



**Hardin County
Planning & Development
Commission
5 May 2026**

Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

Owner: Shay Brooke Properties, LLC

5 May 2026

Zoning Map Amendment Request:

FROM: R-2 (Rural Residential)

TO: R-1 (Urban Residential)



Summary: The applicant is requesting a Zone Change from Rural Residential (R-2) to Urban Residential (R-1) to allow for a proposed 13 lot single, family residential subdivision with new street. The property is a 19.191 acre site located north of Leitchfield Road (US 62) access via a dedicated right-of-way for future street at the end of Hera Road in Cecilia, KY.

Reasons for Granting a Map Amendment

KRS 100.213

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

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

MAP AMENDMENT SUMMARY REPORT

- A. Meeting Notification
- B. Analysis of R-1 & R-2 Zoning Designations
- C. Vicinity Map
- D. Future Land Use Map (Rural Village)
- E. Planning Area Maps & Analysis (Stephensburg Rural Village)
- F. Zoning Map
- G. Environmental Features
- H. Character of the Site Analysis
- I. Plat of Shay Brooke Subdivision, Section 1 (2025)
- J. Amended Plat of Ambrook Estates, Lots 52-58 (2013)
- K. Record Plat of Ambrook Estates (2007)
- L. Planning Commission Resolution 12-2006 (PD-1 for Ambrook)
- M. Photos of the Site
- N. Other R-2 to R-1 Zone Change Requests
- O. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- P. Zone Change application from Mike Billings, EDG
- Q. *Comprehensive Development Guide
- R. *Development Guidance System Ordinance

*Not provided in PowerPoint

Public Notification

Newspaper Ad on Saturday April 25, 2026



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, 5 May 2026, in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the R-2 Rural Residential Zone to the R-1 Urban Residential Zone for a 19.191 acre site located at the end of Hera Road in Cecilia, KY.



3 Signs posted on site since April 19, 2026

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

COPY

April 17, 2026

NOTICE OF PUBLIC HEARING

To Surrounding Property Owners:

The purpose of this letter is to notify you of the scheduled hearing before the Hardin County Planning and Development Commission for the property located at HERA ROAD, CECILIA, KY. The owner, SHAY BROOKE PROPERTIES LLC, is requesting a Zoning Change for A 19.191 ACRE SITE AT THE END OF HERA ROAD – See Enclosed Map

The hearing will be held as follows:

DATE: 5 MAY 2026

TIME: 5:00 PM

PLACE: Hardin County Government Building
150 N. Provident Way, 2nd Floor Meeting Room
Elizabethtown, KY 42701

EXISTING ZONE: R-2 - RURAL RESIDENTIAL ZONE

PROPOSED ZONE: R-1 - URBAN RESIDENTIAL ZONE

REQUEST: ZONE CHANGE FROM R-2 TO R-1 FOR 13 PROPOSED SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION ON A 19.191 ACRE SITE

The Public Hearing will be held to decide whether:

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

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

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

Adam C. King, AICP
Director

c: LARRY HICKS, Magistrate

First class mailings sent to 55 owners that adjoin or are within 1200' of road frontage

Urban Residential (R-1)

40,000 sq. ft. minimum lot size (0.9 acre)

100' minimum road frontage

1:4 lot width-to-length ratio

Rural Residential (R-2)

1.8 acre minimum lot size

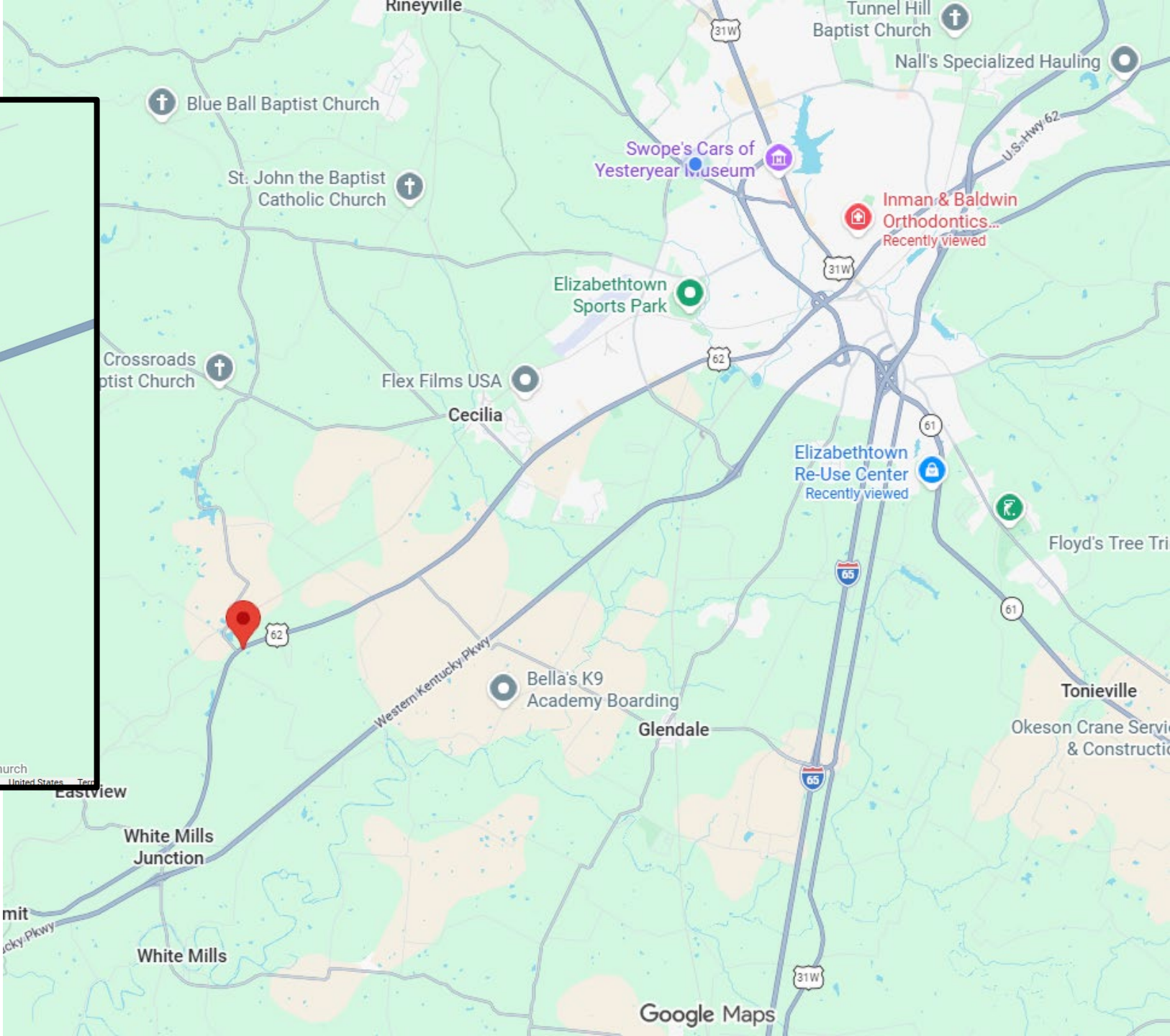
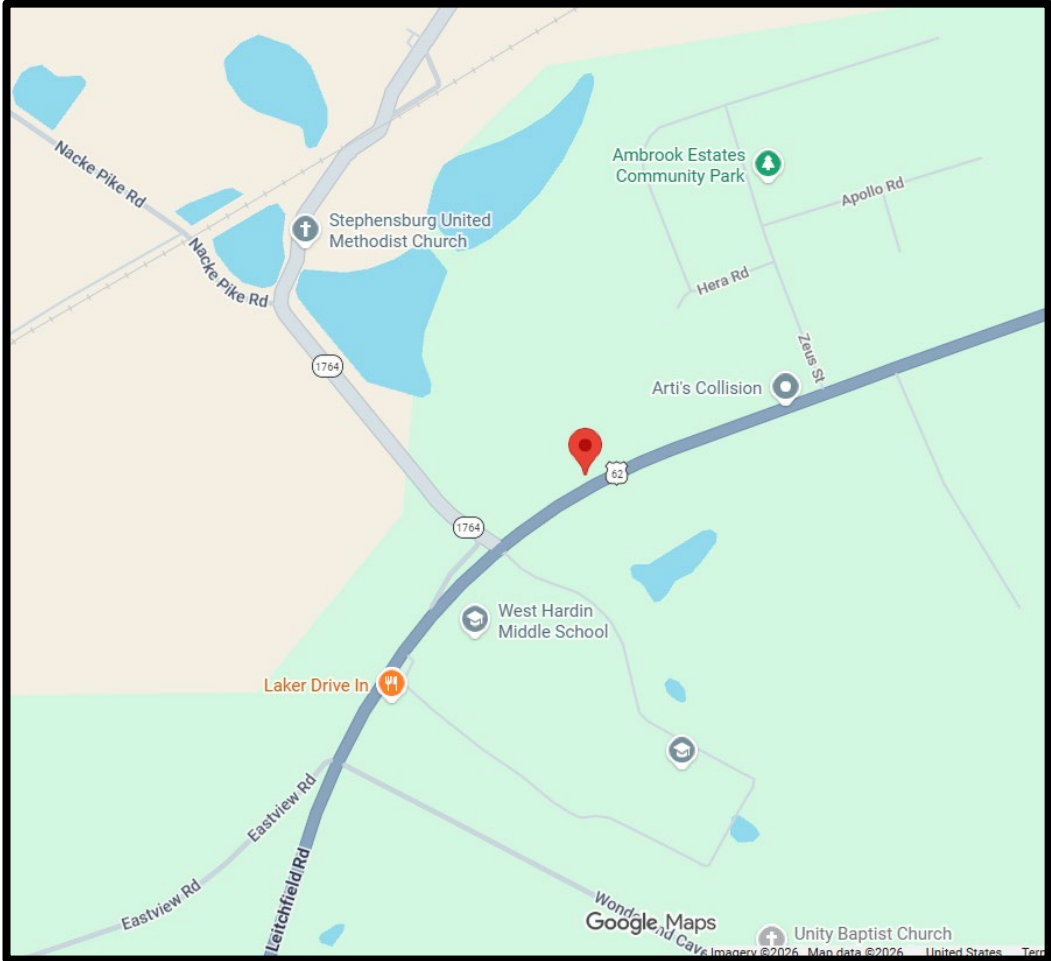
200' minimum road frontage

1:3 lot width-to-length ratio



Proposal: 13 lots instead of 10 lots

VICINITY MAPS



RURAL VILLAGE

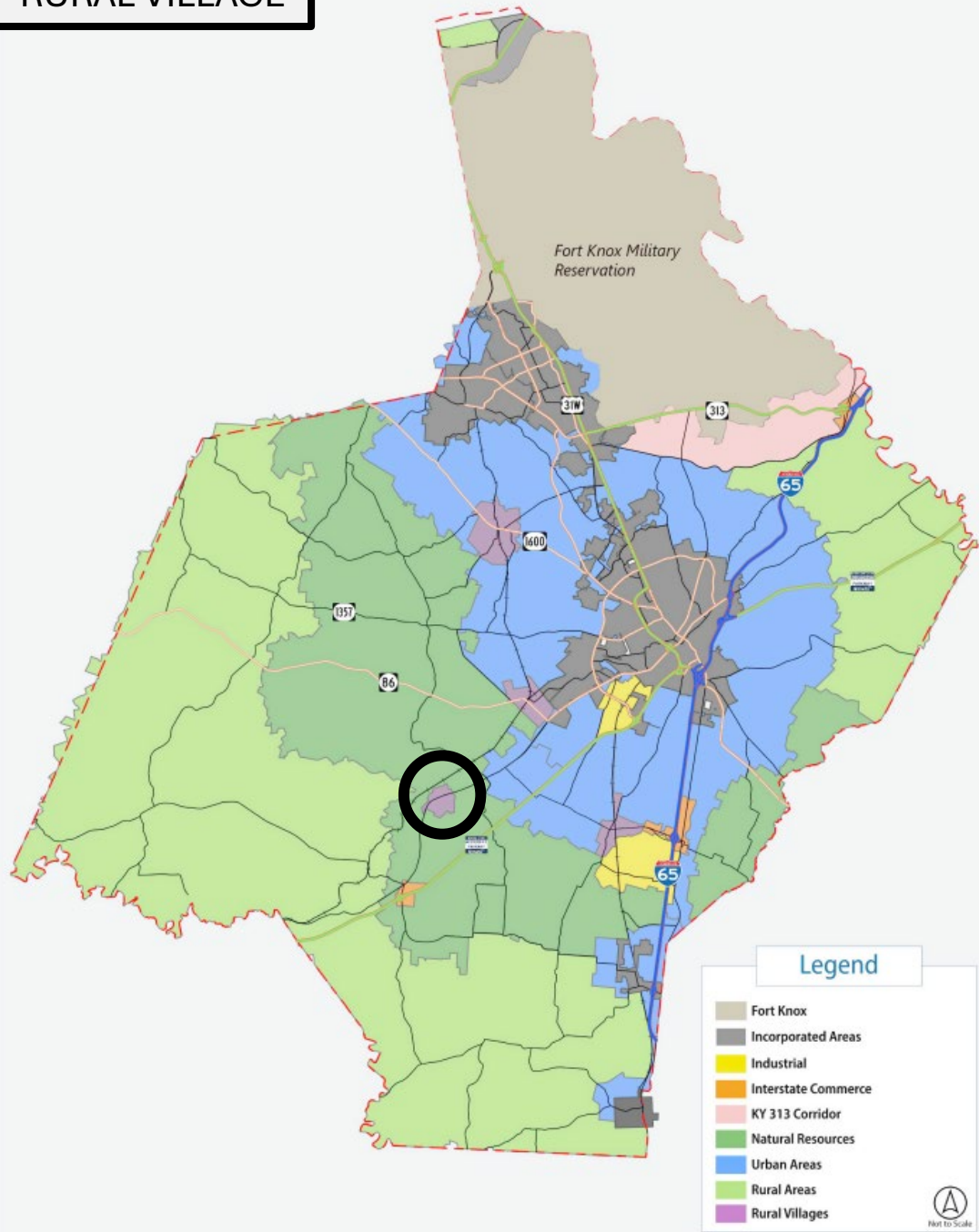


Figure 2-1: Future Land Use Map

Rural Village

Introduction: Rural villages, scattered throughout Hardin County, are small communities that have a particular identity and name. They are typically located at intersections of crossroads or along the railroad lines. Historically, they would have been identified by places where people gather, such as schools and churches, have a "downtown" feel, and serve the surrounding rural areas. The rural villages typically have some small convenience commercial uses, such as a general store, and they typically have an area of more dense residential development at the center of the village.

Natural Features: Rural villages often have a natural stream or other sources of water, and therefore, could have some areas within the floodplain. They usually have relatively flat terrain but can have more drastic changes in topography right outside of the village.

Existing Land Use: Rural villages often have traditional development patterns that resemble a small downtown, including small convenience commercial uses and moderately dense residential uses that surround a civic use, and usually have a community park located towards the center of the village. Additionally, rural villages will often have community facilities that are a sense of identity, such as schools, churches, and the Post Office that people can rally around.

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

Recommended Land Uses

- Convenience and neighborhood commercial uses are encouraged in order to preserve the area's identity and serve daily needs.
- More dense residential development is encouraged within and adjacent to the rural villages. Higher density residential should be allowed if the needed infrastructure is available, but it should be compatible with existing development patterns.
- Community facilities, such as schools and churches, that serve as a gathering place and/or identity are encouraged.
- All development activities should preserve and reinforce the existing rural character of this area.
- Light industrial uses may be appropriate along the railroad lines with adequate screening and buffering when adjacent to residential uses.

Access Criteria

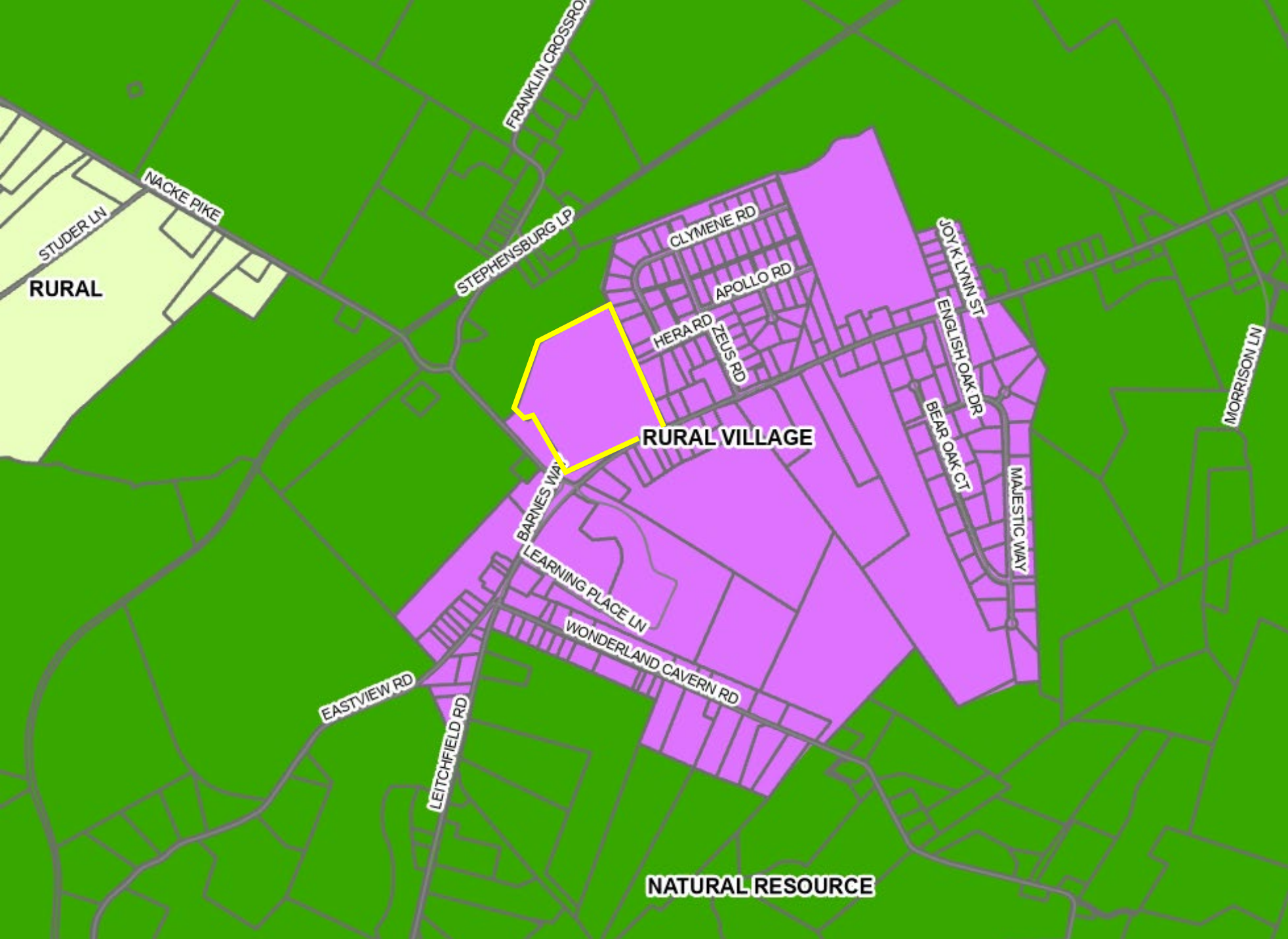
- Access points to roads should be consolidated, and shared driveways should be prioritized and encouraged.

Utility Criteria

- Because sewer service is not anticipated in all of the rural villages within the next 20 years, utility infrastructure with long-term management, operation, and maintenance, such as decentralized sewage disposal systems, should be provided where feasible and practical.
- In rural villages with access to sewer, higher density development should occur where public water and sewer are available.

Character Criteria

- As these areas are culturally significant to the county, sign controls that recognize and enhance the cultural, historic, and aesthetic nature of the community are encouraged.
- New development and the redevelopment of existing properties in these rural villages should follow a unifying theme for building aesthetics, landscaping, lighting, high quality building materials, and other site development standards that maintain the unique character of these areas.
- Commercial development should follow a higher design criteria that includes sidewalks, streetlights, monument-style signage, parks, public art, and setbacks / site design that reflects the "downtown" character of the area.
- Emphasis should be placed on creating quality of life amenities in the rural villages, such as public art installations and accessible parks.



RURAL

RURAL VILLAGE

NATURAL RESOURCE

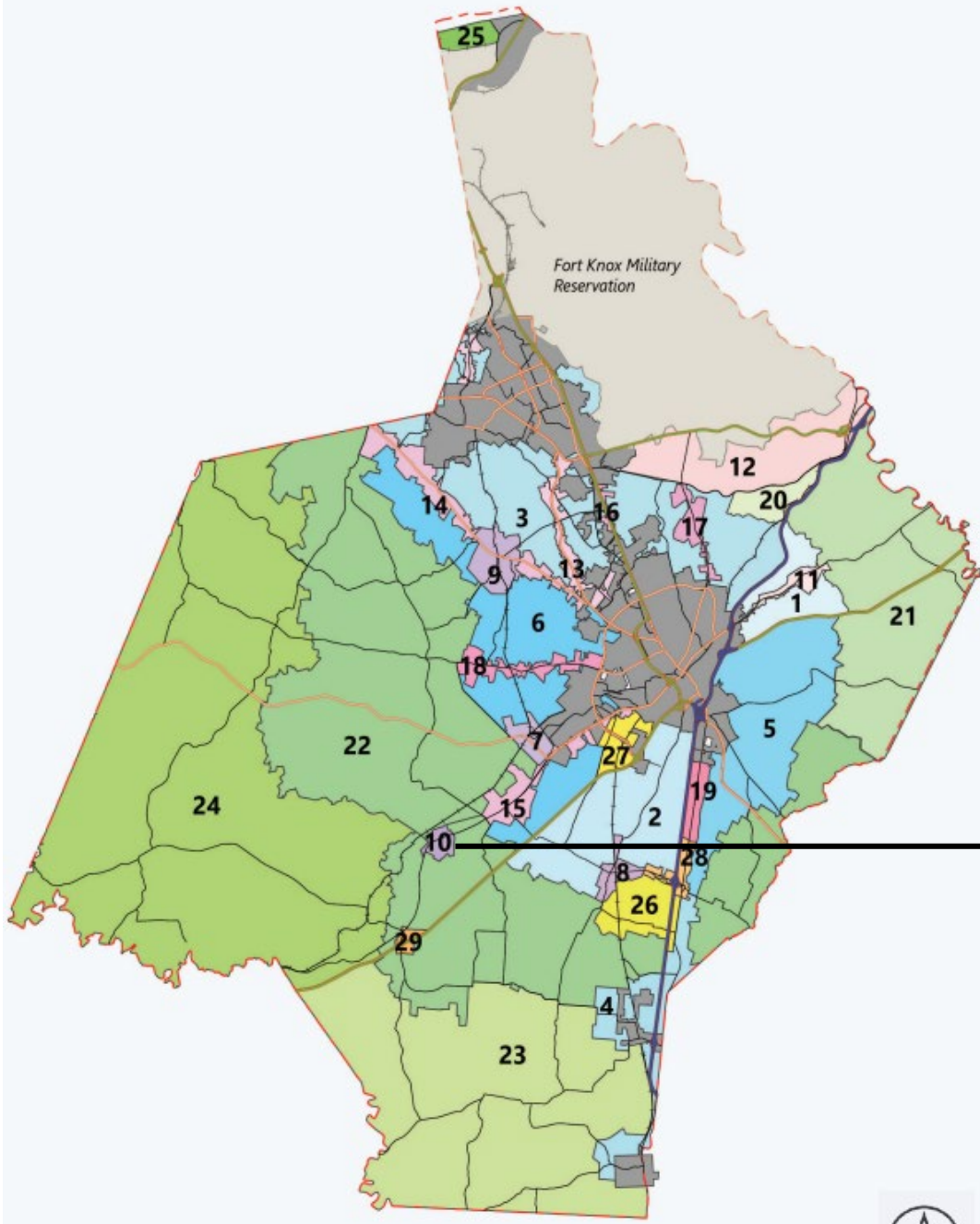
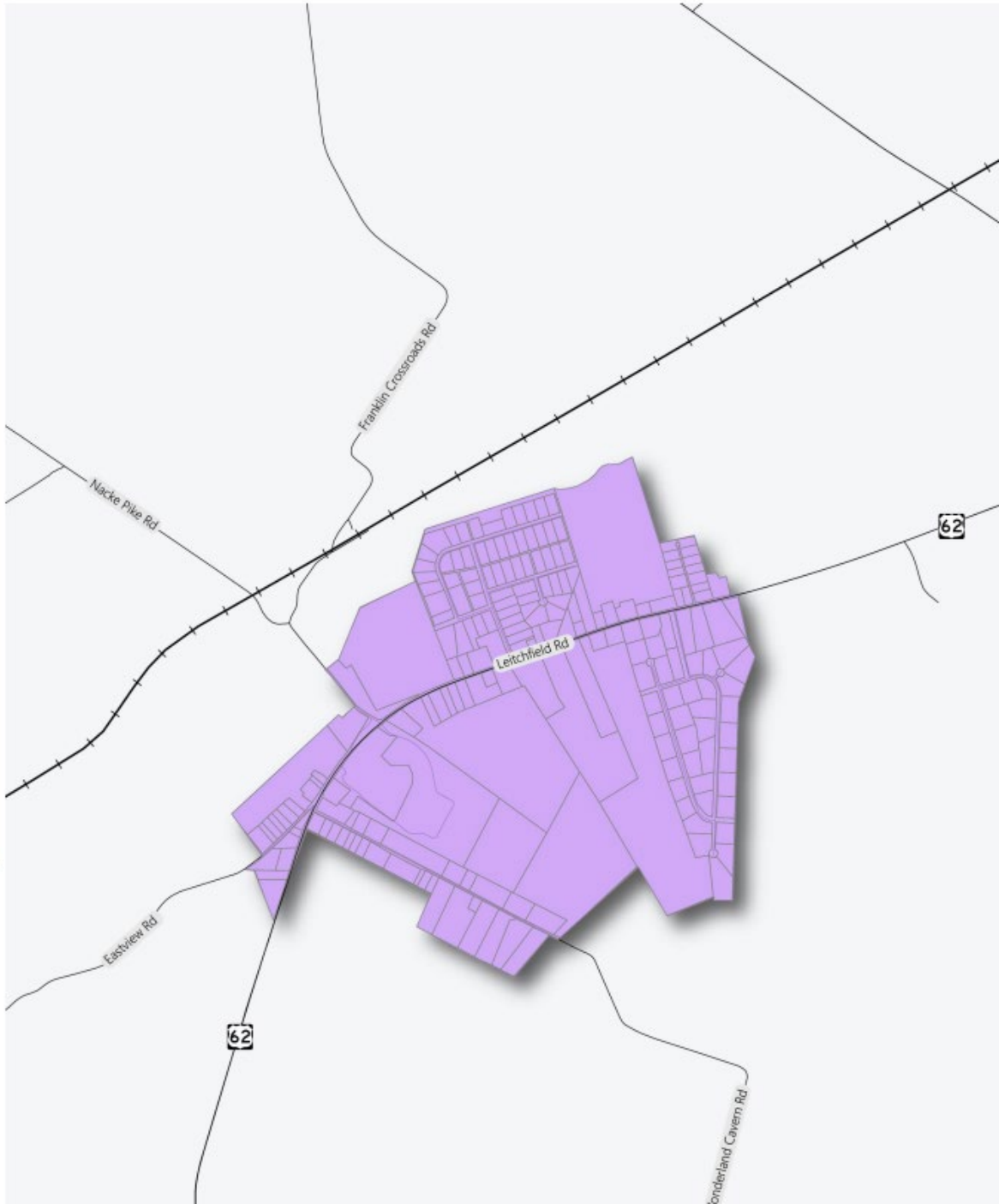


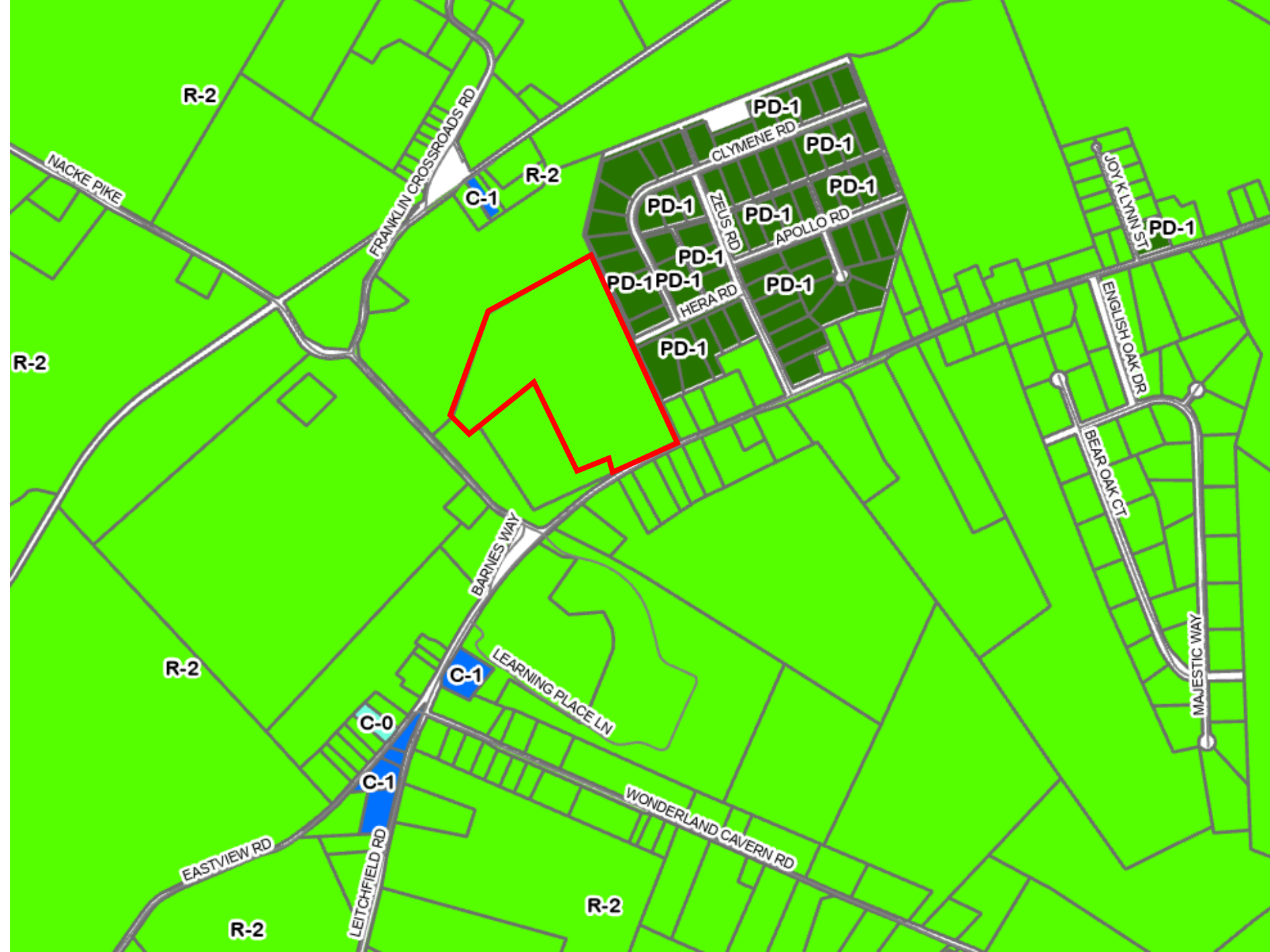
Figure 2-2: Planning Areas

10-Stephensburg Rural Village



ZONING MAP

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



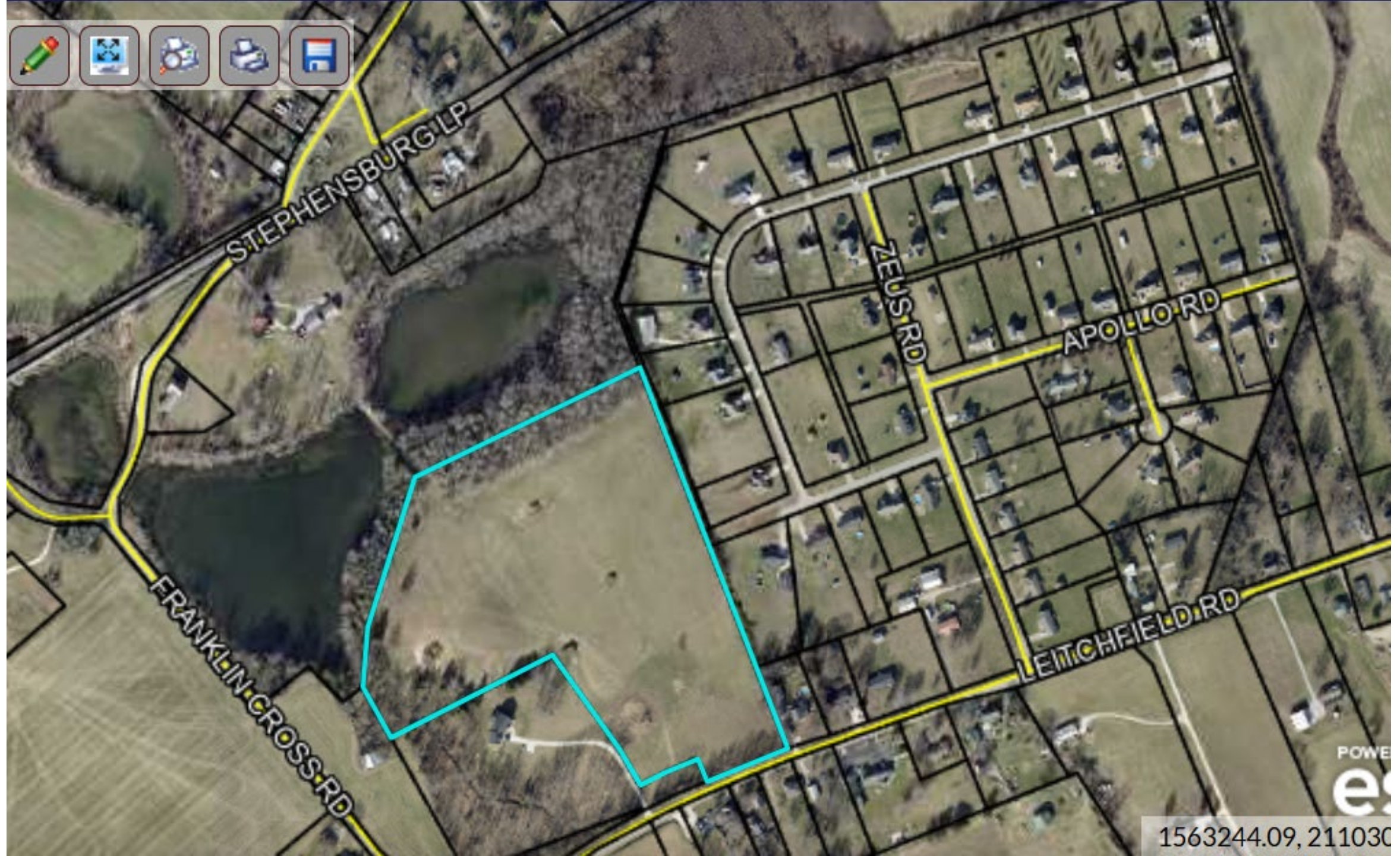


AMBROOK ESTATES

**WEST HARDIN &
LAKEWOOD SCHOOLS**

- Hardin_Wetlands
- Hardin_100Flood
- Streams 2023
- hardin_sinkhole







FRANKLIN CROSS RD

HERA ROAD

LEITCH

PO
E

RESOLUTION
NUMBER 12, SERIES 2006
Rural Residential (R-2): Residential Planned Unit Development (PD-1)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** this proposal is to develop a single family residential subdivision to provide housing for citizens wishing to live in unincorporated Hardin County; and
- WHEREAS** this proposed site is within the Rural Residential Sector and the proposed subdivision has access from a state maintained road classified as a Major Arterial and located 0.4 miles from the campus of West Hardin Middle School and Lakewood Elementary School;

NOW, THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that the request by the applicant, **DOUBLE L CONSTRUCTION** for a map amendment from the Rural Residential (R-2) to a Residential Planned Unit Development (PD-1), shall be granted. The property is located on the north side of Leitchfield Road (US 62), approximately 0.4 miles east of the campus for the West Hardin Middle School and Lakewood Elementary School, and the site is identified with PVA map parcel number 105-00-00-030 (Deed Book 000 Page 000). The approval shall be granted with the following Binding Elements imposed:

1. A maximum of sixty-eight (68) residential building lots shall be created.
2. The average road frontage per lot (excluding cul-de-sac lots and the short segment of corner lots) shall be 145 feet or greater.
3. The subdivision plat must establish a minimum of 7.5% (4.7 acres) of the total 63.1011 acres in "open space".
4. SUBDIVISION RESTRICTION shall be recorded in the office of the Hardin County Clerk when the subdivision plat is recorded and shall contain the creation of a Home Owners Association and the Association or designated organization shall be responsible to maintain the open space, community park, fencing, landscaping, street signs and entrance way including the subdivision identification sign.
5. The walkways in the open space and the sidewalks shall be hard surface with a minimum width of four feet. Walkways shall be designed with curves, landscaping features and signs. The open space areas shall be designated with landscaping or fencing.
6. The lot layout shall provide that all lots will be accessed from the subdivision streets.
7. A school bus stop with a shelter shall be constructed. The shelter design and location must be coordinated with the Hardin County School District. If the shelter is located in the road right-of-way, it must be approved by the County.

RESOLUTION
Number 12, Series 2006
12 September 2006
Page 2 of 2

8. The non-profit organization Greenspace Inc should be involved to pursue trail connection to adjoining properties. They can also assist in identifying options for the long term ownership and maintenance of the open space and walking trail.
9. The proposed street design needs to establish right-of-ways to the adjoining properties to the east and west with the intent that additional access streets would be provided in the future when the adjoining properties are developed.
10. The area on the north side of the property identified as "40' Walking Trail / Greenspace" should be a minimum of fifty (50) feet to provided for adequate construction and maintenance of the trail along the bank of the drainage way.
11. The other areas proposed for a "walking trail" should be a minimum of twenty (20) feet in width.
12. The "walking trails" and sidewalks should be established to create pedestrian loops for the most lots.
13. The Street Plans must include a loop design to improve traffic flow, delivery of services, utility installation and school bus transportation.
14. The Community Park facilities shall be constructed as presented on the proposed plan.
15. A sidewalk shall be installed to provide safe pedestrian access to the park from Lots 1-7.

With the above-mentioned binding element and the other appropriate portions of the DEVELOPMENT GUIDANCE SYSTEM, the proposed map amendment agrees with the language of the Comprehensive Development Guide as listed below:

Goal 1: TO IMPROVE HARDIN COUNTY AS A PLACE OF RESIDENCE.

- Objectives:
1. To promote formation of neighborhood units as opposed to scattered development.
 8. Allow for creative design in the development of residential areas and structures.
 11. To develop a supply of housing which meets the population demand.

ADOPTED THIS THE TWEVETH DAY OF SEPTEMBER 2006.


Rick Thomas, Vice-Chairman


Chris Hunsinger, Director

HEREIN, IN THIS EASEMENT, TREES OR OTHER PLANTINGS OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE AREA OF THE EASEMENT SHALL BE PROHIBITED. A PUBLIC RIGHT-OF-ENTRY SHALL BE RESERVED FOR THE PURPOSE OF REMOVING ANY OBJECT, MATERIAL OR OTHERWISE, THAT OBSTRUCTS CLEAR SIGHT.

LOTS 54A & 57A = 24' LOTS 55A & 56A = 15'

RESOLUTION NOTE

THIS DEVELOPMENT MUST COMPLY WITH RESOLUTION NUMBER 12, SERIES 2006 AS ADOPTED BY THE PLANNING COMMISSION ON 12 SEPTEMBER 2006. ANY AMENDMENTS OR REVISIONS MUST BE APPROVED BY THE PLANNING COMMISSION.

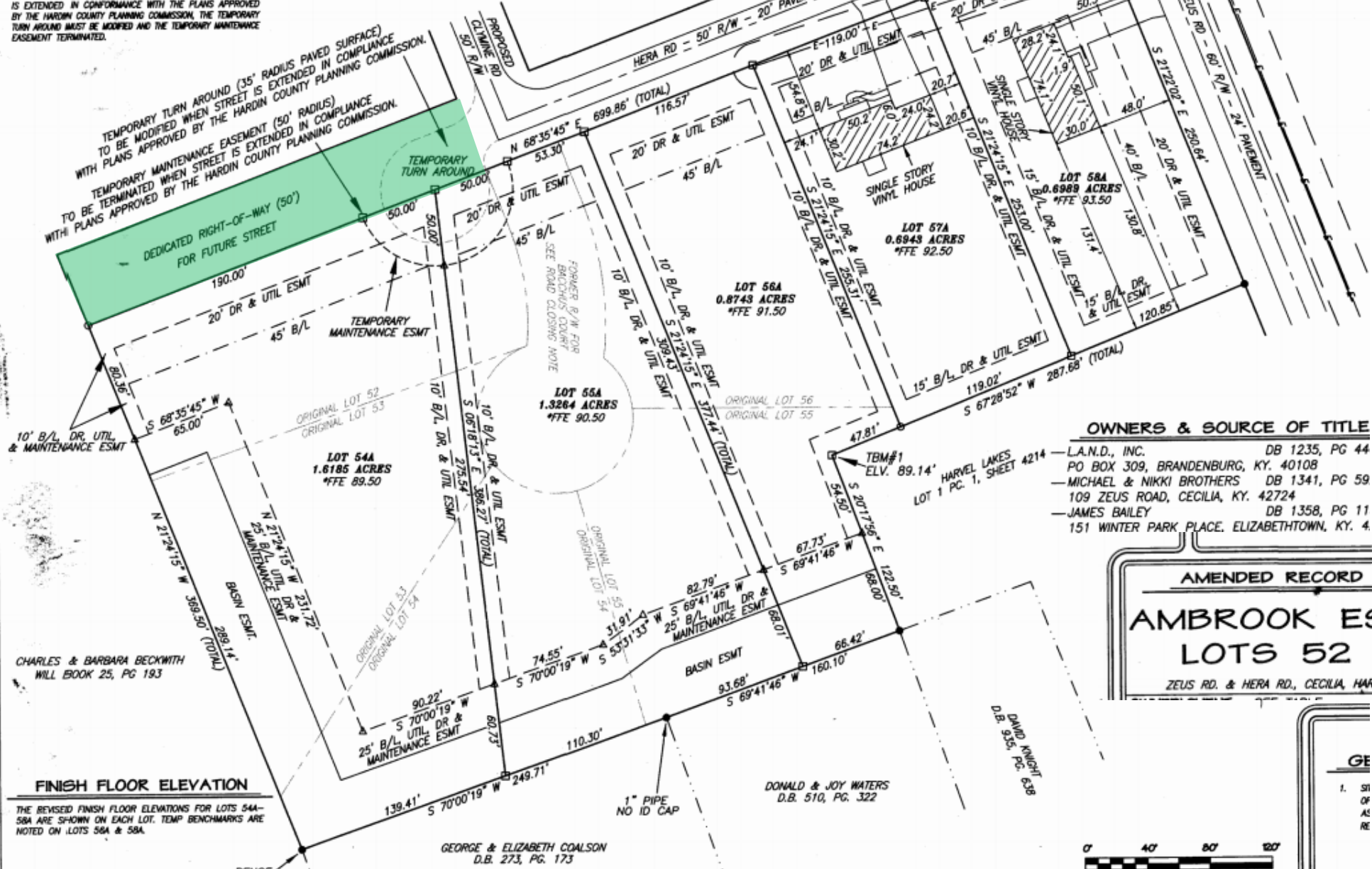
ROAD CLOSING NOTE

ON 22 JANUARY 2013, HARDIN COUNTY FISCAL COURT ADOPTED RESOLUTION NO. 2013-011 CLOSING THE RIGHT OF WAY OF BACHAUS COURT AS PREVIOUSLY ILLUSTRATED ON THE RECORD PLAT OF AMBROOK ESTATES (PLAT CABINET 1, SHEET 4473)

TEMP. TURN AROUND NOTE

TEMPORARY TURN AROUND SHALL CONSIST OF A 35 FOOT RADIUS ASPHALT TURN AROUND AND A 50 FOOT RADIUS TEMPORARY MAINTENANCE EASEMENT. WHEN THE STREET IS EXTENDED IN CONFORMANCE WITH THE PLANS APPROVED BY THE HARDIN COUNTY PLANNING COMMISSION, THE TEMPORARY TURN AROUND MUST BE MODIFIED AND THE TEMPORARY MAINTENANCE EASEMENT TERMINATED.

TEMPORARY TURN AROUND (35' RADIUS PAVED SURFACE) TO BE MODIFIED WHEN STREET IS EXTENDED IN COMPLIANCE WITH PLANS APPROVED BY THE HARDIN COUNTY PLANNING COMMISSION.
 TEMPORARY MAINTENANCE EASEMENT (50' RADIUS) TO BE TERMINATED WHEN STREET IS EXTENDED IN COMPLIANCE WITH PLANS APPROVED BY THE HARDIN COUNTY PLANNING COMMISSION.



OWNERS & SOURCE OF TITLE

- L.A.N.D., INC. DB 1235, PG 44
- PO BOX 309, BRANDENBURG, KY. 40108
- MICHAEL & NIKKI BROTHERS DB 1341, PG 59
- 109 ZEUS ROAD, CECILIA, KY. 42724
- JAMES BAILEY DB 1358, PG 11
- 151 WINTER PARK PLACE, ELIZABETHTOWN, KY. 4

AMENDED RECORD PLAT OF:
AMBROOK ESTATES
 LOTS 52 - 58
 ZEUS RD. & HERA RD., CECILIA, HARDIN CO., KY 42724

FINISH FLOOR ELEVATION

THE REVERSE FINISH FLOOR ELEVATIONS FOR LOTS 54A-58A ARE SHOWN ON EACH LOT. TEMP BENCHMARKS ARE NOTED ON LOTS 56A & 58A.



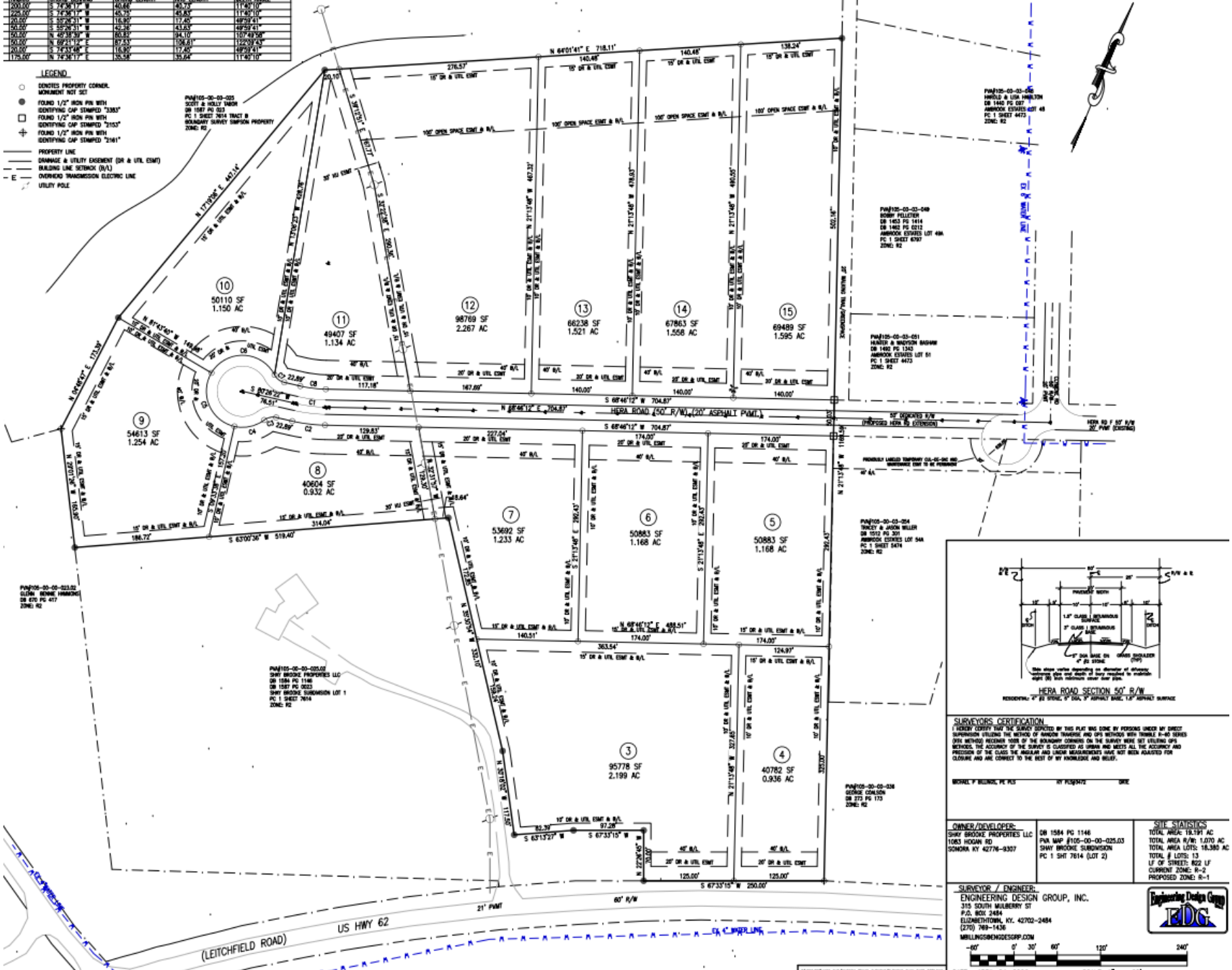
GE
 1. SH
 OF
 AS
 RE

RECORD #

PRELIMINARY PLAT
OF
SHAY BROOKE SUBDIVISION
SECTION 2

200.00	S 74°31'17" W	240.00	174.8710
225.00	S 77°28'11" W	45.25	117.4970
200.00	S 55°28'11" W	45.25	117.4970
50.00	S 55°28'11" W	42.38	43.433
50.00	N 45°38'39" W	80.00	107.4970
50.00	N 45°38'39" W	80.00	107.4970
50.00	N 45°38'39" W	80.00	107.4970
20.00	S 74°31'17" W	15.54	117.4970
175.00	N 74°31'17" W	15.54	117.4970

- LEGEND**
- DENOTES PROPERTY CORNER MONUMENT NOT SET
 - FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "3883"
 - ⊙ FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "1153"
 - ⊕ FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "2141"
 - PROPERTY LINE
 - - - DRAINAGE & UTILITY EASEMENT (DR & UTIL ESM)
 - - - BUILDING LINE SETBACK (B/L)
 - - - OVERHEAD TRANSMISSION ELECTRIC LINE
 - ⊥ UTILITY POLE



PLAN105-00-00-025-025
SHAY & JACOB MILLER
DB 1445 PG 507
AMMOCK ESTATED LOT 48
PC 1 SHEET 4473
ZONE: R2

PLAN105-00-00-025-049
SHAY & JACOB MILLER
DB 1445 PG 1414
DB 1445 PG 0212
AMMOCK ESTATED LOT 48A
PC 1 SHEET 6707
ZONE: R2

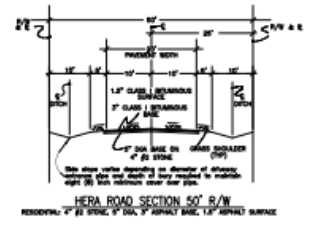
PLAN105-00-00-025-051
SHAY & JACOB MILLER
DB 1445 PG 1343
AMMOCK ESTATED LOT 51
PC 1 SHEET 4473
ZONE: R2

PLAN105-00-00-025-023
SHAY & JACOB MILLER
DB 870 PG 477
ZONE: R2

PLAN105-00-00-025-023
SHAY BROOKE PROPERTIES LLC
DB 1584 PG 1146
DB 1587 PG 0623
SHAY BROOKE SUBDIVISION LOT 1
PC 1 SHEET 7814
ZONE: R2

PLAN105-00-00-025-024
SHAY & JACOB MILLER
DB 1012 PG 301
AMMOCK ESTATED LOT 54A
PC 1 SHEET 5474
ZONE: R2

PLAN105-00-00-025-024
SHAY & JACOB MILLER
DB 272 PG 173
ZONE: R2



SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY REPORTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION FOLLOWING THE METHODS OF ANCHORED TRAVELING AND GPS BETWEEN HIGH TRIMBLE I-MO SERIES DATA METHOD RECEIVER UNDER THE SURVEYING COMMISSION ON THE SURVEY WERE SET UP USING GPS METHODS. THE ACCURACY OF THE SURVEY IS CLASSIFIED AS UNDER AND MEETS ALL THE ACCURACY AND PRECISION OF THE CLASS THE ANGULAR AND LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL P. BROWN, P.E. PLS BY PLAN105-00-00-025-025

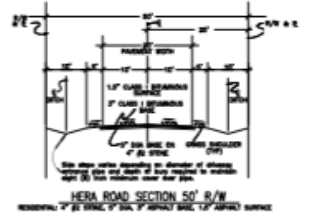
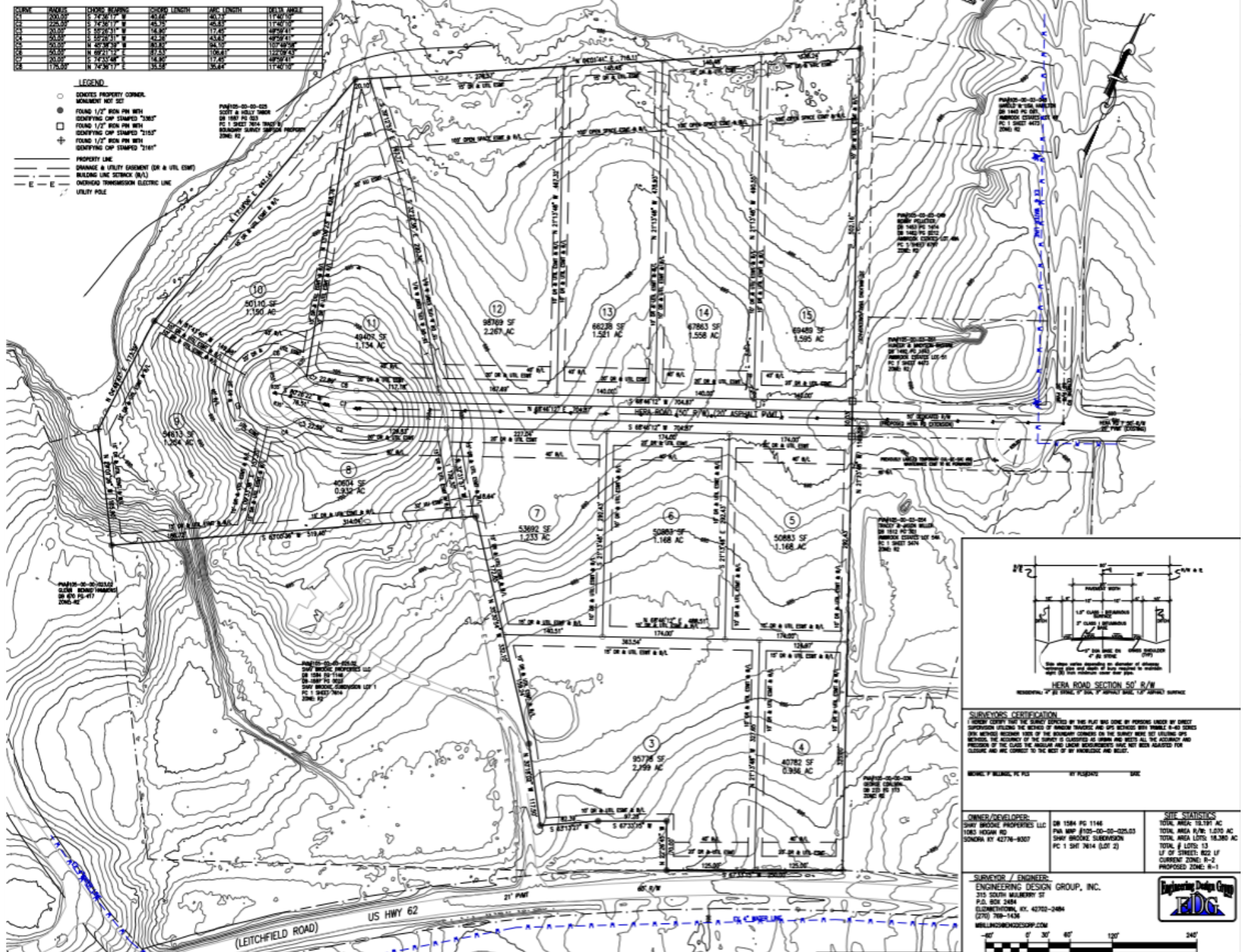
OWNER/DEVELOPER: SHAY BROOKE PROPERTIES LLC 1083 HOGAN RD SOMMERS KY 42776-8307	DB 1584 PG 1146 PLAN MAP #105-00-00-025-023 SHAY BROOKE SUBDIVISION PC 1 SHEET 7814 (LOT 2)	SITE STATISTICS TOTAL AREA: 18,171 AC PLAN AREA R/W: 1,070 AC TOTAL AREA LOTS: 18,380 AC TOTAL # LOTS: 13 LF OF STREET: 822 LF CURRENT ZONE: R-2 PROPOSED ZONE: R-1
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SURVEYOR / ENGINEER:
ENGINEERING DESIGN GROUP, INC.
315 SOUTH MULBERRY ST
P.O. BOX 2484
ELDMONDSTOWN, KY 42702-2484
(270) 789-1436
MILLING@EDGDESIGN.COM



STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00	S 72°00'00" W	43.30	45.00°	11.40
1+05	S 72°00'00" W	43.30	45.00°	11.40
1+10	S 72°00'00" W	43.30	45.00°	11.40
1+15	S 72°00'00" W	43.30	45.00°	11.40
1+20	S 72°00'00" W	43.30	45.00°	11.40
1+25	S 72°00'00" W	43.30	45.00°	11.40
1+30	S 72°00'00" W	43.30	45.00°	11.40
1+35	S 72°00'00" W	43.30	45.00°	11.40
1+40	S 72°00'00" W	43.30	45.00°	11.40
1+45	S 72°00'00" W	43.30	45.00°	11.40
1+50	S 72°00'00" W	43.30	45.00°	11.40
1+55	S 72°00'00" W	43.30	45.00°	11.40
1+60	S 72°00'00" W	43.30	45.00°	11.40
1+65	S 72°00'00" W	43.30	45.00°	11.40
1+70	S 72°00'00" W	43.30	45.00°	11.40
1+75	S 72°00'00" W	43.30	45.00°	11.40
1+80	S 72°00'00" W	43.30	45.00°	11.40
1+85	S 72°00'00" W	43.30	45.00°	11.40
1+90	S 72°00'00" W	43.30	45.00°	11.40
1+95	S 72°00'00" W	43.30	45.00°	11.40
2+00	S 72°00'00" W	43.30	45.00°	11.40

- LEGEND**
- DENOTES PROPERTY CORNER MONUMENT NOT SET
 - FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "3087"
 - FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "2157"
 - ⊕ FOUND 1/2" IRON PIN WITH IDENTIFYING CAP STAMPED "2161"
 - PROPERTY LINE
 - CHANGE & UTILITY EASEMENT (OR & UTIL ESM)
 - BUILDING LINE SETBACK (B/L)
 - OVERHEAD TRANSMISSION ELECTRIC LINE
 - E — E — UTILITY POLE



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAN WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION UTILIZING THE METHOD OF ANGULAR TRANSIT AND GPS TECHNIQUE WITH PRIMAVERA 8-40 SERIES GPS WITH AN ACCURACY OF 1 CM. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF JULY 2014. THE ACCURACY OF THE SURVEY IS CLASSIFIED AS SHOWN AND MEETS ALL THE ACCURACY AND PRECISION REQUIREMENTS OF THE PROFESSIONAL SURVEYING AND MAPPING ACT AND THE SURVEYING AND MAPPING ACT AND THE SURVEYING AND MAPPING ACT AND THE SURVEYING AND MAPPING ACT.

DATE: 7/15/14

OWNER/DEVELOPER:
 SHAY BROOK PROPERTIES LLC
 1083 HOSKIN RD
 COLUMBIA KY 42704-6307

OWNER/DEVELOPER:
 DW 1584 PG 1146
 PLAN SHAY BROOK PROPERTIES LLC 2014-0015
 SHAY BROOK SUBDIVISION
 PG 1 SHT 7614 (LOT 2)

SITE STATISTICS
 TOTAL AREA: 10.191 AC
 TOTAL AREA R/W: 1.070 AC
 TOTAL AREA LOTS: 18.380 AC
 TOTAL # LOTS: 13
 LF OF STREET: 822 LF
 CURRENT ZONE: R-2
 PROPOSED ZONE: R-1

SURVEYOR / ENGINEER:
 ENGINEERING DESIGN GROUP, INC.
 315 SOUTH WALBERRY ST
 P.O. BOX 2484
 COLUMBIA, KY 42702-2484
 (270) 740-1438
 WALLING@EDGDESIGN.COM

Engineering Design Group

Scale: 1" = 30'











Zeus Road (Ambrook entrance)



Zeus Rd

HERA

















Zoning Changes from Rural Residential (R-2) to Urban Residential (R-1) since 2009. Prior to that they were done as PD-1

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Status
04/14/2026	SHAY BROOKE PROPERTIES LLC	105-00-00-025.03	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	SHAY BROOKE SUBDIVISION, SECTION 2	ZONE CHANGE FROM R-2 TO R-1 FOR 13 PROPOSED SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION	HEAR ROAD, STEPHENSBURG, KY	PENDING
11/04/2025	COOMBS JOSEPH W	147-00-00-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	JOSEPH COOMBS PROPERTY	TO ALLOW FOR A ZONE CHANGE FROM THE R-2 TO R-1 ZONE TO ALLOW FOR THE PROPERTY TO BE FURHTER SUBDIVIDED	199 BETHLEHEM ACADEMY ROAD	DENIED
08/19/2025	CRISP HOLDING LLC	145-00-00-033.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		CRISP ROAD SUBDIVISION	TO ALLOW FOR A ZONE CHANGE FROM R-2 TO R-1 TO ALLOW FOR A 9 LOT SUBDIVISON	CRISP ROAD	DENIED
03/11/2025	BRENTWOOD FARMS, INC	206-00-00-021.01; 206-00-00-021.07	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	BRENTWOOD ESTATES, SECTION 3	20 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION	QUEENS LANE, ELIZABETHTOWN, KY	APPROVED
11/15/2024	TAYLOR PAUL L & DIANE E	121-00-00-005	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	SAGEBRUSH CORNERS, LOT 5A	ZONE CHANGE FROM RURAL RESIDENTIAL TO URBAN RESIDENTIAL TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	106 BERRYTOWN ROAD, RINEYVILLE, KY	APPROVED
07/25/2023	MUSE ASTIN	253-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	MUSE ZONE CHANGE	TO ALLOW FOR A MAP AMENDMENT FROM THE R-2 ZONE TO R-1 ZONE TO ALLOW THE PROPERTY TO BE FURTHER SUBDIVIDED	852 UPPER COLESBURG ROAD, ELIZABETHTOWN, KY 42701	APPROVED
07/17/2023	PAUL MICHAEL EVAN	254-00-00-006	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	MADDIE GLEN SUBDIVISION	TO ALLOW FOR A MAP AMENDMENT FROM R-2 TO R-1 TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	BARDSTOWN RD	APPROVED
03/18/2021	DOUG & DONNA REED	145-00-00-033.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	PRELIMINARY PLAT OF AMENDED LOT 4 OF CRISP ROAD ACRES	TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO 9 LOTS	CRISP ROAD	WITHDRAWN
02/09/2021	ASBELL DAVID L & DEBBIE L	098-00-00-031.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	RESIDENTIAL	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	TO ALLOW FOR A TWO LOT SUBDIVISION WHERE ONE LOT EXCEEDS THE 1:4 WIDTH TO LENGTH RATIO	1382 BERRYTOWN ROAD	APPROVED
01/28/2020	MEREDITH AMANDA ELIZABETH & CHRISTOPHER ROBERT	241-00-00-005.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	DWELLING; SINGLE FAMILY	BEE CEE ESTATES LOT 2	TO ALLOW FOR THE LOT TO BE FURTHER SUBDIVIDED	1409 OPTIMIST ROAD	APPROVED
05/14/2019	WGE LLC	122-00-00-005	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	CLOVERLEAF, SECTION 1	TO ALLOW FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION WITH ONE ACRE LOTS.	RINEYVILLE SCHOOL RD.	APPROVED
07/27/2017	BURTON BETTY & DARREN	246-00-00-027	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE			REQUESTING A ZONE CHANGE FROM RURAL RESIDENTIAL ZONE (R-2) TO URBAN RESIDENTIAL RESIDENTIAL ZONE (R-1) TO ALLOW FOR A 1-ACRE LOT WITH THE EXISTING HOUSE	1688 MIDDLE CREEK ROAD	WITHDRAWN
08/15/2016	HIGDON JAMES H & LINDA M	225-00-00-048	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	ESTATE OF CHANMAAL	TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO LESS THAN 3.0 ACRE LOTS.	SPORTSMAN LAKE RD	APPROVED
02/18/2015	KRIEGER ROBERT E & DEBRA	098-00-00-031.04	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		/ Krieger Estates	to subdivide in order to add a 2nd dwelling to property	1330 Berrytown Road	APPROVED
09/13/2013	NORRIS & CAROL SIZEMORE	098-00-00-044.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		/ PROPOSED 2 LOT SUBDIVISION	TO DOWN ZONE PROPERTY IN ORDER TO SUBDIVIDE	1800 JENKINS ROAD	APPROVED
01/24/2011	FRANK & JUNE RAINE	098-00-00-019	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	SINGLE FAMILY RESIDENTIAL /	ZONING CHANGE FROM RURAL RESIDENTIAL ZONE (R-2) TO URBAN RESIDENTIAL ZONE (R-1)	BERRYTOWN ROAD	APPROVED

10/30/2002	VISTA DEVELOPMENT, INC C/O JIM BRAMLETT	122-00-00-004, 122-00-00-015	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		URBAN RESIDENTIAL DEVELOPMENT / LAVISTA ESTATES, SECTIONS 5 AND 6		RINEYVILLE SCHOOL ROAD (KY 2212)	APPROVED
10/26/2000	VISTA DEVELOPMENT, INC C/O JIM BRAMLETT	122-00-00-004, 122-00-00-015, 122-00-00-053	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	URBAN RESIDENTIAL DEVELOPMENT / LAVISTA ESTATES, SECTIONS 2		RINEYVILLE SCHOOL ROAD (KY 2212)	APPROVED
07/16/1998		147-00-00-023	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	URBAN RESIDENTIAL DEVELOPMENT / RUBY ESTATES, LOTS 1-4		BETHLEHEM ACADEMY ROAD (KY 253)	APPROVED

Records 1 to 19 (of 19)

R-2 to PD-1

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dipl. Cup. Var. Maps)	Project / Subdivision Name	Request	Site Address	Status
03/19/2007	ALGEN PROPERTIES LLC	247-00-00-025	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	WAKEFIELD FARMS / WAKEFIELD FARMS	ZONE CHANGE FROM R-2 TO PD-1	0 HODGENVILLE ROAD (KY210)	APPROVED
03/16/2007	KEVOWEN, LLC c/o JAY HOSAY	199-00-00-020	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	PRIVATE GATED COMMUNITY / PROVIDENCE PLACE	PD-1 - RESIDENTIAL PLANNED UNIT DEVELOPMENT - FOR SINGLE FAMILY DWELLINGS	RAVENWOOD DRIVE	APPROVED
09/05/2006	DONNY EDWARDS	247-00-00-036	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	A-FRAME HOUSE / SHOFNER HEIGHTS , LOT 2	TO CHANGE THE ZONING DISTRICT FROM R-2 TO PD-1 IN ORDER TO BE ALBLE TO SUBDIVIDE THE PROPERTY	RED MILL ROAD	APPROVED
08/01/2006	DOUBLE L CONSTRUCTION C/O TIM LOHDEN	105-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	AMBROOK ESTATES / AMBROOK ESTATES	A MAP AMENDMENT FROM RURAL RESIDENTIAL (R-2) TO A PLANNED UNIT DEVELOPMENT (PD-1) TO ALLOW LOTS LESS THAN ONE ACRE AND WITH LESS THAN 200 FEET OF ROAD FRONTAGE	10112 LEITCHFIELD ROAD (US 62)	APPROVED
10/21/2005	KATYE DECKER -ETAL-	105-00-01-001	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION / PAUL LEE ACRES LOT 1B	The request is to seek approval for two lots that were created by deed without amending the recorded subdivision plat.	0 LEITCHFIELD ROAD (US 62)	APPROVED
10/21/2005	KATYE DECKER -ETAL-	105-00-01-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION / PAUL LEE ACRES LOT 1A	The request is to seek approval for two lots that were created by deed without amending the recorded subdivision plat.	0 LEITCHFIELD ROAD (US 62)	APPROVED
08/15/2005	TIM AULBACH	206-00-00-003, 206-00-00-004, 206-00-00-005, 189-00-00-020	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	AULBACH GREENSPACE DEVELOPMENT / BECKLEY WOODS SUBDIVISION	PD-1 - RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR THE DEVELOPMENT OF 92 SDF LOTS.	0	APPROVED
01/31/2005	HUDGINS	209-00-00-012.02, -012.03	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2-PD-1 /	TO REZONE A +/- 3.935 ACRE TRACT LOCATED ON EASTY SOUTH DIXIE HIGHWAY (US 31W) DIRECTLY ACROSS FROM NOLIN ROAD, BEING LOT 2 OF HUDGINS SUBDIVISION IN ORDER TO ALLOW FOR ONE DUPLEX (2 RESIDENTIAL UNITS) TO BE DEVELOPED ON THAT TRACT	East South Dixie Highway	WITHDRAWN
12/02/2003	ROBERT MORRIS	206-00-00-036	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2 : PD-1 /		NEW GLENDALE ROAD (KY 1136)	DENIED
07/23/2003	TIM AULBACH AND BILLY HUDSON	206-00-00-013, 206-00-00-014	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	RESIDENTIAL PLANNED UNIT DEVELOPMENT / BRENTWOOD ESTATES	CREATE LESS THAN 1.0AC BUILDING LOTS	NEW GLENDALE ROAD (KY 1136)	APPROVED
10/26/2001	TRAN	217-00-00-069, 217-00-00-069.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION /		BEWLEY HOLLOW ROAD	APPROVED
10/02/2001	BENNY WILLIAMS	190-30-00-020.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	BENNIE BARN / TRUE KENTUCKY / WILLIAM'S CORNER SUBDIVISION	MAP AMENDMENT FROM B-2 TO PD-1 FOR TRUE KENTUCKY ANTIQUE SHOP AND ANOTHER BUSINESS AS A 2 LOT SUBDIVISION	434 EAST MAIN STREET	APPROVED
01/24/2001	JOHN & EUGENIA MILLS	253-00-00-067, 253-00-00-068	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	R-2 TO PD-1	TWO DUPLEX STRUCTURES AND ON APPARTMENT OVER A DETACHED GARAGE	6805 BARDSTOWN ROAD (US 62)	APPROVED
12/11/2000	HOLLOMAN, BRAD	143-00-00-045	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	R-2-PD-1 /		THOMPSON ROAD	DENIED
11/08/2000	FREDDIE S JEFFERIES	225-00-00-062, 225-00-00-062.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	SINGLE FAMILY DEVELOPMENT - AVG LOT SIZE 20AC / STARK SUBDIVISION, LOTS 1 AND 2		GLENDALE-HODGENVILLE ROAD EAST (KY 222)	APPROVED
08/20/1999	HAIRE	057-00-00-037	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2-PD-1 /			APPROVED
04/27/1999	MILLER	060-00-00-011.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2-PD-1 /			APPROVED
04/13/1999	HICKS VICKI L	029-00-00-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	DWELLING; TEMPORARY ACCESSORY	THIRD DWELLING /		699 SLAUGHTER LANE	APPROVED
04/30/1997	JOHN & EUGENIA MILLS	262-00-01-051	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	DUPLEXES / SHERWOOD ACRES		6930 BARDSTOWN ROAD (US 62)	APPROVED
10/01/1996	BOW BUDDY ENTERPRISES	217-00-00-044	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		TWO LOT SUBDIVISION /		SHEPHERDVILLE ROAD (KY 251)	DENIED
09/30/1996	ADCOX	262-00-00-078	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2-PD-1 /		1050 STOVALL ROAD	APPROVED
05/08/1996	GREEN FARMS OF KY LLC	109-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2-PD-1 / PAMELA ROLLING ACRES		LEE SCHOOL ROAD	DENIED
05/06/1996	HOGAN ROBERT E & FREDA C	111-00-00-003.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		LOT CONFIGURATION / HOGAN SUBDIVISION, LOT 1		7659 FLINT HILL ROAD (KY 720)	APPROVED
03/05/1996	KIM GOODMAN	111-00-00-003.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		LOT CONFIGURATION / KIMBERLY SUBDIVISION, LOT 1		7785 FLINT HILL ROAD (KY 720)	APPROVED
01/02/1996	RISINGER	126-00-00-010	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MOBILE HOME PARK	/		140 KLINGLESMTIH LN	DENIED

Records 1 to 25 (of 25)

**ZONING MAP AMENDMENT REQUEST
FOR
SHAY BROOKE PROPERTIES LLC
LOT 2 SHAY BROOKE SUBDIVISION SECTION 2
(APPROX. 19.191 ACRES)
PVA MAP #105-00-00-025.03**

PROPOSAL DESCRIPTION

The subject property is located west of the City of Elizabethtown in the community of Stephensburg. The subject property is located along the north side of US Hwy 62, (Leitchfield Road), on the west side of Ambrook Estates, with Hera Road ending at the property. Franklin Crossroads Road is just west of the property, and the property is located just northeast of West Hardin Middle School and Lakewood Elementary School. Lots 1 and 2 will have access via Leitchfield Road and the remaining Lots 3-13 will have access via the extension of Hera Road in Ambrook Estates. The subject property is currently identified as Lot 2 of Shay Brooke Subdivision and includes a total of 19.191 acres. The subject property is bounded to the east by Ambrook Estates, a single-family residential development, which is zoned PD-1. The subject property is bounded to the south by Leitchfield Road. Properties across Leitchfield Road are zoned R-2 and include small single-family residential houses and a larger agricultural use tract. The subject property is bounded to the west by Lot 1 of Shay Brooke Subdivision which is zoned R-2 and includes a single-family house on approximately 6 acres. The subject property is bounded to the west and north by an approximately 28-acre tract which is zoned R-2 and includes a single-family house and two large ponds, known as Stephensburg Lake.

The applicant/owner desires to construct a single-family residential subdivision with a total of 13 lots. The subdivision proposes to include one new street, (the extension of Hera Road). The applicant/owner believes that the requested zoning classification of R-1 for the subject property is in accordance with the Comprehensive Plan and is an appropriate zoning classification for the subject property.

Goals & Objectives – Relevant Goals & Objectives Include:

Goal 1 – Housing – Promote Hardin County as a place to live.

Housing Objectives - 1.1, 1.2, 1.4, 1.6 & 1.7

As stated, the proposed subdivision will include 13 single-family residential building lots. Lot size ranges from 0.932-acres to 2.267-acres, with an average road frontage in excess of 140 linear feet. This lot size and frontage is larger than the minimums for the R-1 zoning classification. The applicant/owner has elected to implement the larger lot size and road frontage to maintain the character and aesthetics of the Stephensburg Rural Village. The proposed housing style will also be compatible with the character and architectural design of the adjoining subdivision and Stephensburg Rural Village.

Goal 2 – Parks & Recreation – Provide adequate recreational facilities and open spaces that improve the quality of life.

Parks & Recreation Objectives – 2.3, 2.5

The applicant/owner intends to establish a small trail system withing the development along with an open space easement across the rear of Lots 10-13. Said open space easement will allow residents to use the trail system while providing areas to view and enjoy Stephensburg Lake which is located immediately north of these lots.

Goal 3 – Utilities & Services – Provide adequate capacity and efficient use of public services, resources, and community facilities.

Utilities & Services Objectives – 3.1, 3.2, 3.5, & 3.6

Hardin County Water District #2 currently provides potable water services to this area of Hardin County. District #2 has water lines along both Leitchfield Road and Hera Road. The proposed subdivision will connect to these lines to provide potable water service as well as fire hydrants within the proposed subdivision. Stephensburg Volunteer Fire Department and the City of Elizabethtown Fire Department are both located near to the subject property to provide fire protection services. The larger lots will ensure that adequate room is available for on-site septic systems for each of the proposed lots within the subdivision. Kentucky Utilities currently has electric facilities in the adjoining subdivision, along Leitchfield Road and traversing through the property, these facilities will be expanded to provide electric service to the proposed subdivision.

Goal 4 – Conservation & Environment – Encourage development that is sensitive to the environment, non-renewable resources, prime farmland, and natural areas that reinforces the County's rural character and promotes the utilization of existing community services.

Conservation & Environment Objectives – 4.1, 4.2, & 4.3

The property is currently mostly open and does include a small amount of woods but is mostly pasture. As stated herein, the subject property is bound to the east by a single-family subdivision and to the west by a single-family house. For this reason and considering the small area that is currently pasture, as well as the location of the subject property, this area would not be considered a "prime" farmland area in Hardin County.

Goal 7 – Transportation

Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.

Transportation Objectives – 7.1 & 7.3

The subdivision proposes to include one new street, which will be the extension of the existing Hera Road within Ambrook Estates. The subdivision is not proposing a new street access to Leitchfield Road, which agrees with the Comprehensive Plan concept of limiting access points to major arterial streets within the County. As mentioned, the subdivision also proposes a small walking trail system and some open space area to connect to the existing walking trail system within Ambrook Estates and to further promote connectivity and safe pedestrian movement within the subdivision.

Goal 8 – Land Use

Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Land Use Objectives: - 8.1, 8.2, 8.8, & 8.9

The proposed subdivision complies with the County's future land use map. The proposed subdivision will make use of the existing utility improvements in this area. The proposed subdivision is compatible with the existing surrounding single-family residential subdivisions.

Step 1: Compliance with the Community-Wide Development Policies

General Policies:

There are no historic or natural resources to preserve, and the proposed subdivision will have little to no impact on the natural environment.

The proposed subdivision is not located within a floodplain.

The proposed subdivision is located within the Stephensburg Rural Village and adjacent to a single-family residential subdivision which is zoned PD-1; therefore, development should be encouraged in accordance with the Comprehensive Plan.

The size and scale of the proposed subdivision is compatible with the character, density, land uses, and style of the surrounding uses.

Utility and Infrastructure Policies:

As stated, adequate public water supply is available. The capacity to provide fire hydrants and fire protection services is also available.

Expansion of utility services within the proposed subdivision will be the responsibility of the developer/owner.

The proposed subdivision will be designed in accordance with all applicable Hardin County design Ordinances and regulations.

The proposed subdivision will utilize on-site septic systems for the building lots within the subdivision. Most of the proposed lots have been designed to be larger than the minimum required lot size for the proposed zoning classification. This has been done to ensure that adequate space is provided for on-site septic systems.

Public Services Policies:

Adequate public water supply is available. The capacity to provide fire hydrants and fire protection services is also available.

The proposed subdivision will be served by the Hardin County School system.

Adequate emergency response and police protection are available to serve the proposed subdivision.

Road and Access Policies:

As stated, Lots 1 and 2 will have access via Leitchfield Road and the remaining Lots 3-13 will have access via the extension of Hera Road in Ambrook Estates. Hera Road is classified as a cu-de-sac street and will be constructed in accordance with the Hardin County Zoning Ordinance and Subdivision Regulations.

Step 2: Agreement with Recommended Future Land Use Patterns

The Future Land Use Map illustrates the subject property to be included in the Stephensburg Rural Village.

Introduction: Rural villages, scattered throughout Hardin County, are small communities that have a particular identity and name. They are typically located at intersections of crossroads or along the railroad lines. Historically, they would have been identified by places where people gather, such as schools and churches, have a "downtown" feel, and serve the surrounding rural areas. The rural villages typically have some small convenience commercial uses, such as a general store, and they typically have an area of more dense residential development at the center of the village.

Existing Land Use: Rural villages often have traditional development patterns that resemble a small downtown, including small convenience commercial uses and moderately dense residential uses that surround a civic use, and usually have a community park located towards the center of the village. Additionally, rural villages will often have community facilities that are a sense of identity, such as schools, churches, and the Post Office that people can rally around.

Step 3: Compliance with the Planning Area Guidelines

Recommended Land Use Pattern and Development Criteria:

Recommended Land Uses:

More dense residential development is encouraged within and adjacent to the rural villages. Higher density residential should be allowed if the needed infrastructure is available, but it should be compatible with existing development patterns. The proposed subdivision is compatible with the existing Ambrook Estates located immediately east of the subject property.

Character Criteria:

New development and the redevelopment of existing properties in these rural villages should follow a unifying theme for building aesthetics, landscaping, lighting, high quality building materials, and other site development standards that maintain the unique character of these areas. The proposed subdivision will provide new and aesthetically pleasing housing in character with the surrounding areas.

The Comprehensive Plan illustrates the subject property to be located in Planning Area 10 – Stephensburg Rural Village.

10 -Stephensburg Rural Village

This planning area is one of the four unincorporated areas that is part of the Rural Village future land use group. This planning area is located approximately four miles southwest of Cecilia between Elizabethtown and Leitchfield. Stephensburg was once a railroad-oriented community that was centered along Franklin Crossroads Road, but growth has now shifted to Leitchfield Road (US 62). The Stephensburg Rural Village Planning Area is approximately 521 acres (.81 square miles) in size.

Existing Land Use:

Most properties within the Stephensburg Rural Village are residential, although there are some local service oriented retail uses along Leitchfield Rd (US 62) as well as institutional uses. Subdivisions in this area include Majestic Oaks and Ambrook Estates.

Natural Features:

This is a relatively flat area and has few natural features that limit development.

Transportation Features and Public Facilities:

Stephensburg is located along Leitchfield Road (US 62), a major corridor in the county. This village serves an important role in the community because it is home to Lakewood Elementary School and is also currently home to West Hardin Middle School, which serve students living in western Hardin County. Stephensburg also has a fire department, cemetery, churches, and the existing restaurant Lakers Drive-In.

Recommended Land Use and Development Criteria:

Recommended Land Uses:

The recommended land use patterns are expansion of the existing mix of residential development and small-scale retail and service-oriented businesses to support the needs of the residents and visitors. The proposed subdivision agrees with the expansion of the existing residential development.

Residential development should occur from the center of the community out in an orderly fashion. The proposed subdivision is located near the center of the Stephensburg Rural Village.

Access Criteria:

Shared driveways and vehicular connections between adjacent existing and future developments should be encouraged. The proposed subdivision proposes to connect to the adjacent Ambrook Estates via the extension of Hera Road.

New and infill development should be connected and pedestrian-friendly and, at a minimum, sidewalks should be required along major corridors. The proposed subdivision includes a small walking trail network and an open space area that will connect with the existing walking trail system within Ambrook Estates.

Utility Criteria:

If septic is used, the lot sizes must be adequate for long term maintenance and repair. Most of the proposed lots have been designed to be larger than the minimum required lot size for the proposed zoning classification. This has been done to ensure that adequate space is provided for on-site septic systems.

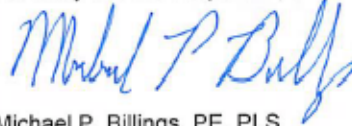
Character Criteria:

New and infill development should visually reflect and reinforce the character of the rural village and provide an appropriate unifying design theme. The proposed subdivision will have lots slightly larger than the adjacent Ambrook Estates. The architectural style and appearance of the homes will be consistent with current building trends and appearances.

Based upon the information described herein and as further supported by the fact that a number of "Goals and Objectives" of the Comprehensive Plan are satisfied by this zone change request, we feel that the appropriate zoning classification for the subject property is R-1 as requested herein. It is apparent by the continual growth of the County as a whole that both commercial and residential development will continue to expand out from the incorporated City areas as well as the Rural Villages located throughout the County. It is also obvious that the upcoming development of the Glendale Industrial Site will bring major changes and growth to not only this area but to the entire County.

We would like to thank you in advance for your time and consideration regarding this matter.

Respectfully Submitted,
Engineering Design Group, Inc.
For Shay Brooke Properties, LLC



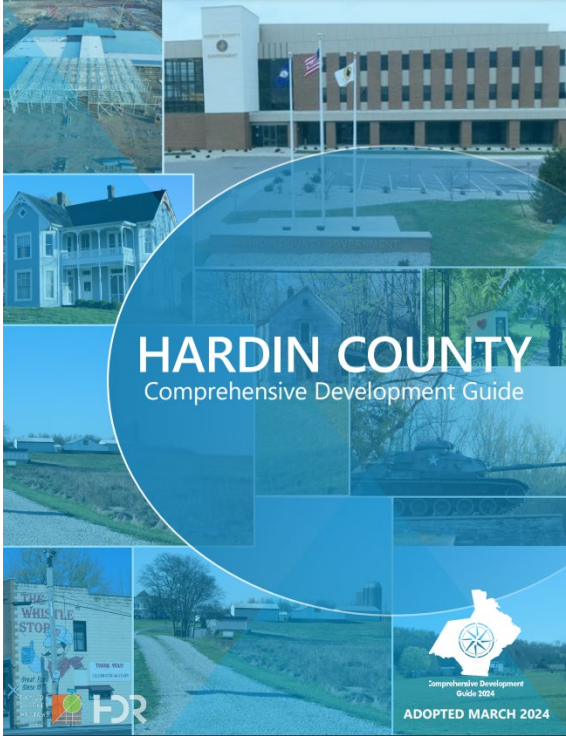
Michael P. Billings, PE, PLS

Reasons for Granting a Map Amendment

KRS 100.213

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

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



HOW TO USE THE RECOMMENDED LAND USE PLAN

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

Step 1: Compliance with Community-Wide Development Policies

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

Step 2: Compliance with the Recommended Future Land Use Patterns

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

Step 3: Compliance with the Planning Area Guidelines

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



ZONE CHANGE STAFF REPORT

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

Summary: The owners, Shay Brooke Properties, LLC are proposing to rezone a 19.191 acre site located west of Hera Road and north of Leitchfield Road (US 62) in Cecilia, KY, known as Lot 2 of Shay Brooke Subdivision from Rural Residential (R-2) to Urban Residential (R-1) to allow for a proposed 13 lot single family residential subdivision.

Pre-application Conference: April 13, 2026	Owner: Shay Brooke Properties, LLC 1083 Hogan Road Sonora, KY 42776
Public Hearing Date: May 5, 2026	
Location of Proposed Zone Change: West of Hera Road and North of Leitchfield Road (US 62), Cecilia, KY	Zone Map Amendment Request:
Acreage: ±19.191	FROM: R-2 (Rural Residential) TO: R-1 (Urban Residential)
PVA Parcel Number: 105-00-00-025.03	Land Use Group: Rural Village
Flood Plain: The property is located outside of the floodplain according to FEMA Map 21093C0410D (dated 16 August 2007).	Planning Area: Stephensburg Rural Village
History of the Property: Shay Brooke Properties, LLC purchased the property in May of 2025 from the Simpsons. They subdivided the property into two lots and created a 3 acre parcel in the rear that was merged into the adjoining property to the north with the Record Plat of Shay Brooke Subdivision (Sheet 7614) in June of 2025.	Existing Land Uses: Vacant
	Zoning History: R-2 (Rural Residential) was the original zoning for the subject property since July of 1995.
	Adjacent Zoning: North: R-2, Tabor (28 Acres) South: R-2, Adkins (0.6 Acres), Martin (0.3 Acres), Alan (0.5 Acres) East: PD-1, Ambrook Estates (67 lots) West: R-2, Shay Brooke Properties (6.2 Acres), Hammons (4 Acres)
Utility Services: Electricity is provided via KY Utilities. Public water is provided via Hardin County Water District #2 with a 4" line along Leitchfield Road (US 62) and a 6" line on Hera Road.	Transportation Considerations: The site has access via a dedicated right-of-way for future street at the end of Hera Road, a county maintained road with 20' of pavement width within a 50' right-of-way.
Wastewater Treatment: Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected and approved by the Environmental Services Office of the Health Department.	Ambrook Estates: The adjoining 67 lot subdivision received a Zoning Change from R-2 to Planned Unit Development (PD-1) in 2006. The approval allowed for 30,000 sq. ft. lots with an average of 145' of road frontage but the developer had to install sidewalks, a park/playground, school bus stop shelter.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –

STEP 1: Compliance with Community-Wide Development Policies

General Policies:	
<i>Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.</i>	This site is within the Stephensburg Rural Village adjacent to an existing, established subdivision.
<i>The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.</i>	The average acreage per lot in the proposal is 1.41 acres. This is larger than the adjoining Ambrook Estates that averages 0.746 acres per lot.
<i>New development should follow current and anticipated growth trends within the county in order to adequately respond to the needs of current and future residents and businesses.</i>	The proposal is located across Leitchfield Road (US 62) from Lakewood Elementary School and the current West Hardin Middle School (moving to Cecilia Valley campus in 2027). The Stephensburg area is also home to some small scale commercial business along Leitchfield Road and contains the established neighborhoods of Ambrook Estates and Majestic Oaks.
Utility and Infrastructure Policies:	
<i>New development should be encouraged in areas where public water service is available and can accommodate additional customers (including hydraulic analysis report or wellhead protection).</i>	Public water is provided via Hardin County Water District #2 with a 6" line along Hera Road and a 4" line along Leitchfield Road (US 62).
<i>Subdivision design and infrastructure construction should be of the highest quality to benefit the quality of life in Hardin County, including underground utilities, sidewalks, and green space among other desirable amenities.</i>	The developer is proposing a 1.6 acre area at the rear of the property adjacent to the lake as a "Open Space Easement".
<i>Development should comply with all requirements for on-site sewage disposal, if applicable, and use effective, environmentally sound practices when implemented.</i>	Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected by the Health Department as part of the subdivision plat & building permit approval process.
Public Services Policies:	
<i>New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.</i>	The Stephensburg Volunteer Fire Department is approximately 0.25 miles away to the west. There is an existing fire hydrant at the intersection of Hera and Zeus Roads.
<i>Residential development should be adequately served by public schools.</i>	Lakewood Elementary, West Hardin Middle School and Central Hardin High School have capacity to accommodate children from 13 new homes.
Road and Access Policies:	
<i>Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.</i>	The proposal only proposes two driveway entrances onto Leitchfield Road (US 62) with the other eleven lots being accessed from the proposed subdivision street that connects to the existing Ambrook Estates subdivision.
<i>Individual lots, particularly residential lots, should have limited access points onto arterial and collector roads. Other existing county roadways should be assessed to determine the need for additional access controls.</i>	The proposal would create a minor cul-de-sac street with connectivity to Hera Road with only two lots and two potential driveways to Leitchfield Road (US 62).

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Rural Village	STEP 2: Agreement with the Future Land Use Map & Guidelines
<p>“The Rural Villages, scattered throughout Hardin County, are small communities that have a particular identity and name. They are typically located at intersections of crossroads or along the railroad lines. Historically, they would have been identified by places where people gather, such as schools and churches”.</p> <p>The Recommended Land Use Pattern and Development Criteria notes that, “more dense residential development is encouraged within and adjacent to the rural villages”. It further explains that, “higher density residential should be allowed if the needed infrastructure is available, but it should be compatible with existing development patterns”. The Character Criteria adds that, “emphasis should be placed on creating quality of life amenities in the rural villages, such as public art installations and accessible parks”.</p>	
Comprehensive Plan Policy – PA #10 Stephensburg Rural Village	STEP 3: Compliance with the Planning Area Map & Guidelines
<p>The Stephensburg Rural Village is approximately four miles southwest of Cecilia between Elizabethtown and Leitchfield. It was once a railroad-oriented community that centered along Franklin Crossroads Road but growth and development has now shifted to Leitchfield Road (US 62).</p> <p>The Recommended Land Use Patterns are, “expansion of the existing mix of residential development and small-scale retail and service-oriented businesses to support the needs of the residents and visitors.” The plan also notes that, “residential development should occur from the center of the community out in an orderly fashion”.</p> <p>The Comprehensive Plan states regarding access that, “vehicular connections between adjacent existing and future developments should be encouraged”.</p>	

STAFF REVIEW AND RECOMMENDATION

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

- The property is accessed via a dedicated right-of-way for future street on Hera Road which has adequate pavement width and right-of-way for residential development and will interconnect the proposal with Ambrook Estates,
- The property has access to electricity from KY Utilities and water from Hardin County Water District #2,
- The property is located in the Rural Village Future Land Use Group and the Stephensburg Rural Village where residential development is encouraged,
- The proposal will allow for the property to be further subdivided into 13 single family residential lots,
- The proposed map amendment to R-1 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

The Staff recommends that the Zoning Map Amendment, be **APPROVED**.

RESOLUTION 2026-007
MAP AMENDMENT
Rural Residential (R-2) to Urban Residential (R-1)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Rural Village Future Land Use Area of Hardin County and within the Stephensburg Rural Village (#10);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Rural Residential (R-2) to Urban Residential (R-1) for a 19.191 acre site located off Hera Road, Cecilia, KY, known as Lot 2 of Shay Brooke Subdivision.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Shay Brooke Properties, LLC known as PVA #105-00-00-025.03 and being 19.191 acres located off Hera Road, Cecilia, KY, known as Lot 2 of Shay Brooke Subdivision be granted a zone change from the existing Rural Residential Zone (R-2) to the Urban Residential Zone (R-1), based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

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

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Rural Village
Step 3:	Planning Area: Stephensburg Rural Village

Goal 1: HOUSING : Promote Hardin County as a place to live.

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

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

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

ADOPTED THIS FIFTH DAY OF MAY 2026.

Mark Hinton, Chairman

Adam C. King, AICP, Director

MOTIONS

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

- the testimony provided by Staff and those in attendance at the Public Hearing
- I hereby adopt the Staff Report and the exhibits entered in as the Record
- To adopt Resolution 2026-007 as presented

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

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Rural Village
Step 3:	Planning Area: Stephensburg Rural Village

Goal 1: HOUSING : Promote Hardin County as a place to live.

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

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

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

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

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

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

PRELIMINARY PLAT – CONSIDERATION & ACTION

Shay Brooke Subdivision, Section 2

Applicant: Shay Brooke Properties, LLC
Surveyor/Engineer: Mike Billings, EDG

Proposal: 13 single-family residential lots
Site: 19.191 acre site in Cecilia, KY
Location: Hera Road
PVA: 105-00-00-025.03
Zoning: Urban Residential (R-1)

