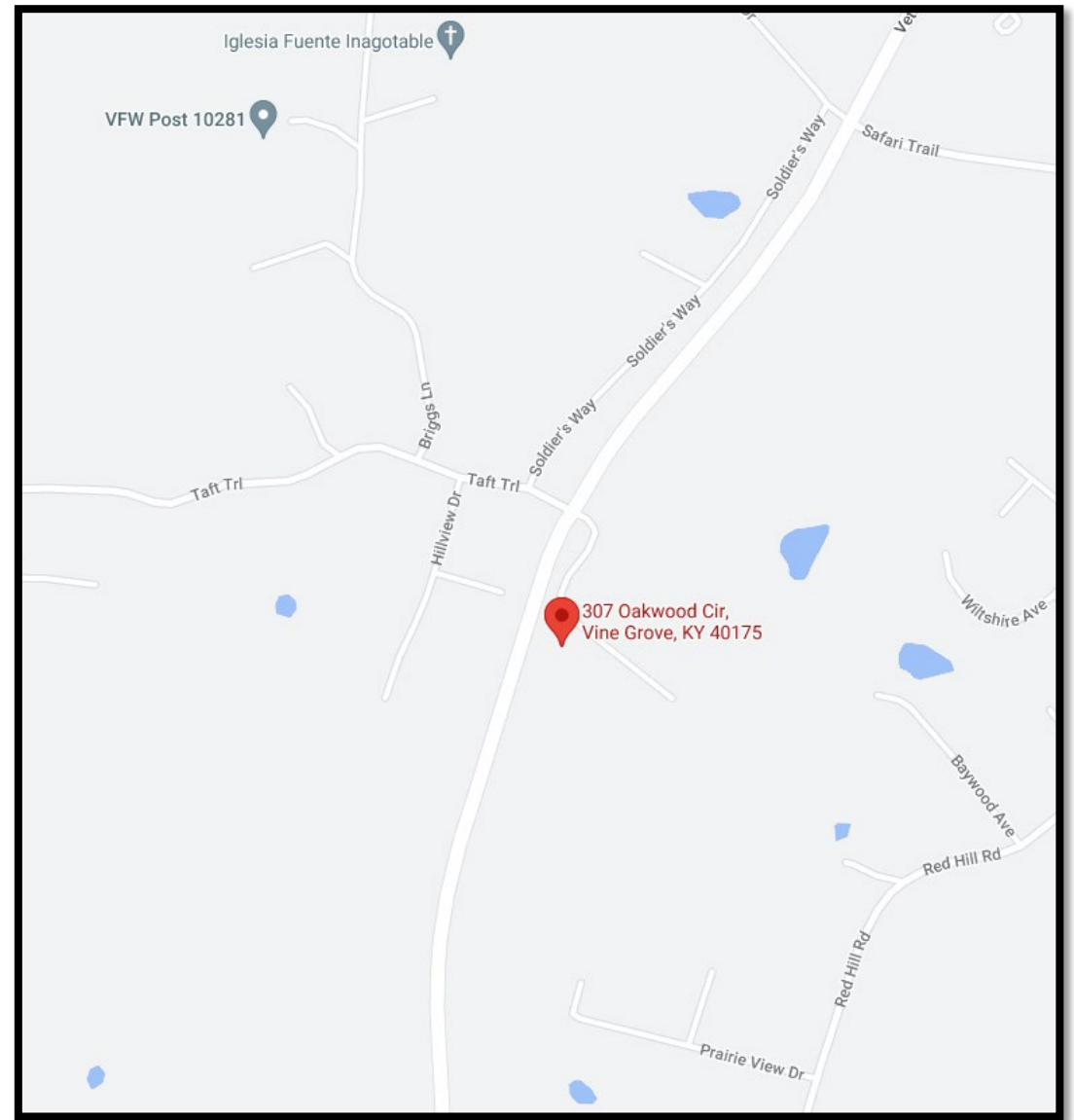
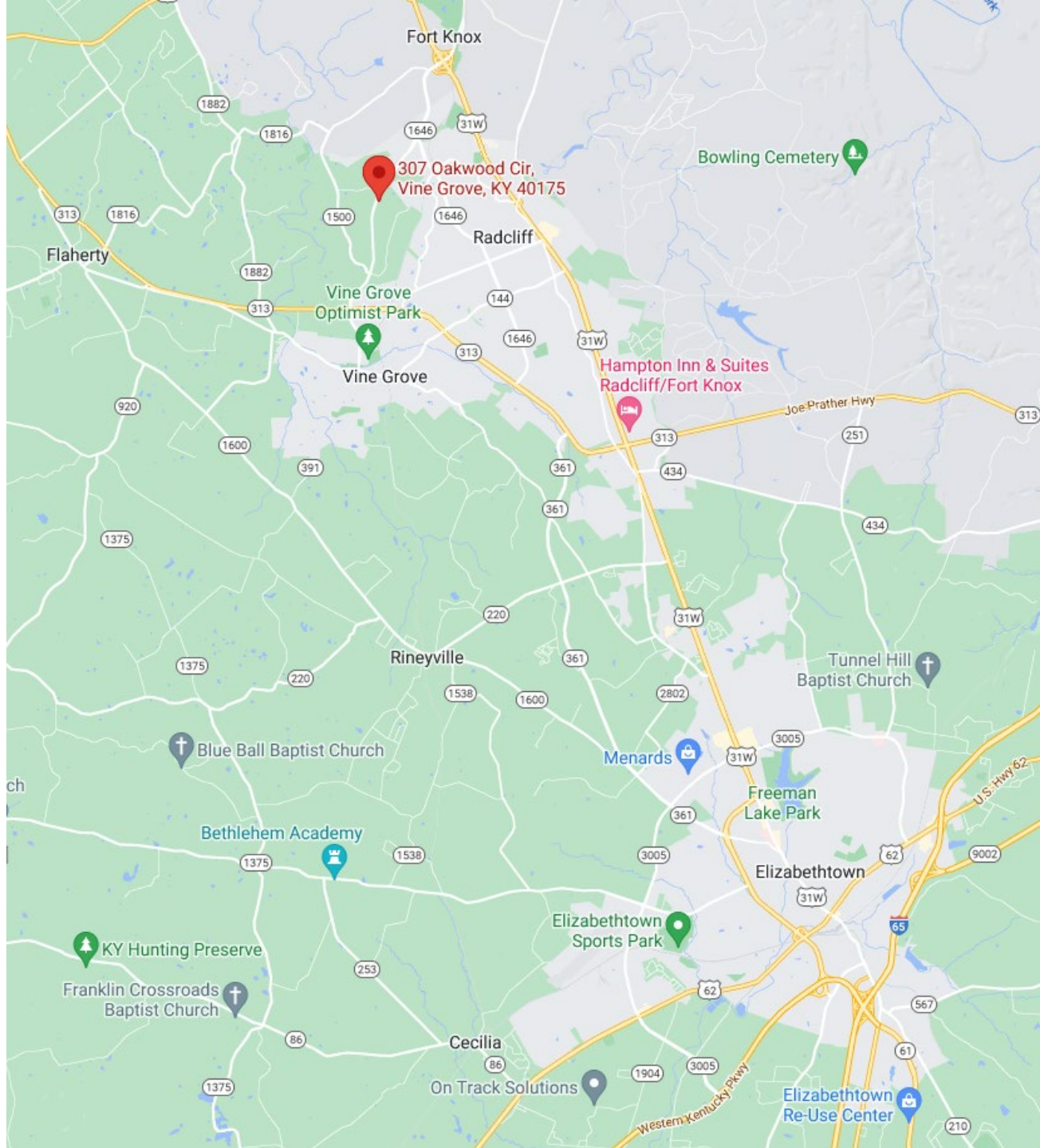
Requesting a **Conditional Use Permit to allow for a 964 sq. ft. and a 536 sq. ft. ground mount solar systems to be installed on site.**

307 Oakwood Circle
Conditional Use Permit
SUMMARY REPORT

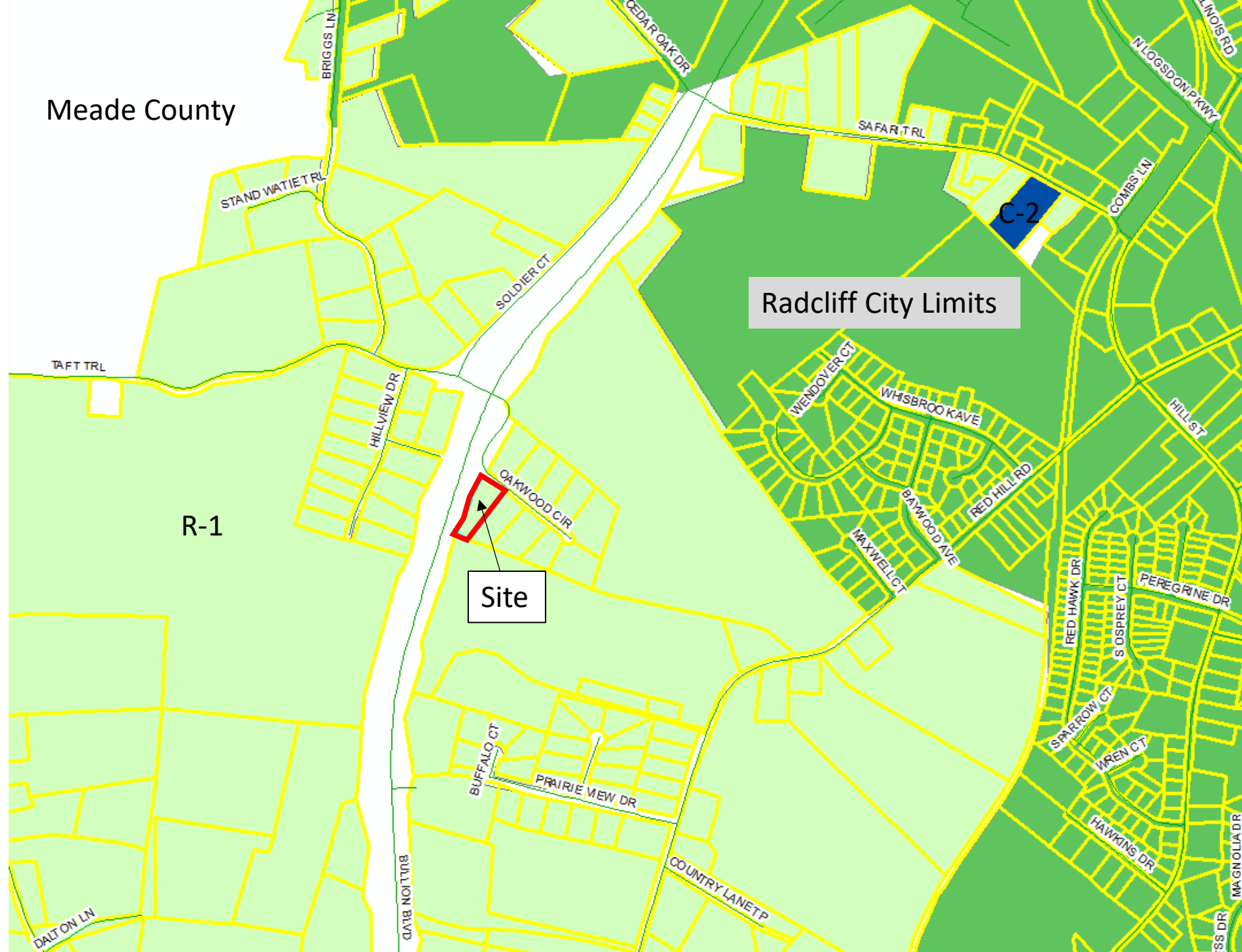
LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Record Plat of Country Meadows Estates (1985)**
- E. Amended Record Plat of Country Meadows Estates, Lot 17 (1988)**
- F. Amended Plat of Country Meadows Estates, Lot 17A (2011)**
- G. Site Plan & Solar Schematics**
- H. Photographs**
- I. Planning Commission Resolution 2020-011 (Nonlisted Use – Solar)**
- J. Analysis of other Conditional Use Permits for ground mount solar**
- K. *Comprehensive Development Guide**
- L. *Development Guidance System Ordinance**

*** Not Provided in PowerPoint**



- ☒ 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



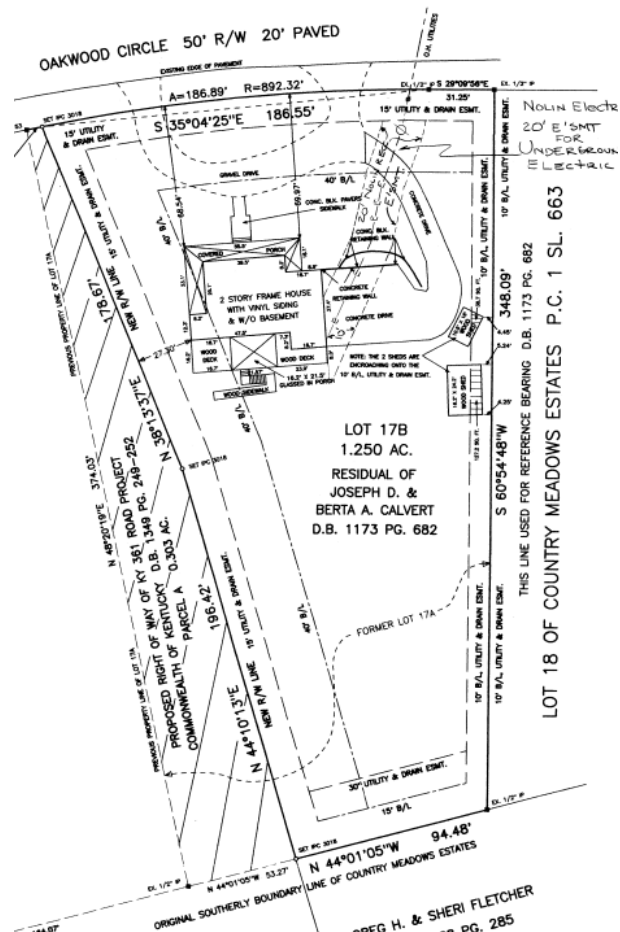
- ☒ streams
- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ hardin_sinkhole







Joseph & Berta Calvert
307 Oakwood Cr, Vine Grove, KY



Two Proposed Ground Mount Solar Arrays
Totaling 1,500 sq. ft.

INDIANA-KENTUCKY LAND SURVEY CO.
3415 RICHARD AVENUE
LOUISVILLE, KENTUCKY 40207
(502)-893-7232





CURVE C
 R = 892.
 Δ = 22.6
 T = 175.6
 Lc = 345.

LOT 18

(1) we certify that (2) we are the owner(s) of this property, as recorded in deed book 513, page 324 in the Hardin County Clerk's Office, and that we adopt this plan of development with our free consent, establish the minimum building lines, and designate all streets, drainage ways, walks, public utility lines, parks, and other open spaces - to public use as noted and illustrated. Further, (2) we grant unto the appropriate utility companies, an easement over the spaces indicated by dashed lines and marked "utility easements" said easements to include: (1) the right of ingress and egress over all lots to and from said easements; (2) the right to trim or remove any vegetation within the easement necessary to maintain

I hereby
 correct
 and dis
 vey
 8/2
 Date
 1/22

AMENDED RECORD PLAT OF:		
LOTS 15, 16 & 17		
COUNTRY MEADOWS		
FOR: Lonnie Bosham,	877-5744	
Rt 3	Radcliff KY	
SCALE 1" = 30'	DRAWN BY: Computer	DWG. NO.
DATE 27 JULY 88	REV	117-00-01-015, 016, 017
G. S. TURNER ENGINEERING, INC.		
7043 NORTH DIXIE		
ELIZABETHTOWN, KY. 42701		
(502) 737-3232		

AMENDED RECORD PLAT OF		
COUNTRY MEADOWS ESTATES LOT 17A		
FOR: JOSEPH D. CALVERT 307 OAKWOOD CIRCLE VINE GROVE, KY 40175		
1.250 ACRES PVA MAP # 117-00-01-017		
DRAWN BY S.R.W.	DATE 9 - 26 - 2011	SCALE 1" = 30'

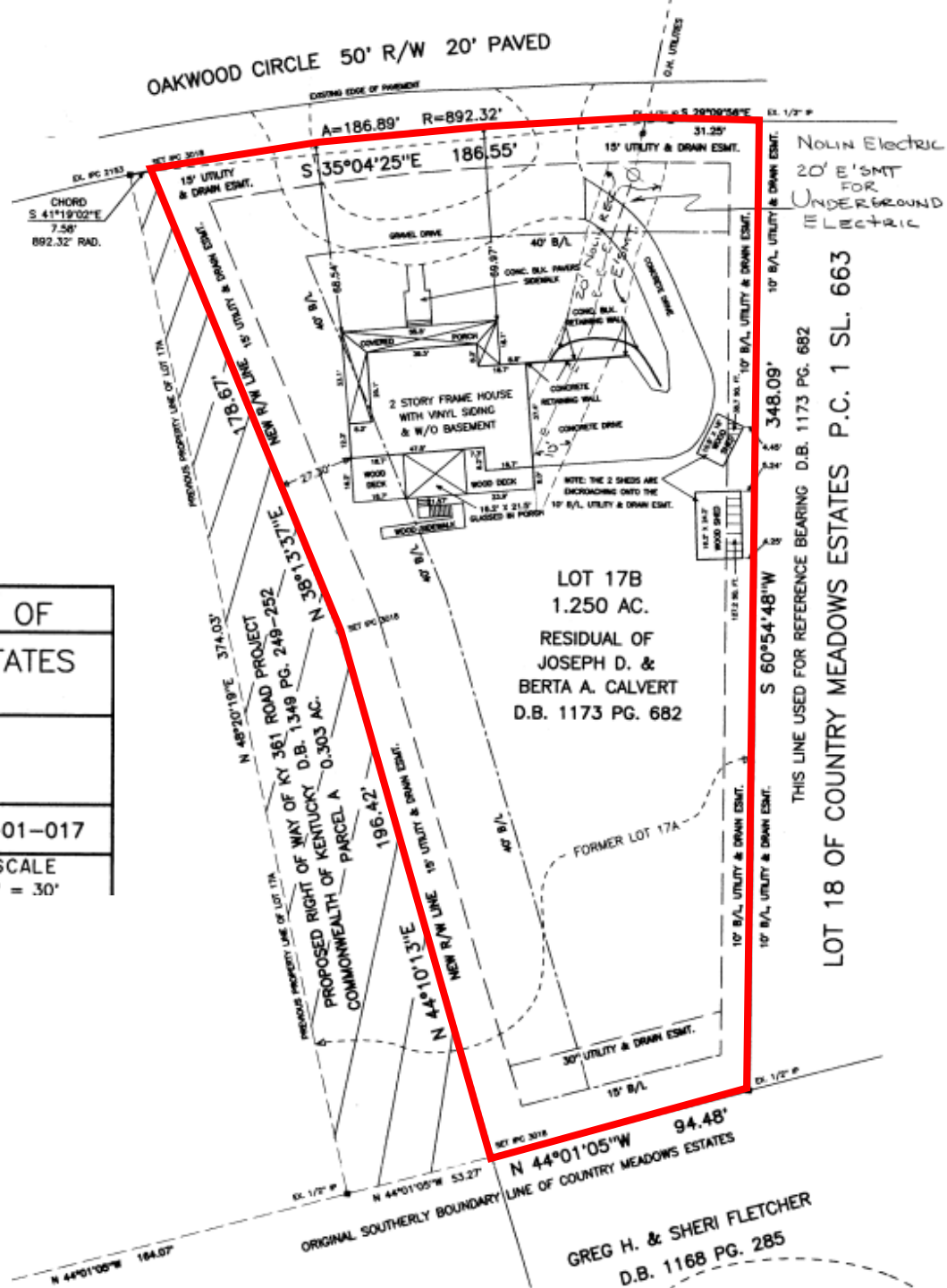
FOR: JOSEPH D. CALVERT
307 OAKWOOD CIRCLE
VINE GROVE, KY 40175

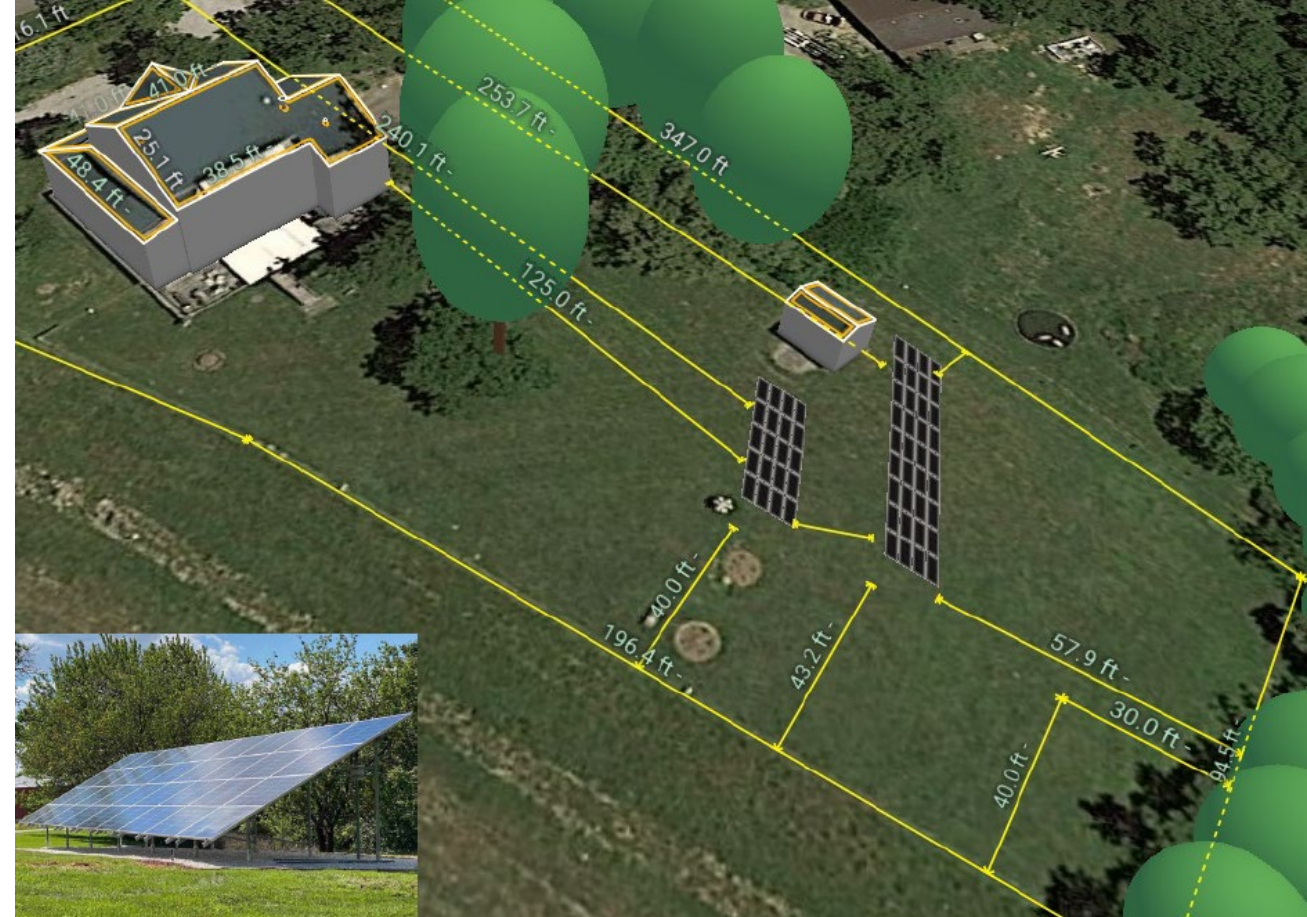
1.250 ACRES PVA MAP # 117-00-01-017

DRAWN BY
S.R.W.

DATE _____

SCALE
1" = 30'







4,998 sq. ft. house
(1999)











Views of the site from Bullion Blvd. (KY 361)



Conditional Use Permits for Ground Mount Solar System

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Records 1 to 9 (of 9)

9 Total: 6 Approved and 3 Pending

**HARDIN COUNTY PLANNING
AND DEVELOPMENT COMMISSION
RESOLUTION # 2020-011
NONLISTED USE:
SOLAR FARM**

- 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 Development Guidance System, Zoning Ordinance, 2009 outlines the Procedures for Nonlisted Uses in Section 15-8;
- WHEREAS** if a use is not specifically permitted and an application is made for such use, the application shall be referred to the Commission for consideration;
- WHEREAS** this proposal is to allow for the Nonlisted Use of a Solar Farm;

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for the Nonlisted Use of a Solar Farm (greater than 1 acre in size) be considered on a case by case basis in the A-1, I-1 and I-2 Zones as a Conditional Use Permit because it will not adversely affect long-range planning with the proper conditions based on setbacks, screening, height limits, lighting, signage, phasing, erosion & sediment control measures, stormwater regulations, environmental protections and decommissioning/bonding requirements and is in agreement with the Comprehensive Plan as follows:

Goal 5, Objectives 1, 2 & 4

Goal 6, Objective 5

Goal 9, Objective 2

Goal 13, Objectives 2 & 3

Rooftop Solar Systems mounted to code compliant structures (house, barn or other structure) shall be permitted in all zones as a permitted use by right.

Ground Mount Solar Systems up to 200 sq. ft. in size shall be permitted in all zones as a permitted use by right.

Ground Mount Solar Systems from 200 sq. ft. in size up to 1 acre in size shall be a Conditional Use Permit in all zones.

ADOPTED THIS SEVENTEENTH DAY OF NOVEMBER 2020.


Mark Hinton, Chairman


Adam C. King, AICP, Director

16-3 STANDARDS FOR ISSUANCE

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- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
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Conditions may include, but are not limited to the following:

DGS [5-3(A)]

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Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

- 1.This Conditional Use Permit shall allow for a 964 sq. ft. and a 536 sq. ft. ground mount solar array that exceed the 200 sq. ft. threshold for ground mount solar systems as established by the Planning Commission with Resolution 2020-011.
- 2.An electrical permit and the necessary inspections shall be required from the KBC program of our office.
3. The proposed solar array shall comply with building setbacks.
4. The proposed solar array shall be located behind the existing home.
5. Additional landscaping or screening in the form of _____ shall be required between the panels and the roadway.
6. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
7. A Certificate of Land Use Restrictions shall be Recorded in the Office of the Hardin County Clerk.

Owner: Cathy & Ben Riggs
Applicant: Allison & Louis Coleman



Location A 10.977 acre site located at 195 Fernwood Boulevard,
Elizabethtown, KY, to be known as Lot 65A of Fernwood Subdivision,
Section 4

Zoned Urban Residential (R-1)

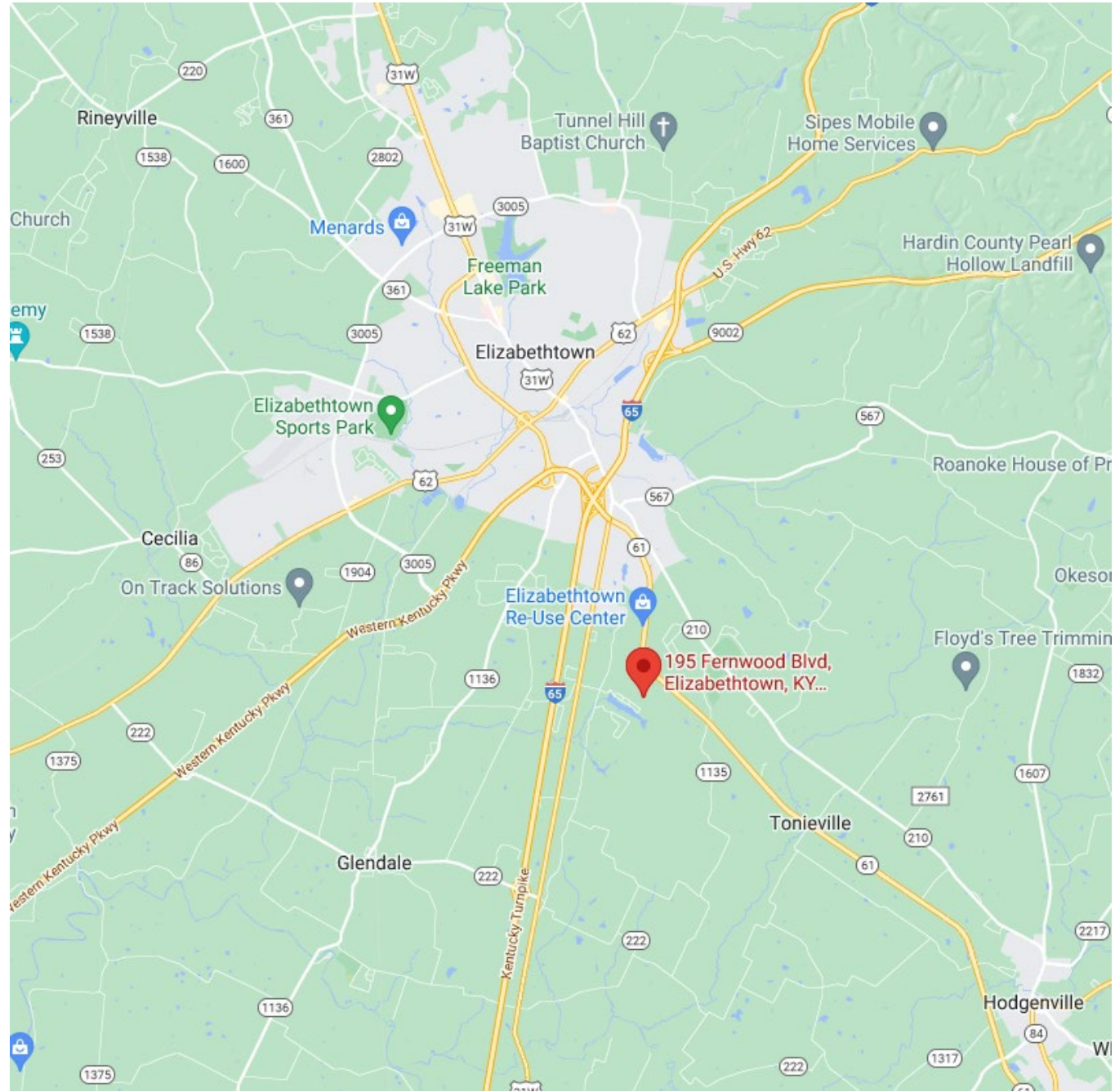
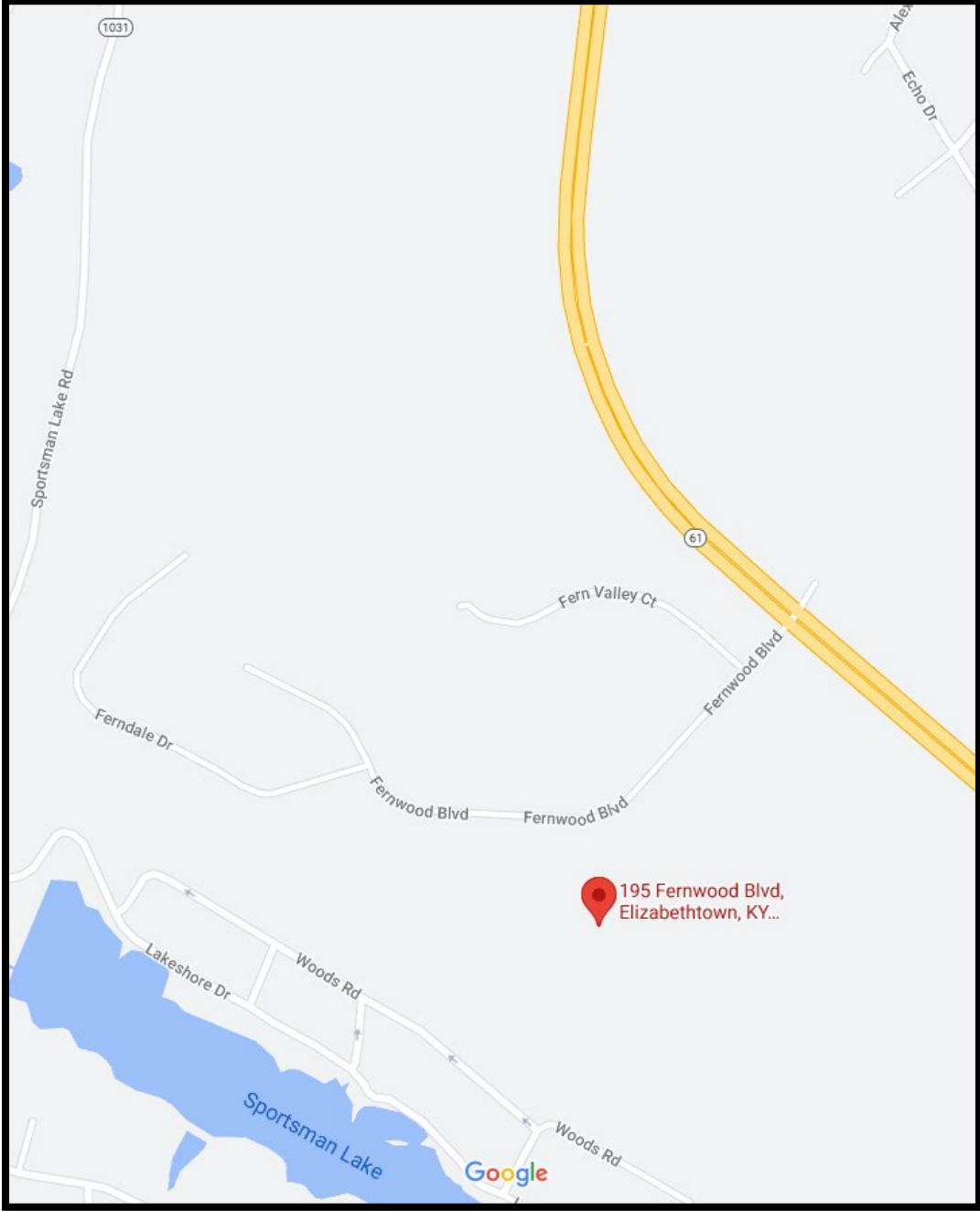
Requesting a **Variance from the 1:4 lot width-to-length ratio to allow for a portion of Fernwood Subdivision, Section 4, Lot 65 to be merged with Fernwood Subdivision, Section 2, Lot 31.**

195 Fernwood Boulevard
Variance
SUMMARY REPORT

LISTING OF EXHIBITS

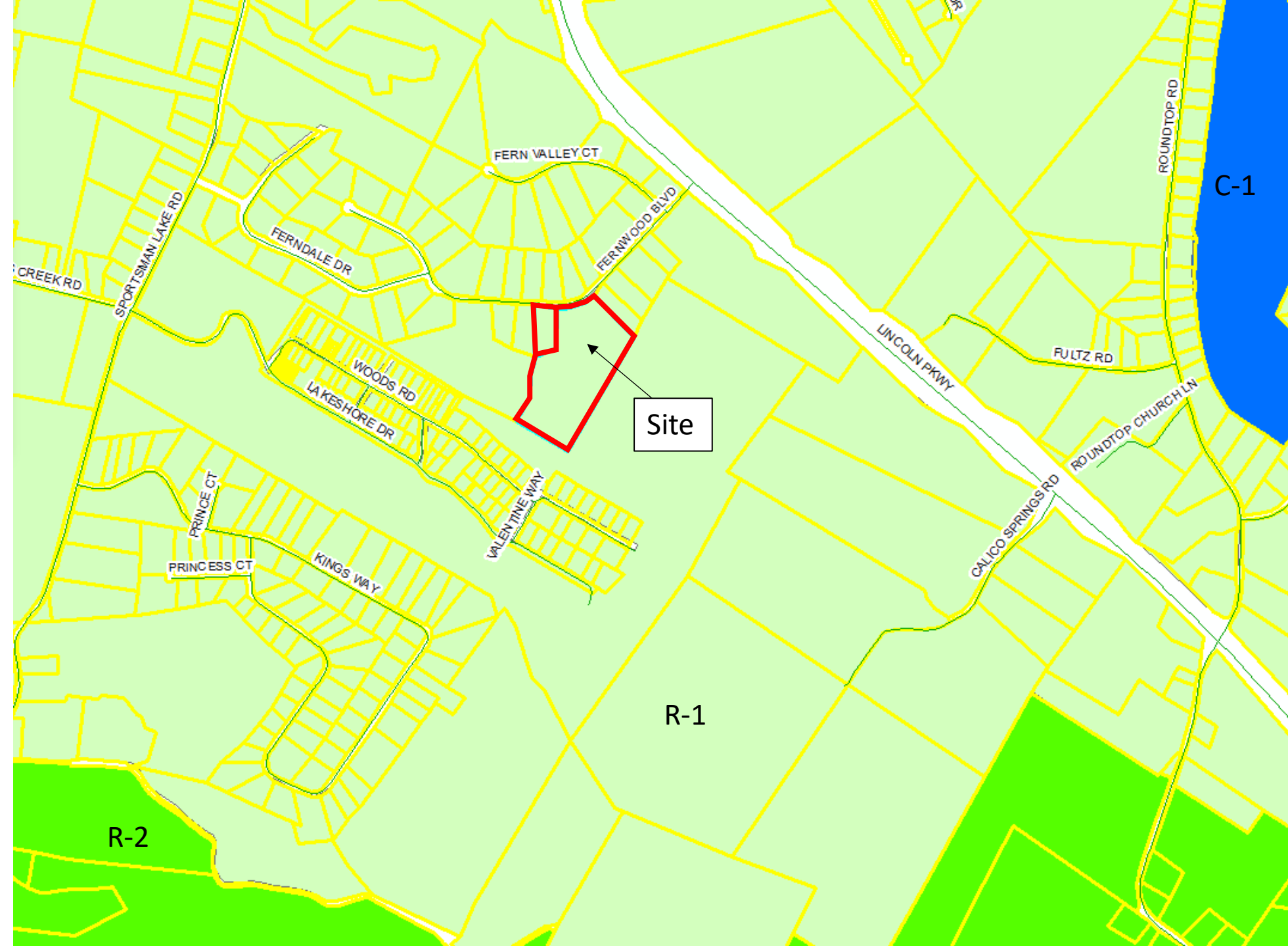
- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Plat of Fernwood Subdivision, Section 2 (1998)**
- E. Plat of Fernwood Subdivision, Section 4 (2015)**
- F. Proposed Amended Record Plat**
- G. Photographs**
- H. Analysis of other Variances from the 1:4 ratio**
- I. *Comprehensive Development Guide**
- J. *Development Guidance System Ordinance**

* Not Provided in PowerPoint



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



- ☒ streams
- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ hardin_sinkhole

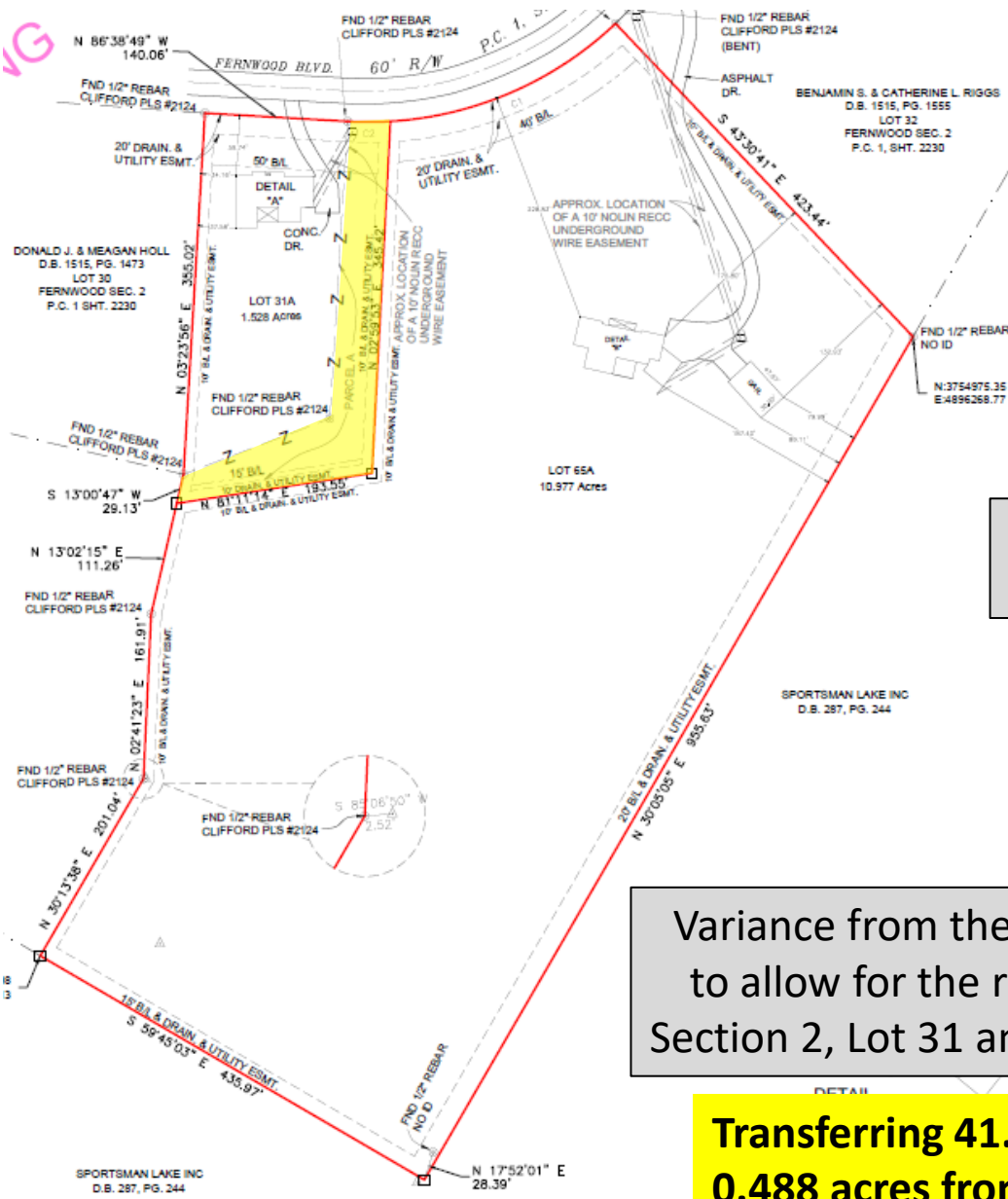




FERNWOOD BLVD

Lot 31

Lot 65



Allison & Louis Coleman
271 Fernwood Blvd., Elizabethtown, KY



Cathy & Ben Riggs
195 Fernwood Blvd., Elizabethtown, KY



Variance from the 1:4 lot width-to-length ratio,
to allow for the reconfiguration of Fernwood,
Section 2, Lot 31 and Fernwood, Section 4, Lot 65

**Transferring 41.93' of road frontage and
0.488 acres from Lot 65 to Lot 31**

VARIANCE REQUEST

(195 Fernwood Boulevard)
(Fernwood Sub., Section 4, Lot 65A)

Side 1 = 819.63'

Side 2 = 1379.07'

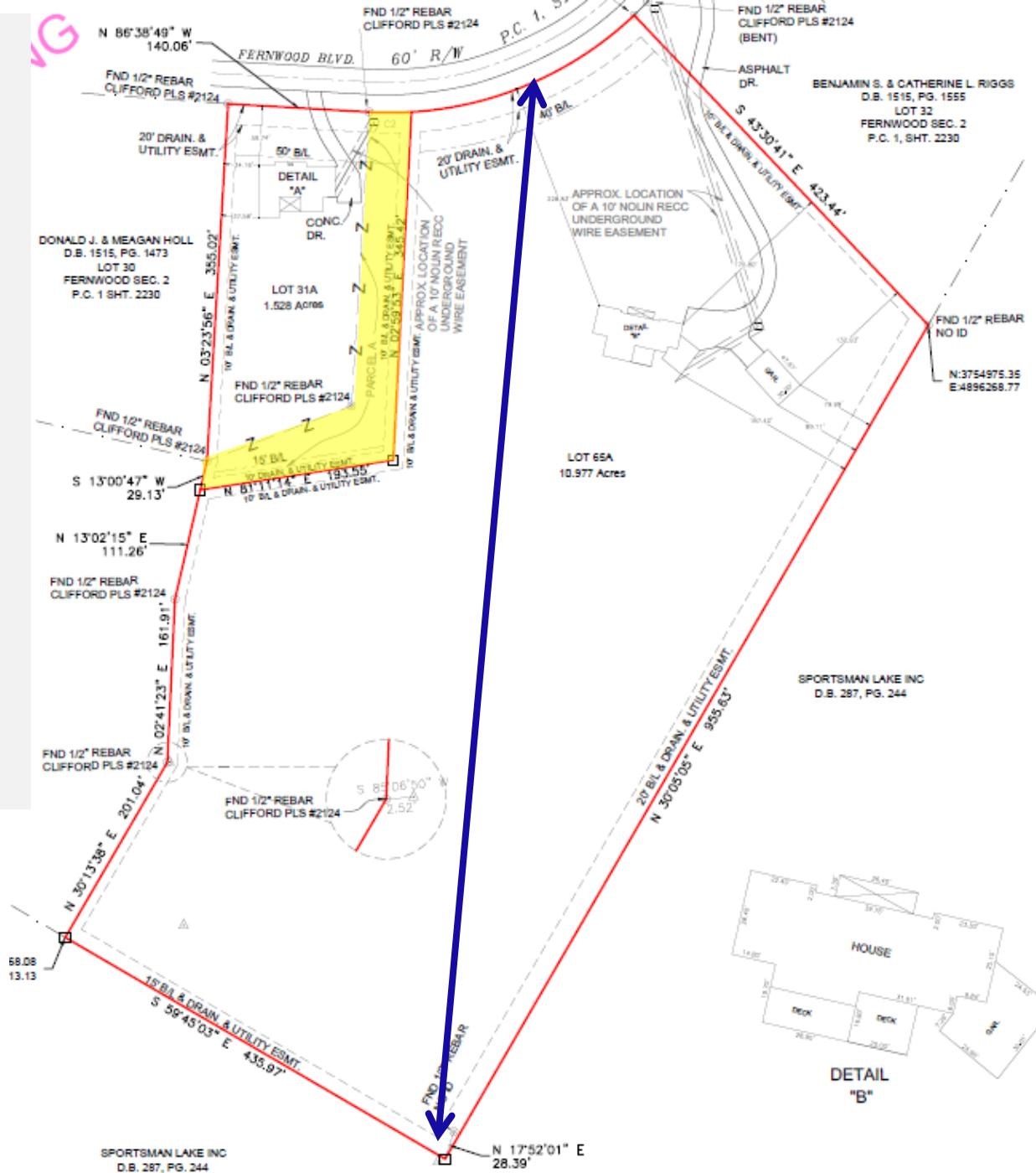
Average = 1099'

Center measurement = 1070'

Road Frontage is 245.78'

*1:4 lot width-to-length ratio
(1099' averaged depth)

=**1:4.47** Ratio



Proposed Plat

AMENDED RECORD PLAT OF			
FERNWOOD SECTION 2 LOT 31 & AMENDED RECORD PLAT OF FERNWOOD SECTION 4 LOT 65			
195 & 271 FERNWOOD BLVD. ELIZABETHTOWN, KY 42701			
CLIENT: HAROLD LOUIS COLEMAN, III 271 FERNWOOD BLVD. ELIZABETHTOWN, KY 42701			
OWNERS: HAROLD LOUIS, III COLEMAN 271 FERNWOOD BLVD. ELIZABETHTOWN, KY 42701		BENJAMIN S. RIGGS & CATHY L. RIGGS 195 FERNWOOD BLVD. ELIZABETHTOWN, KY 42701	
SCALE: 1 IN. = 80 FT.	DWG. BY: K. GIVAN	PIA # 235-00-01-031 235-00-00-015	
DATE: 3/31/2022	AREA: 12.500	D:\1 TURNER DRAWINGS\ HARDIN\FERNWOOD\coleman 271 FERNWOOD BLVD	
BILL# 22-033	SOURCE: DEED BOOK 1076, PAGE 1531 DEED BOOK 1419, PAGE 1492		
TURNER ENGINEERING A DIVISION OF NEW BANKS INC. 5735 NORTH DIXIE HIGHWAY ELIZABETHTOWN, KENTUCKY 42701 PH. (270) 737-3232 ~ FAX (270) 769-5497			
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18-150.			

Allison & Harold Louis Coleman III
271 Fernwood Blvd. Elizabethtown, KY
Fernwood Subdivision, Section 2, Lot 31
3,590 sq. ft. house (1999)



Cathy & Ben Riggs
195 Fernwood Blvd. Elizabethtown, KY
Fernwood Subdivision, Section 4, Lot 65
2,692 sq. ft. house (2016)



Fernwood Blvd. Road Frontage





Group: R-1 - URBAN RESIDENTIAL ZONE

3/29/2022	RIGGS BEN S & CATHY L	195 & 271 FERNWOOD BOULEVARD, ELIZABETHTOWN, KY 42701	FERNWOOD, SECTION 2, LOT 31 & FERNWOOD, SECTION 4, LOT 65	12.500	245.78	1,099.00	PENDING	4.47
4/13/2017	MCGUFFIN VERNIE JOE & PHYLLIS JEAN	1054 THOMAS ROAD	OXFORD ESTATES	0.000	167.00	800.00	APPROVED	4.79
7/22/2020	POWELL DOROTHY	HODGENVILLE RD		8.771	165.00	806.00	APPROVED	4.88
5/26/2009	CREAGOR WILSON	0 MAIN STREET (KY 86)	LOT WIDTH TO LENGTH RATIO (1:3) / LAKEWOOD SUBDIVISION SECTION 7, LOT 710	3.169	160.20	834.69	DENIED	5.21
5/29/2014	PATRICK & LYNNE HOGAN	RINEYVILLE BIG SPRINGS RD	1:4 WIDTH-TO-LENGTH RATIO / MAYFAIR PLACE SUBDIVISION, SECTION 1	3.776	148.00	853.65	WITHDRAWN	5.77
6/16/2009	WILLIAM L. AND MARIE A. BROWN	169 BARDSTOWN ROAD (US 62)	LOT WIDTH TO LENGTH RATIO (1:3) / LINCOLN TRAIL SUBDIVISION, LOT 5	3.000	98.05	595.17	APPROVED	6.07
2/26/2014	JEFF & AMY VO	1102 THOMAS ROAD	WIDTH TO LENGTH RATIO / OXFORD ESTATES	8.637	250.00	1,525.00	APPROVED	6.10
7/29/2019	DEBBIE COX	2499 KNOX AVE	ROSCOE & HELENS ROOST, LOT 2	9.770	163.27	1,009.42	APPROVED	6.18
4/17/2009	BEN PARTIN, III	DOGWOOD DRIVE	LOT WIDTH TO LENGTH RATIO (1:3) / TWIN OAKS, LOTS 72 & 73	0.520	75.00	477.80	APPROVED	6.37
2/18/2015	KRIEGER ROBERT E & DEBRA	1330 Berrytown Road	/ Krieger Estates	0.000	232.22	1,531.59	APPROVED	6.60
5/10/2021	THOMAS DONALD RAY & SHARON	5095 & 5111 SAINT JOHN ROAD, ELIZABETHTOWN, KY	THOMAS PROPERTY PROJECT	3.082	78.00	517.48	APPROVED	6.63
1/23/2013	RICHARDSON, RODNEY & NANCY	269 FALLING SPRINGS ROAD	WIDTH TO DEPTH RATIO / SPECKLES PLACE, LOT 2	3.753	214.98	1,451.09	APPROVED	6.75
12/16/2015	FRALEY GARY	SOUTH OF BRIDLE DRIVE AND NORTH OF KRAFT RD	MINIARD ACRES, SECTION 1, LOT 4	6.762	146.00	1,000.00	APPROVED	6.85

4/15/2014	HOUSER AARON & ANDREA	306 CRUME ROAD (KY 391)	1:4 WIDTH-TO-LENGTH RATIO / AMENDED RECORD PLAT OF CLARK ESTATE, LOT 1 AND RECORD PLAT CLARK ESTATE, SECTION 2	3.964	80.00	550.00	APPROVED	6.88
6/16/1996	JOZWIAK STANLEY D	DECKARD SCHOOL ROAD	QUIET WOOD ESTATES	0.000	240.61	1,845.44	APPROVED	7.67
1/17/2012	WILLIAM BURNETT	ST JOHN ROAD	1:4 WIDTH-TO-LENGTH RATIO / BURNETT ESTATES	22.171	240.00	2,000.00	WITHDRAWN	8.33
4/13/2018	WADDELL LARRY & RHONDALYN	MIDDLE CREEK RD	EDWARDS SUBDIVISION LOT 3A AND COLE CREEK ESTATES SECTION 1	61.391	100.00	856.75	APPROVED	8.57
9/28/2021	DAUNIS GERTRUDE	825 KRAFT ROAD, RINEYVILLE KY 40162	GERTRUDE DAUNIS SUBDIVISION	17.050	87.00	1,106.00	APPROVED	12.71
1/27/2012	WILLIE & SOMI NEAL	SPORTSMAN LAKE RD	ROAD FRONTAGE AND 1:4 WIDTH-TO-LENGTH RATIO / ROYAL ACRES ESTATES	43.578	60.30	787.68	APPROVED	13.06
7/29/2013	GERALD & IRIS HODGE	4335 SOUTH WILSON ROAD	WIDTH TO LENGTH RATIO / LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y	41.000	60.00	963.19	WITHDRAWN	16.05
10/5/2016	MCCOMBS GEORGE W & SUSAN	1809 KNOX AVENUE		1.877	42.00	745.00	APPROVED	17.74
5/17/2016	HINTON MARK & PAMELA L	1245 W BRYAN RD		14.500	119.26	2,234.88	APPROVED	18.74
1/18/2012	JOSEPH PRATHER	WEXFORD DRIVE	ROAD FRONTAGE AND 1:4 WIDTH TO LENGTH / WEXFORD PLACE LOT 22	0.925	51.00	1,138.00	WITHDRAWN	22.31
11/25/2015	SULLIVAN STUART	995 RED MILL RD		0.000	61.42	1,508.69	APPROVED	24.56
7/7/2010	DEBRA RAMBO	230 WISE LANE	ROAD FRONTAGE REQUIREMENT AND 1:3 RATIO / CARMAN SUBDIVISION, LOT 1A	12.674	50.00	1,420.44	APPROVED	28.41

Group Total: 25

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

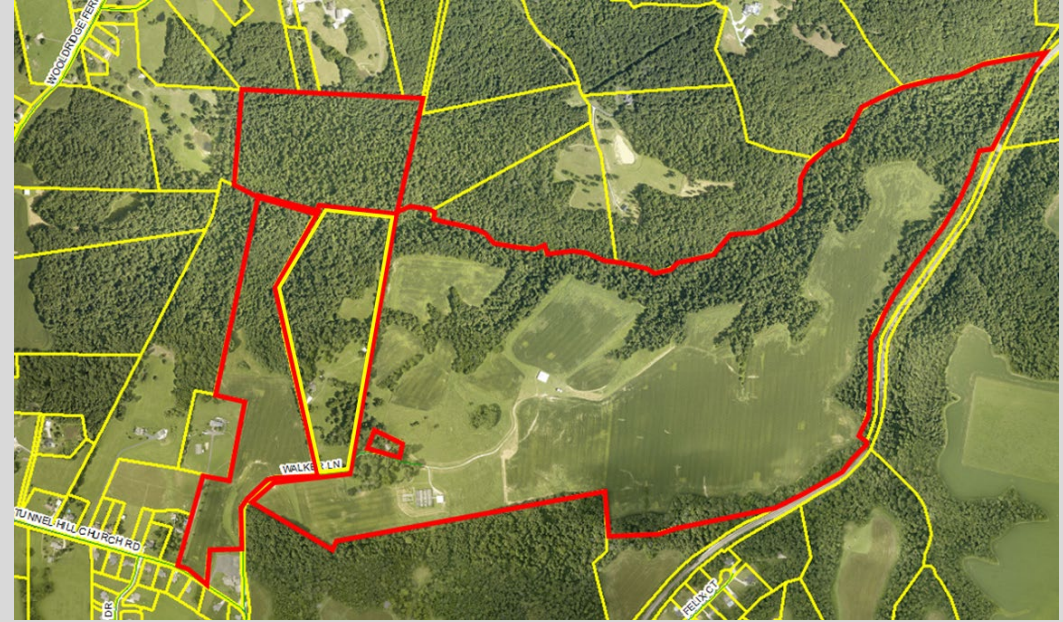
Motion to Approve the proposed Variance :

1. To allow for a Variance from the 1:4 lot width-to-length ratio (Lot 65A) to allow for the proposed lot line amendment between Lots 31 & 65 of Fernwood Subdivision
2. The proposed Amended Record Plat shall substitute for the required Site Plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

OR

Motion to Deny

Owner: George L Walker Revocable Living Trust
Applicant: Sulphur Springs Farm, LLC



Location A \pm 420 acre site (3 PVA Parcels), located at 726 Tunnel Hill Church Road, Elizabethtown, KY

Zoned Urban Residential (R-1)

Requesting a Variance from Section 3-1(C)7 of the Zoning Ordinance, requiring new subdivision streets must intersect with an 18' paved road, to allow for a potential proposed subdivision with streets off Tunnel Hill Church Road.

726 Tunnel Hill Church Road

Variance

SUMMARY REPORT

LISTING OF EXHIBITS

- A. Development Guidance System Zoning Ordinance, Section 3
- B. Hardin County Road Listing
- C. Vicinity Map
- D. Zoning Map
- E. Aerial Photos
- F. Pavement Width Measurements (Hardin County Engineering Department)
- G. 5 year Crash Data (KY State Police Database)
- H. Speed Study Analysis (Hardin County Road Department)
- I. Photographs
- J. Analysis of recorded plats on Tunnel Hill Church Road
- K. Analysis of other Subdivision with streets off Tunnel Hill Church Road
- L. Analysis of single family dwellings within 1 square mile
- M. Right-of-Way Plans for the KY 251 / Wooldridge Ferry Road realignment
- N. *Comprehensive Development Guide
- O. *Development Guidance System Ordinance

* Not Provided in PowerPoint

SECTION 3

ZONING REGULATIONS

3-1 URBAN RESIDENTIAL ZONE (R-1)

A. INTENT

This Zone is intended for high-density development of single family dwellings, located only where public water supply is available and individual on-site wastewater treatment is permitted by the Hardin County Health Department.

B. USES FOR THE ZONE

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. DIMENSION AND AREA REGULATIONS

The regulations on the dimensions and area for lots and yards are set forth as follows:

1. Minimum Lot Size;
 - 12,000 square feet for property having Sewer or Wastewater Treatment Alternatives;
 - 40,000 square feet for property having on-site septic, access to a government maintained roadway with a 16 foot paved surface or greater and with public water available at the site; or
 - 3.0 acres for property having access to a government maintained roadway with a 16 foot paved surface or greater, but without public water available at the site; or
 - 5.0 acres for property having access to a government maintained roadway with less than 16 foot paved surface.
2. Minimum Lot Frontage – 100'
3. Minimum Width to Length Ratio – 1:4 until 300' of frontage;
4. Minimum Front Yard Setback - 40';
5. Minimum Side Yard Setback - 10'; 100' for Subdivision lots platted after the adoption of this ordinance and adjoining A-1, I-1, I-2 zones
6. Minimum Rear Yard Setback - 15'; 100' for Subdivision lots platted after the adoption of this ordinance and adjoining A-1, I-1, I-2 zones
7. Street Construction – New subdivision streets must intersect with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot paved road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.

ADDITIONAL STANDARDS THAT MAY APPLY

Planned Unit Development, Pg. 46
Site Plan Requirements, Pg. 85
Signage Standards, Pg. 97

Building and Electric Permits, Pg. 117
Special Provisions, Pg. 143

- Open Space Subdivision Design, Pg. 146
- Sewer or Wastewater Treatment Alternatives, Pg. 149

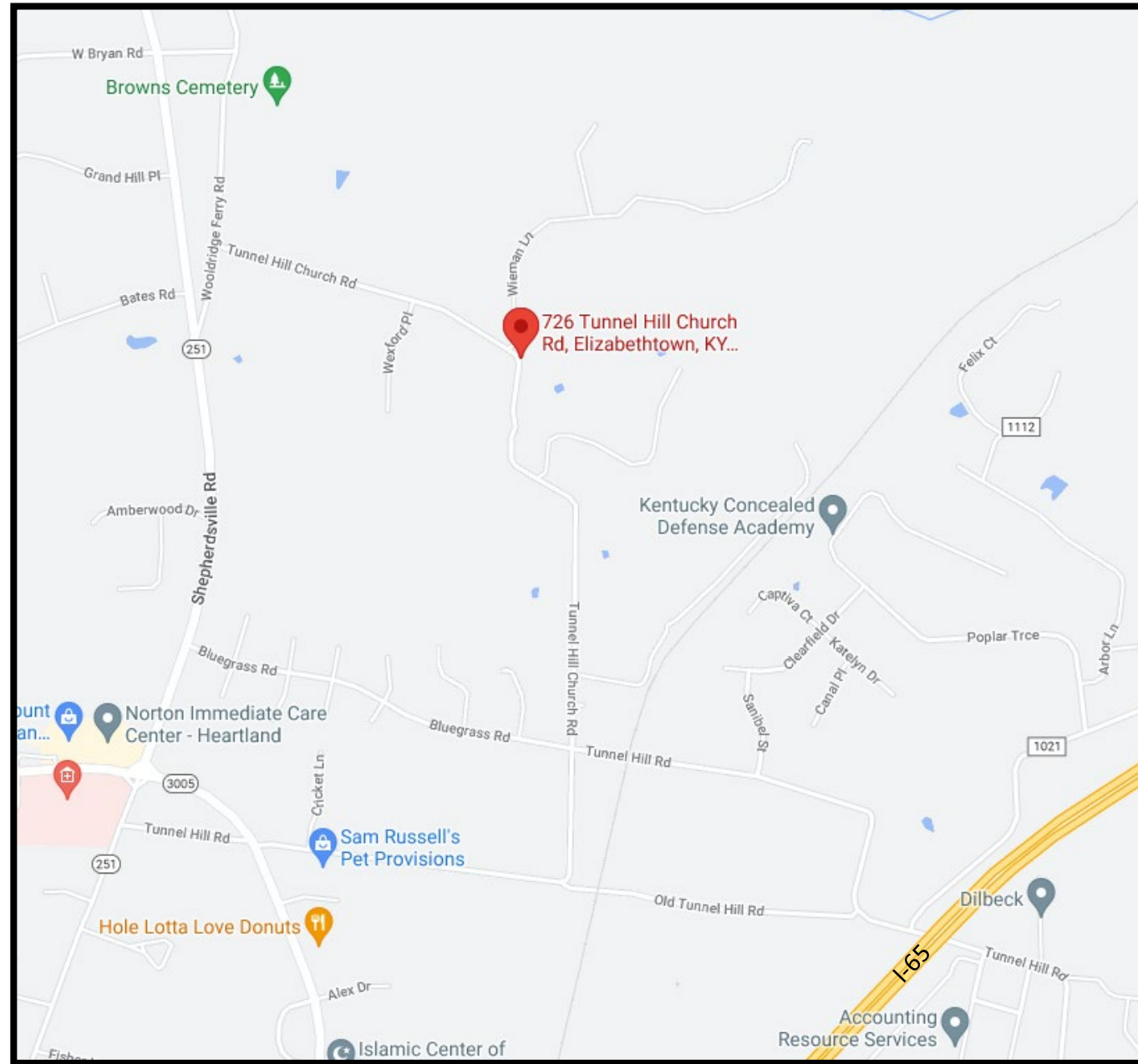
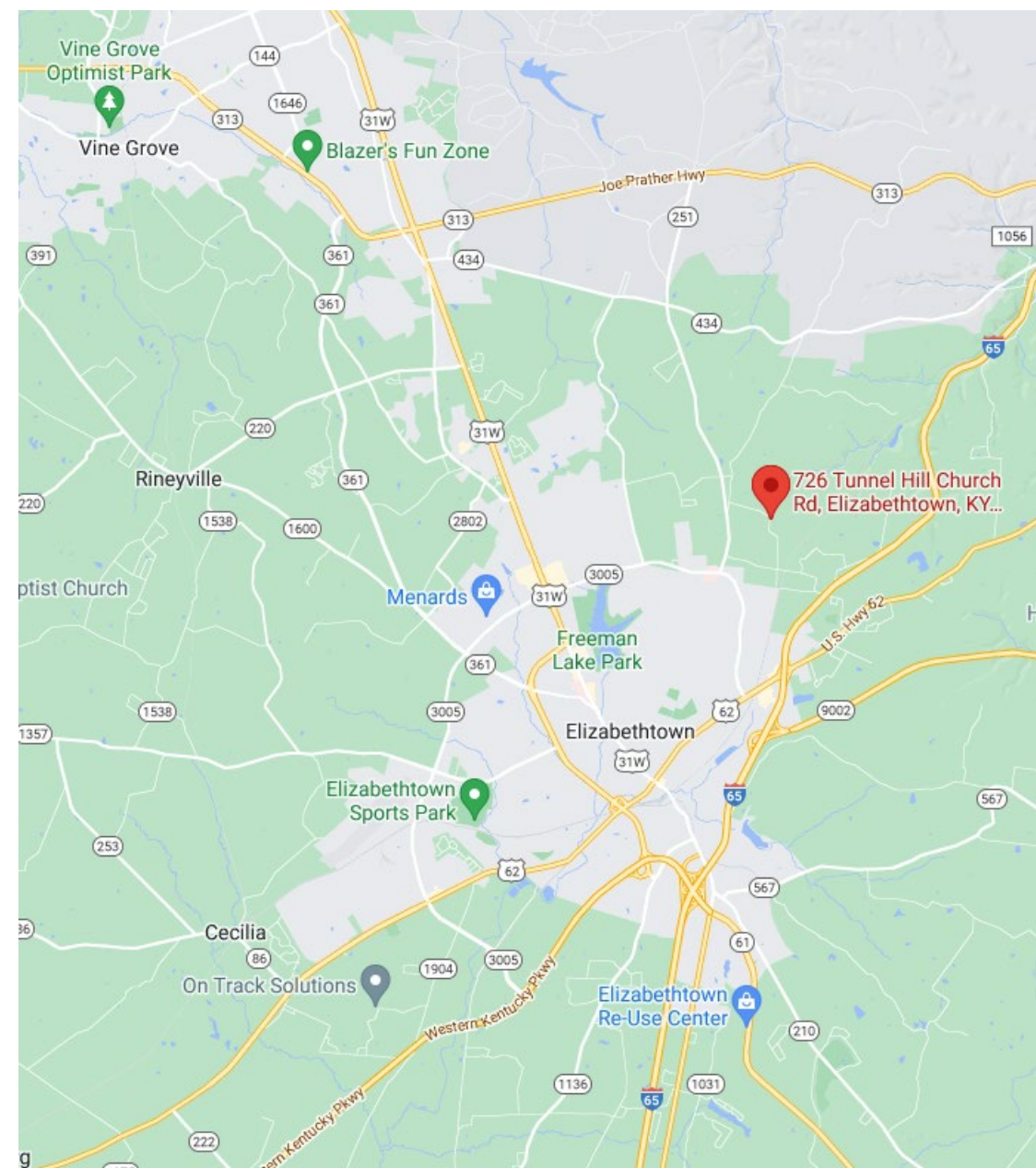


7. Street Construction – New subdivision streets must intersect with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot paved road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.



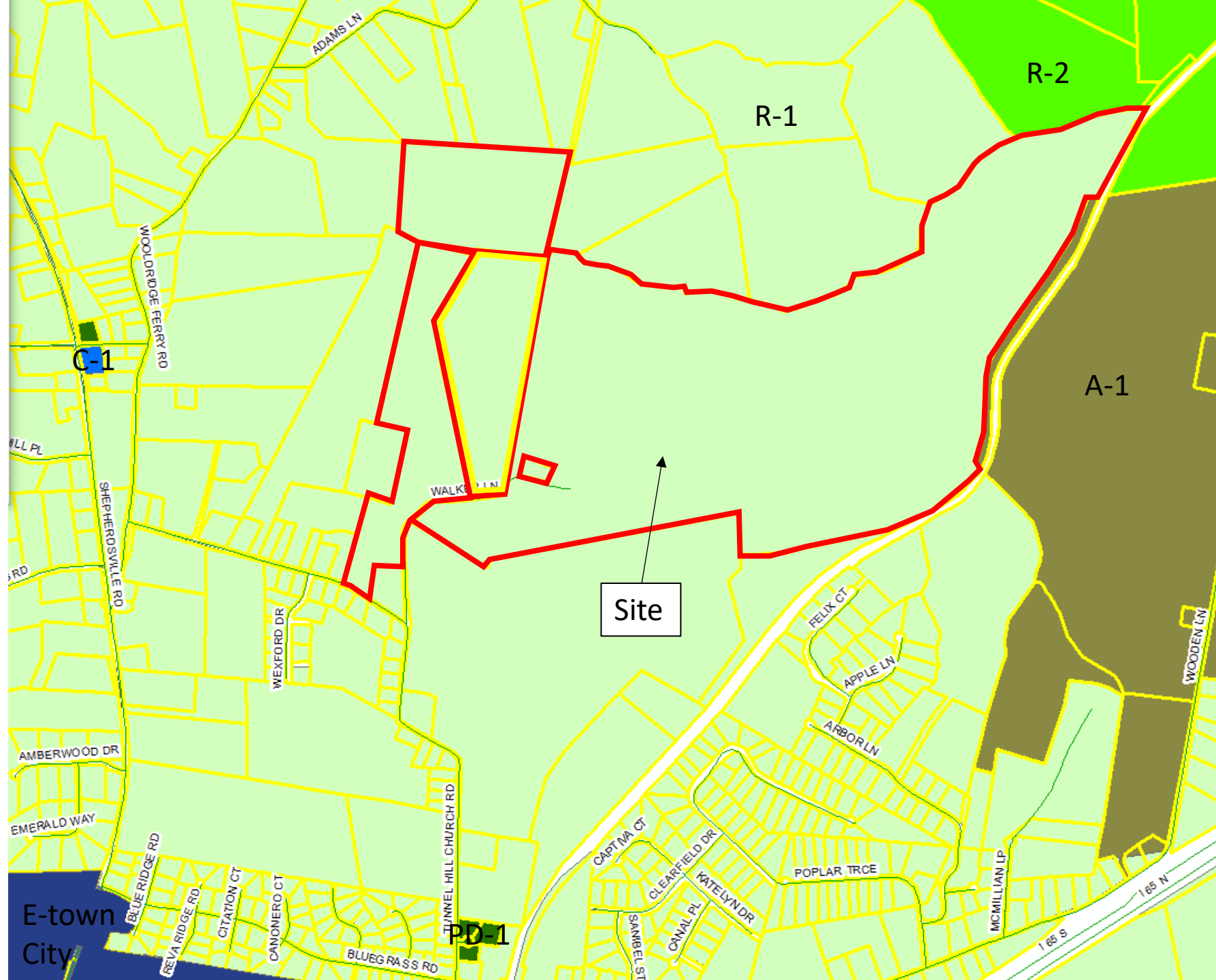
Tunnel Hill Church Road, 50' right-of-way, 1.271 miles long, 17' wide paved, 25mph

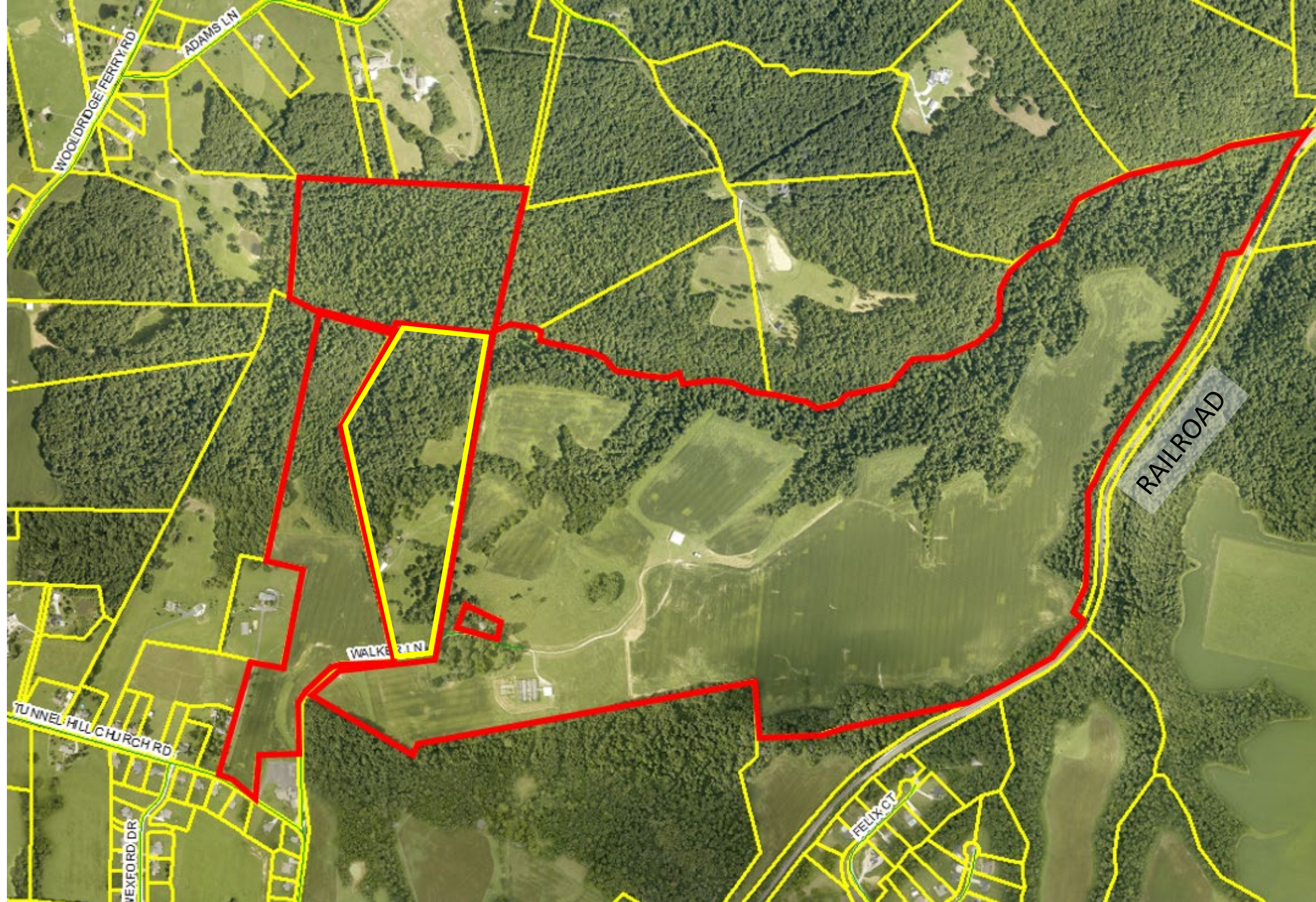
1701017	1	TUNNEL HILL CHURCH ROAD	6711	3	N/A	50D	1.271	17	PAVED	1979-10-08	25	RESURFACED 99(1/2mile 2008)
1741016	1	TUNNEL HILL ROAD	7800	3	N/A	00S	1.106	20	PAVED	1079-10-08	35	RESURFACED 2008



DISTRICT

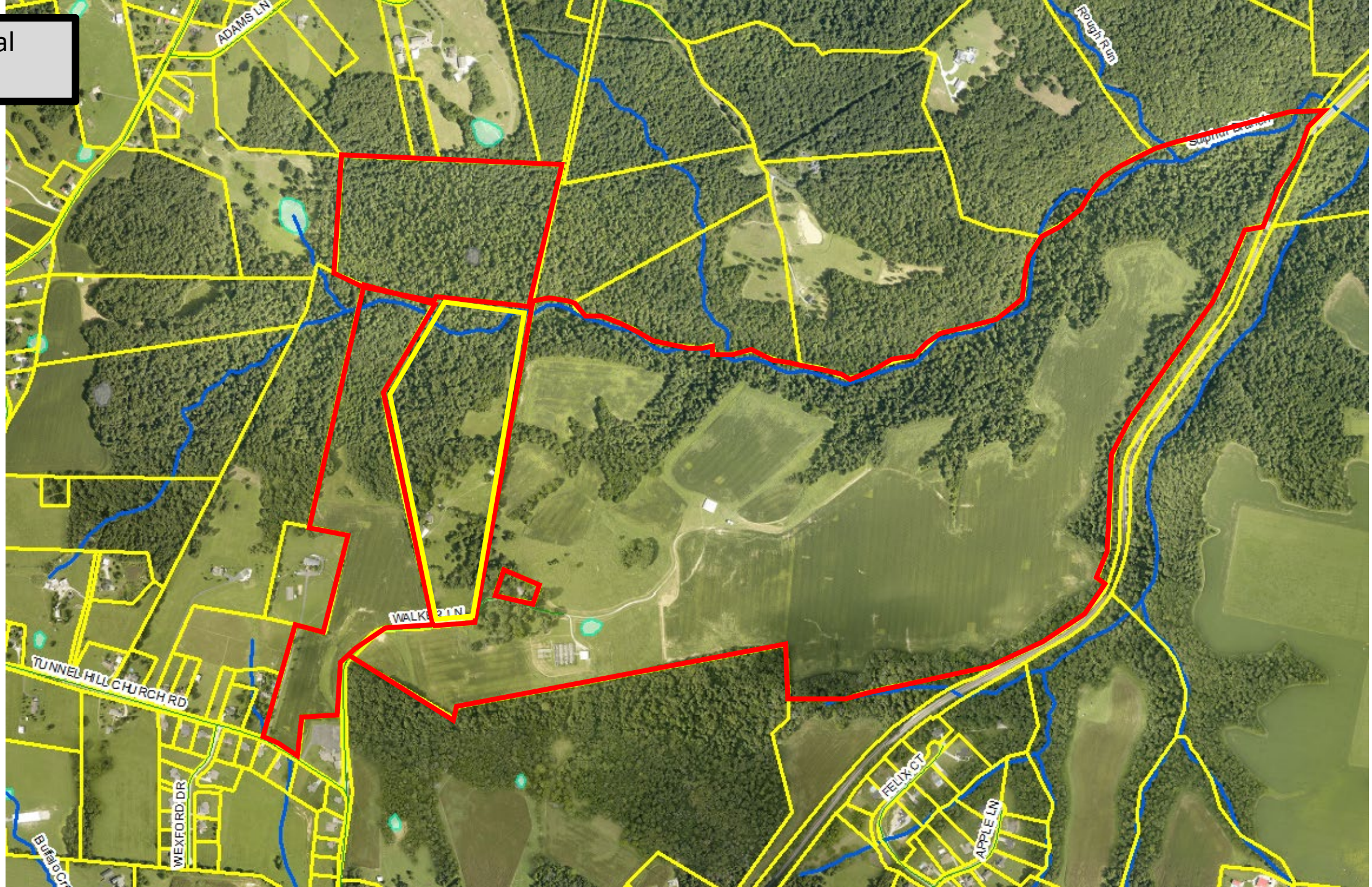
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4





Environmental
Features

- ☒ streams
- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ hardin_sinkhole



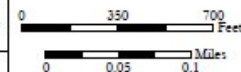


Average Widths for Tunnel Hill Church Road

Esri, CGIAR, USGS, Esri, HERE, Garmin, FAO, METI/NASA, USGS, Esri
Community Maps Contributors, Esri, HERE, Garmin, GeoTechnologies, Inc.,
METI/NASA, USGS

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Map

Satellite



and Hill Pl

Bates Rd

251

Wooldridge Ferry Rd

Tunnel Hill Church Rd

Tunnel Hill Church Rd

Wexford Pl

Tunnel Hill Baptist Church

Wieman Ln

Wieman Ln

Tunnel Hill Church Rd

5 YEAR CRASH DATA

County	RoadwayName	Date	Weather	Condition	Type
HARDIN	WOOLDRIDGE FERRY	4/9/2019	CLEAR	DRY	ANGLE
HARDIN	WOOLDRIDGE FERRY	5/8/2018	CLEAR	DRY	SINGLE VEHICLE
HARDIN	TUNNEL HILL CHURCH	6/12/2017	CLEAR	DRY	SINGLE VEHICLE
HARDIN	TUNNEL HILL CHURCH	1/27/2017	CLOUDY	DRY	BACKING



Google

Location



Tunnel Hill Chruch Rd
at Wooldridge Ferry entrance
address 1254
Latitude: 0.000000
Longitude: 0.000000

Analysis Time Period



Start End
4/13/2022 4/14/2022
2:04 PM 2:07 PM

Vehicles Analyzed



339

Speed Limit



35

Average Speed



29

Enforcement Rating

MEDIUM

Slowest Speed



7

Fastest Speed



42

Peak Time of



4/14/2022
11:04 AM

Location



Tunnel Hill Chruch Rd
at bluegrass RD END
address 179
Latitude: 0.000000
Longitude: 0.000000

Analysis Time Period



Start End
4/13/2022 4/14/2022
2:17 PM 2:27 PM

Vehicles Analyzed



238

Speed Limit



35

Average Speed



36

Enforcement Rating

HIGH

Slowest Speed



12

Fastest Speed



60

Peak Time of



4/13/2022
5:17 PM



FOR SALE
Schnepf & Associates, Inc.
REAL ESTATE APPRAISAL, BROKERAGE
270-765-6072
Katie M. Packer, CFP® Paul Schnepf, Broker

















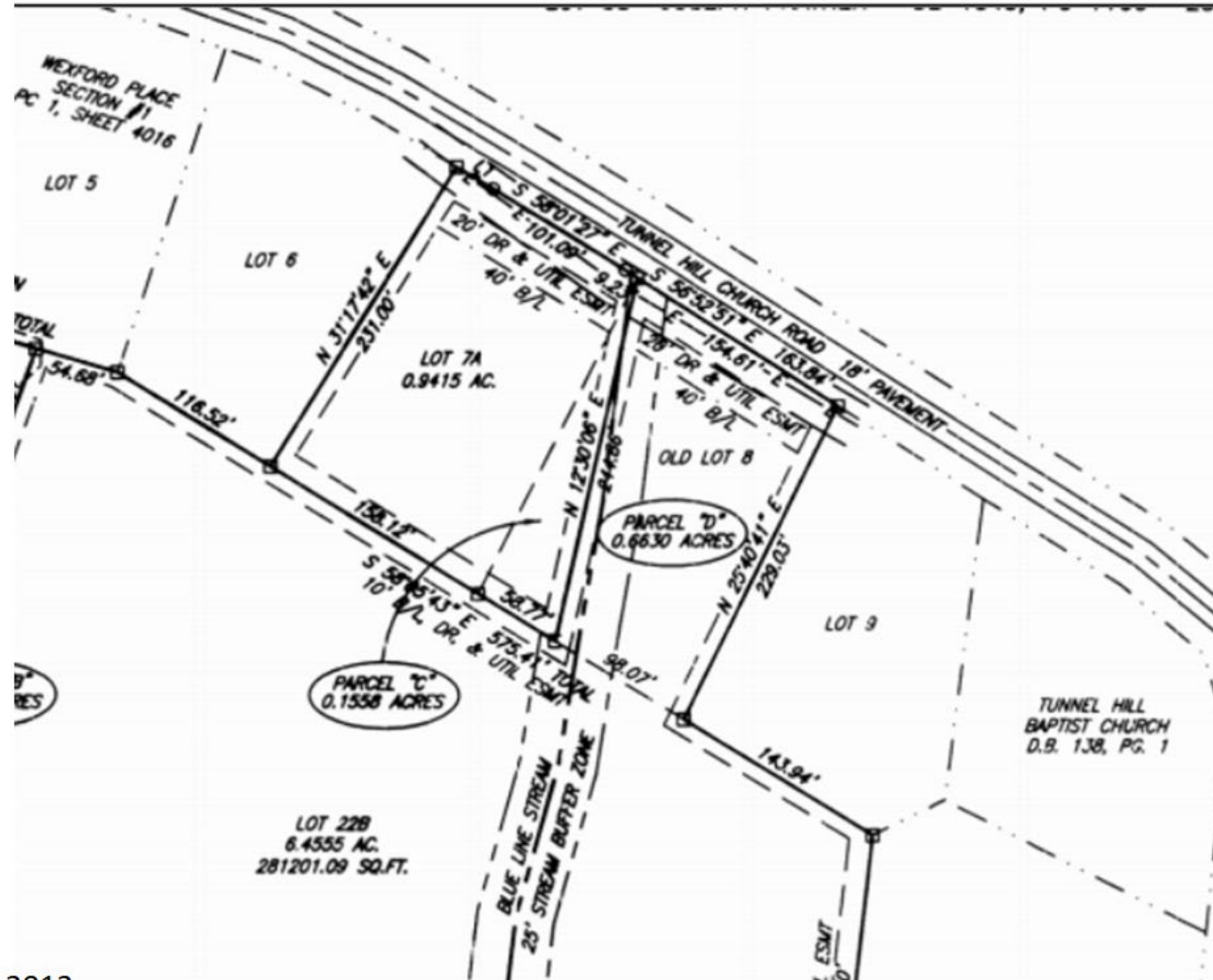


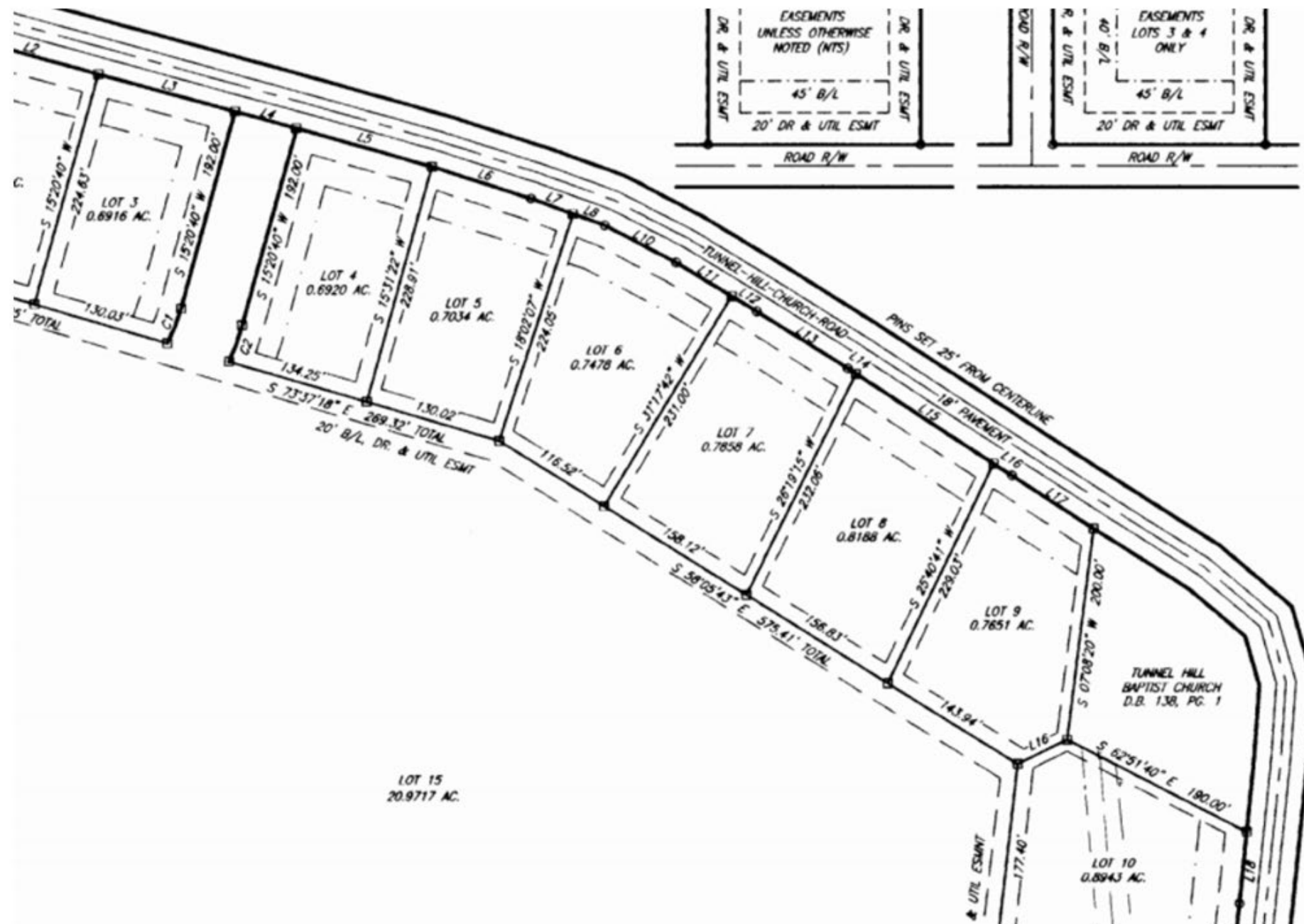












to remove any structure or fence on the
your duties.

10-14-13
Date

10-14-13
Date

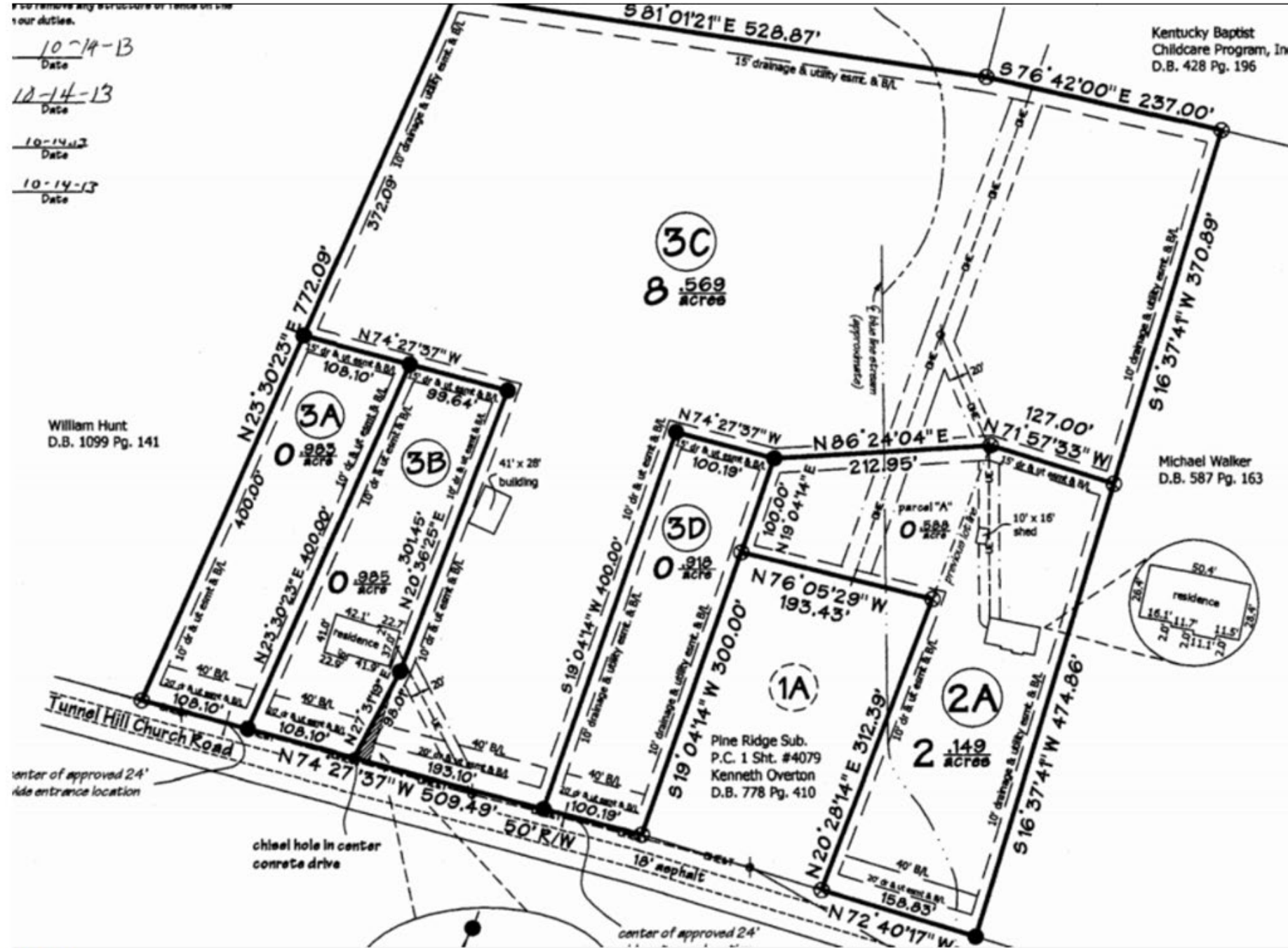
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Date

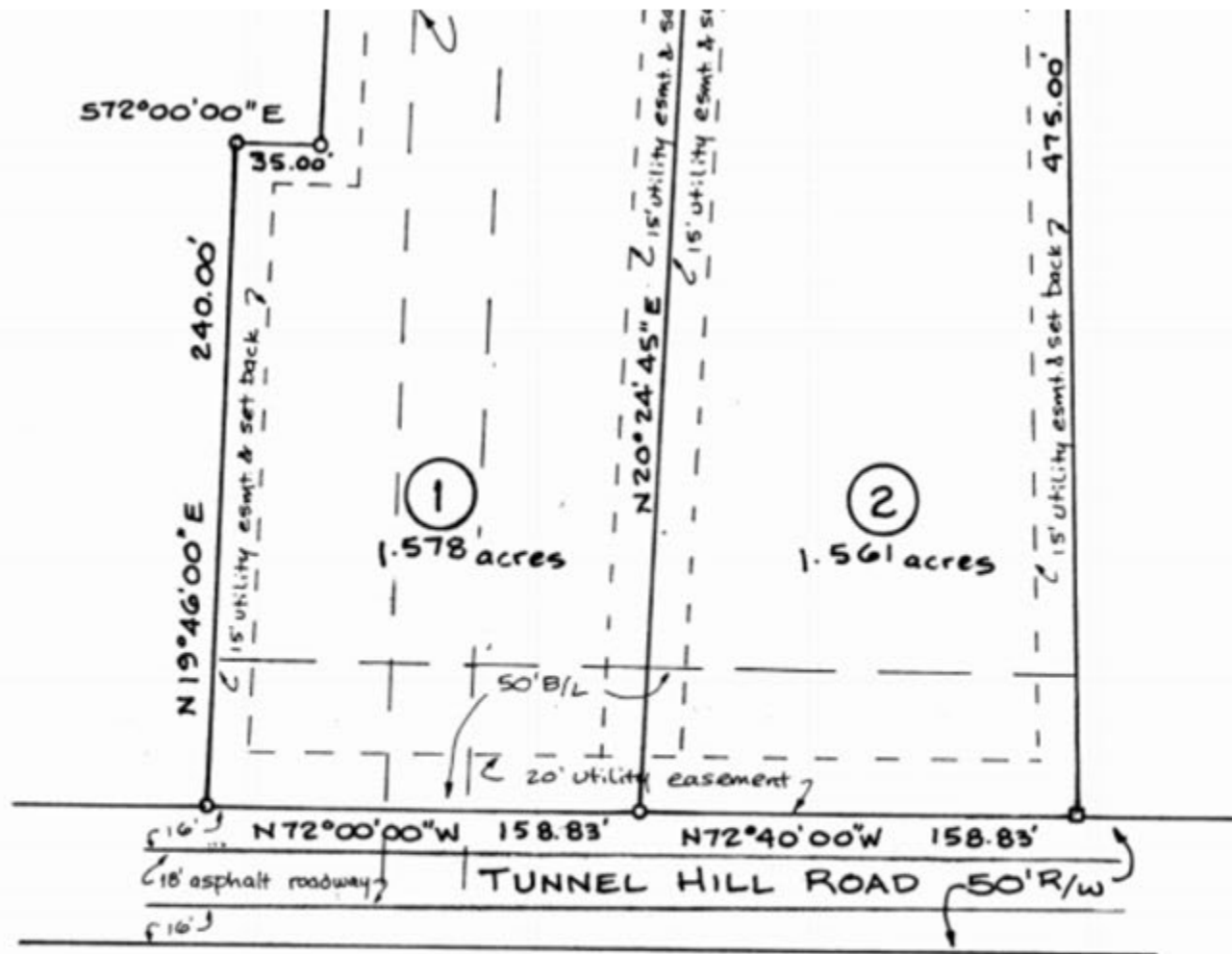
Kentucky Baptist
Childcare Program, Inc.
D.B. 428 Pg. 196

William Hunt
D.B. 1099 Pg. 141

Michael Walker
D.B. 587 Pg. 163



2013



1461
FINAL RECORD PLAT
PINE RIDGE S

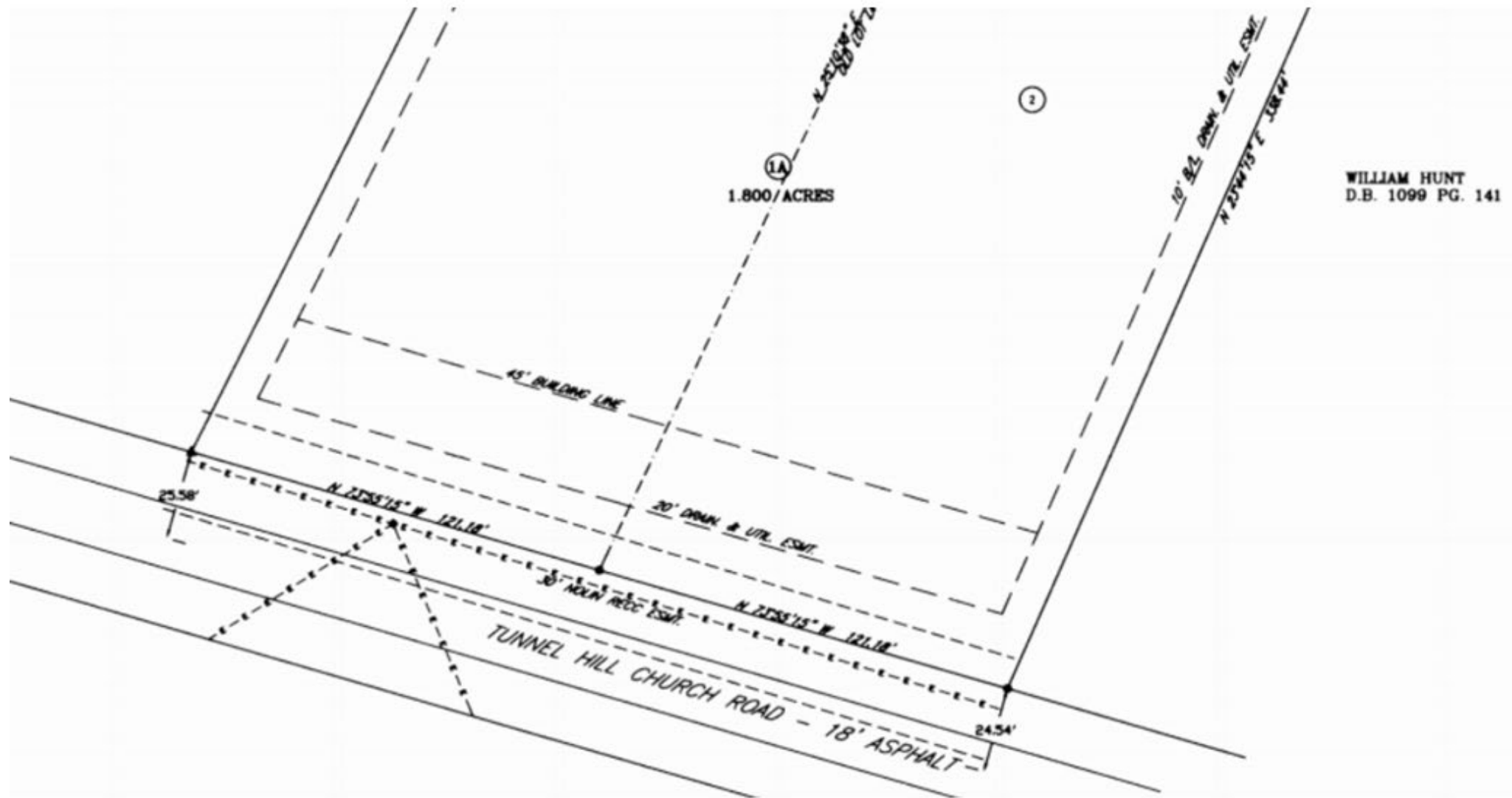
owner-developer:
Todd Overton
1709 B Cliffridge Ct.
Elizabethtown, Ky. 427
502-765-6732

land surveyor:
C.E. Pence
276 Glendover Dr.
Elizabethtown, Ky. 4270
502-737-5285

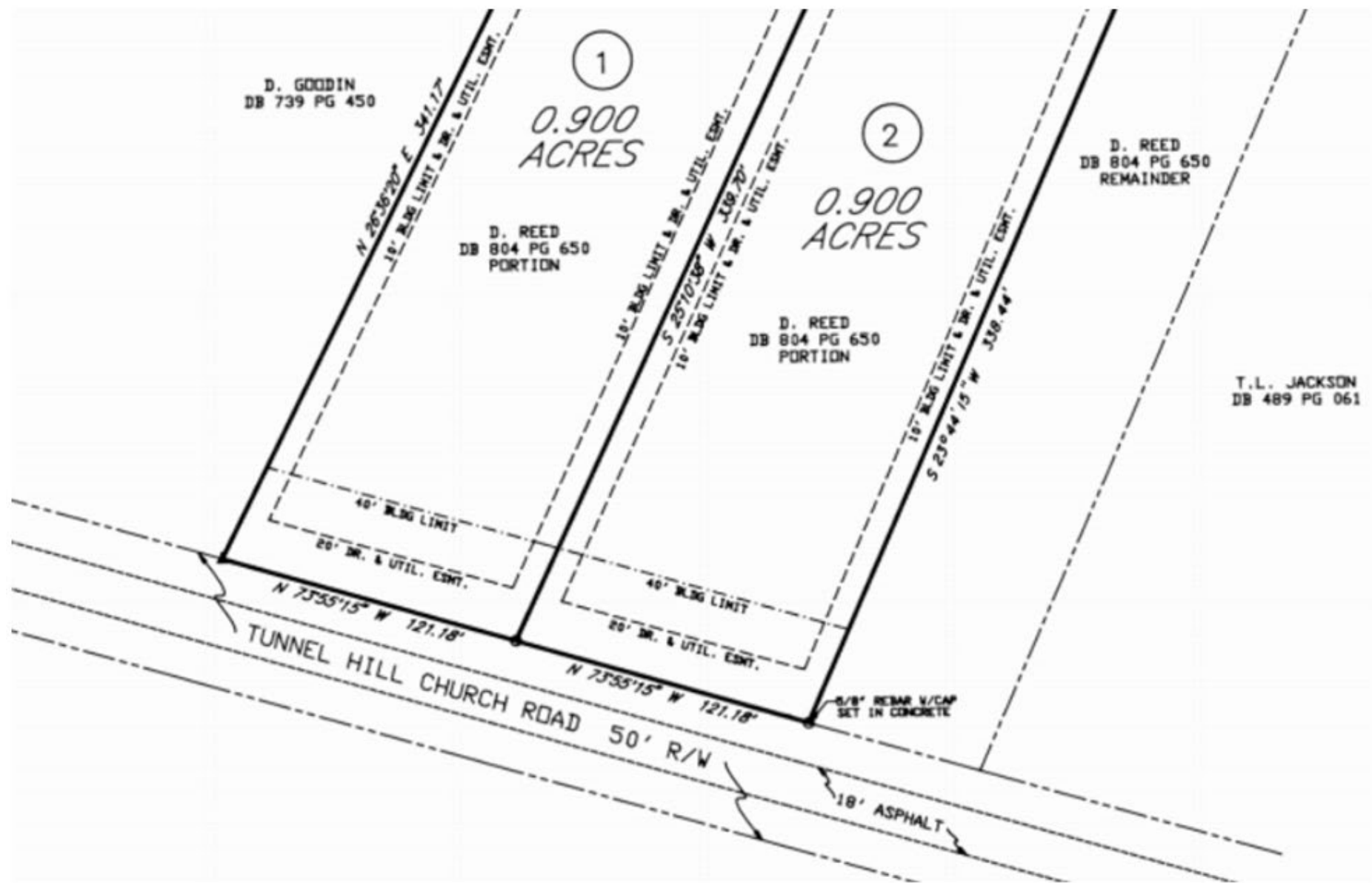
April 11, 1991 AD.

DGSN: 230-00-00-026

5.179 total acres



WILLIAM HUNT
D.B. 1099 PG. 141



Farmgate Estates, 86 lots (1973, 1975, 1977)



Gracestoke Manor – G&G Construction Company Inc. (1995)

- *Conditional Use Permit for a 35 lot subdivision on 38 acres

- *Approved by Planning Commission

(with conditions of only 10 lots until Tunnel Hill Church Road was widened to 18' [measured at 14' at the time], street must meet sight distance, must record subdivision restrictions)

- *Approval was Overturned by Fiscal Court



Single Family Dwelling Permits
Since 2012 Within 1 Sq. Mi. of 726
Tunnel Hill Church Road

37 Total Single Family Dwellings

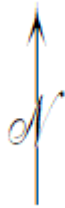
- SFD Permit
- Buffer Area

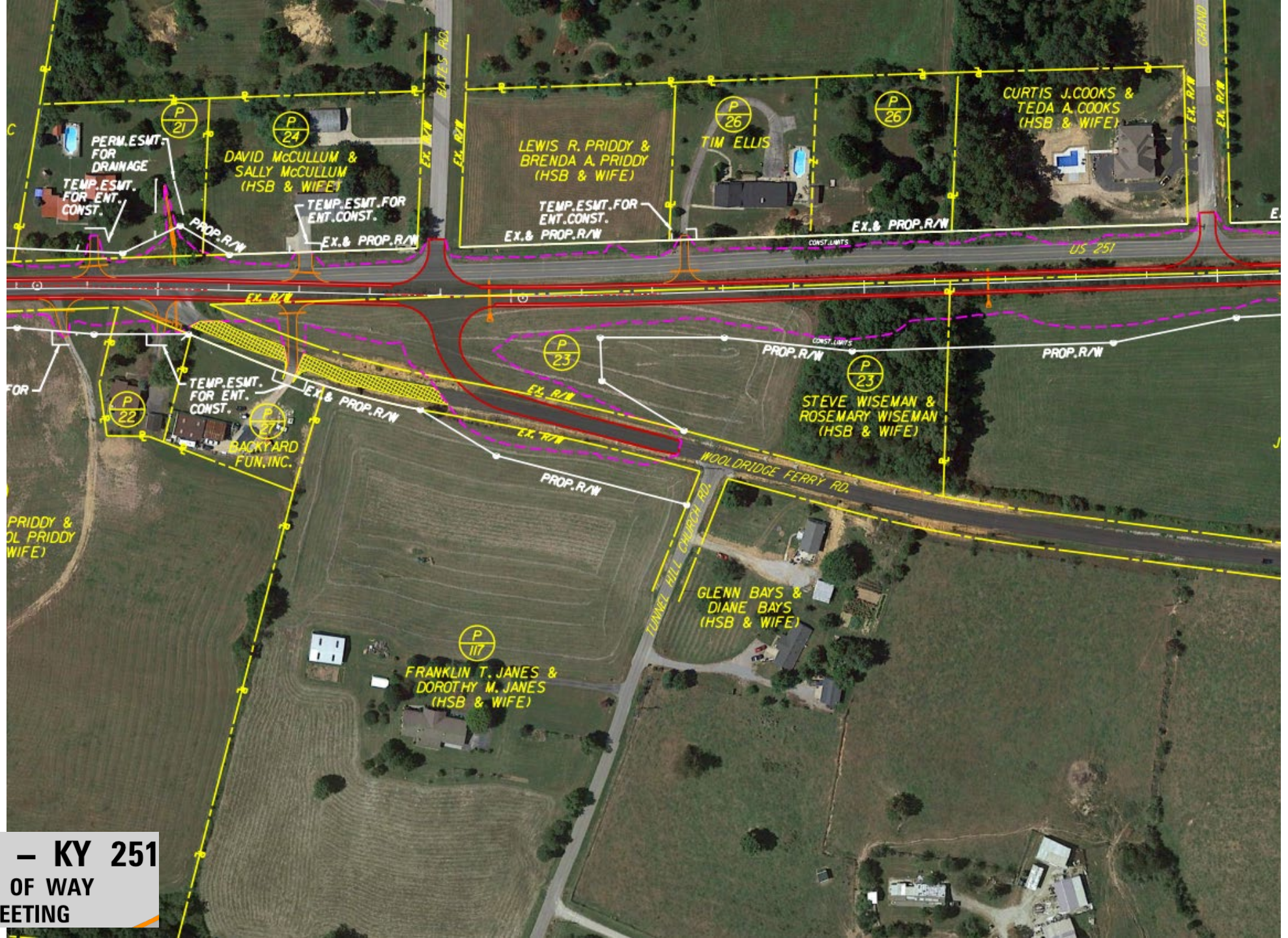


Address Points Within 1 Sq. Mi.
of 726 Tunnel Hill Church Road

385 Total Addresses

- Address Point
- Buffer Area





Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

1. To allow for a Variance from Section 3-1(C)7 of the Zoning Ordinance that new subdivision streets must intersect with an 18' wide paved road.
2. The Variance will allow for a proposed subdivision with streets off Tunnel Hill Church Road.
3. An encroachment permit from the Hardin County Road Department shall be required. The proposed subdivision street entrance must comply with sight distance standards and have the required culvert pipe and turning radii.
4. A Record Plat shall substitute for the required Site Plan.
5. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

OR

Motion to Deny