



**Hardin County**  
**Planning & Development Commission**  
**6 February 2024**

Hardin County Government Center  
2<sup>nd</sup> Floor Meeting Room

# MAP AMENDMENT

Robert Detweiler

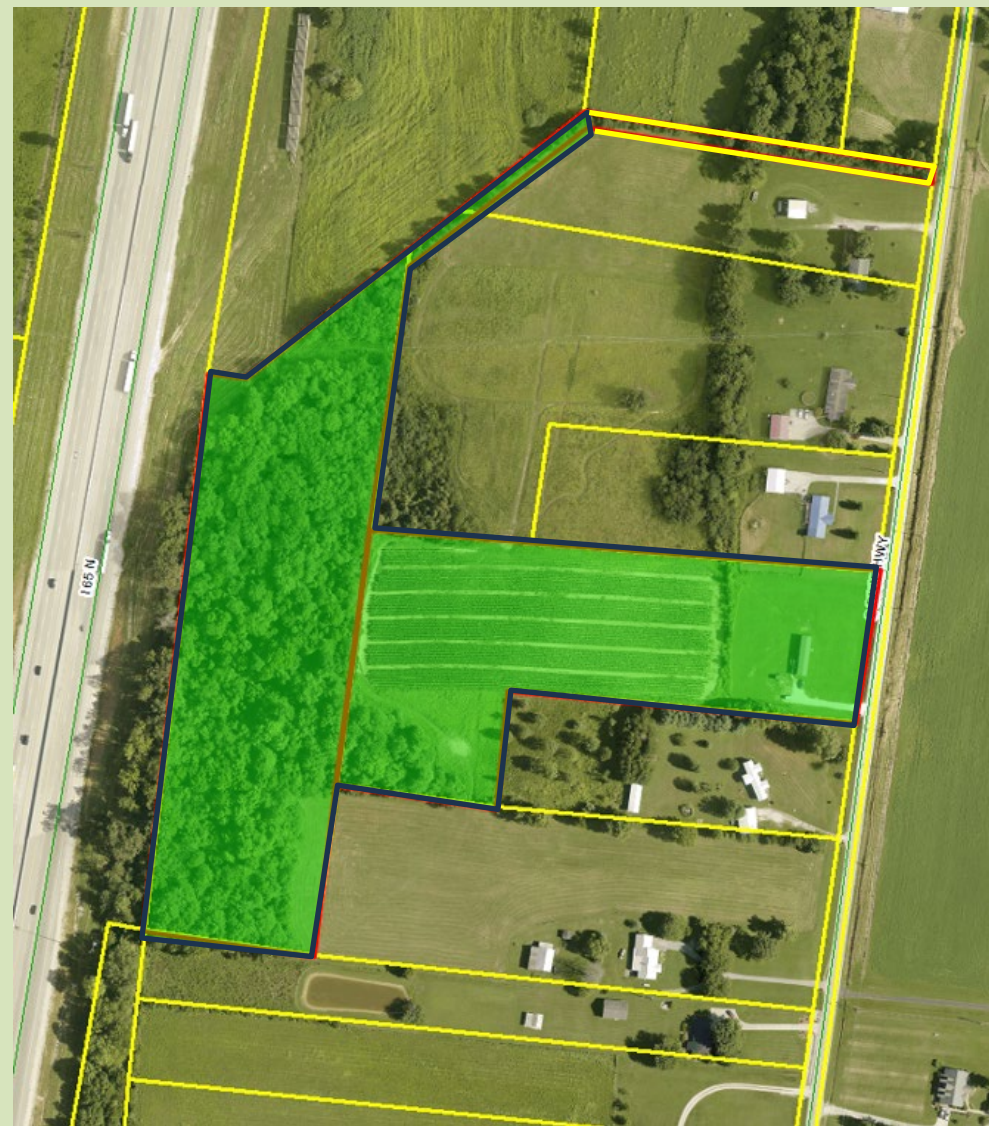
6 February 2024

*Continued from 2 January 2024*

## **Zone Map Amendment Request:**

**FROM:** R-2 (Rural Residential)

**TO:** C-2 (General Commercial)



**Summary: The applicant is requesting a Zone Change from Rural Residential (R-2) to General Commercial (C-2) with no project proposed at this time. The property is a 6.657 acre site and a 6.556 acre site known as Lot 2 of Samuel Subdivision located at 11705 South Dixie Highway in Sonora, 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

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- A. Meeting Notification
- B. Vicinity Map
- C. Future Land Use Map
- D. Planning Area Maps & Analysis
- E. Zoning Map
- F. Aerial Photos
- G. Record Plat of Samuel Subdivision (1997)
- H. Boundary Survey of the Akers Property (2023)
- I. Proposed Amended Record Plat of Samuel Subdivision, Lot 2 & Record Plat of Samuel Subdivision, Section 2
- J. Character of the Site Analysis
- K. Character of the Area Analysis
- L. Secretary of State City Limit Map (Sonora)
- M. Larue County Zoning Map
- N. Photos of the Site
- O. KYTC Email re: Commercial Entrance Locations
- P. Recommendation of Screening for Future Development
- Q. Analysis of Zone Changes from Rural Residential (R-2) to General Commercial (C-2)
- R. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- S. \*Comprehensive Development Guide
- T. \*Development Guidance System Ordinance

\*Not provided in PowerPoint



# Public Notification

## LEGAL

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hardin County Planning & Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday January 2, 2024 in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the zoning map from the R-2 – RURAL RESIDENTIAL ZONE to the C-2 – GENERAL COMMERCIAL ZONE for TWO TRACTS TOTALING +/- 13.556 ACRES located at 11705 S DIXIE HIGHWAY, SONORA, KY 42776.



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

COPY

December 15, 2023

### 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 11705 SOUTH DIXIE HWY, SONORA, KY. The owners, ROBERT DETWEILER -ETAL-, are requesting a Zoning Change for TWO TRACTS TOTALING +/- 13.556 ACRES LOCATED ON THE WEST SIDE OF S DIXIE HWY. (US 31W) IN SONORA, KY – See Enclosed Map

The hearing will be held as follows:

DATE: 2 JANUARY 2024

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: C-2 - GENERAL COMMERCIAL ZONE

REQUEST: ZONE CHANGE FROM R-2 TO C-2 WITH NO PROJECT PROPOSED AT THIS TIME

The Public Hearing will be held to decide whether:

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

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

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

Adam C. King, AICP  
 Director

c: E G THOMPSON, Magistrate

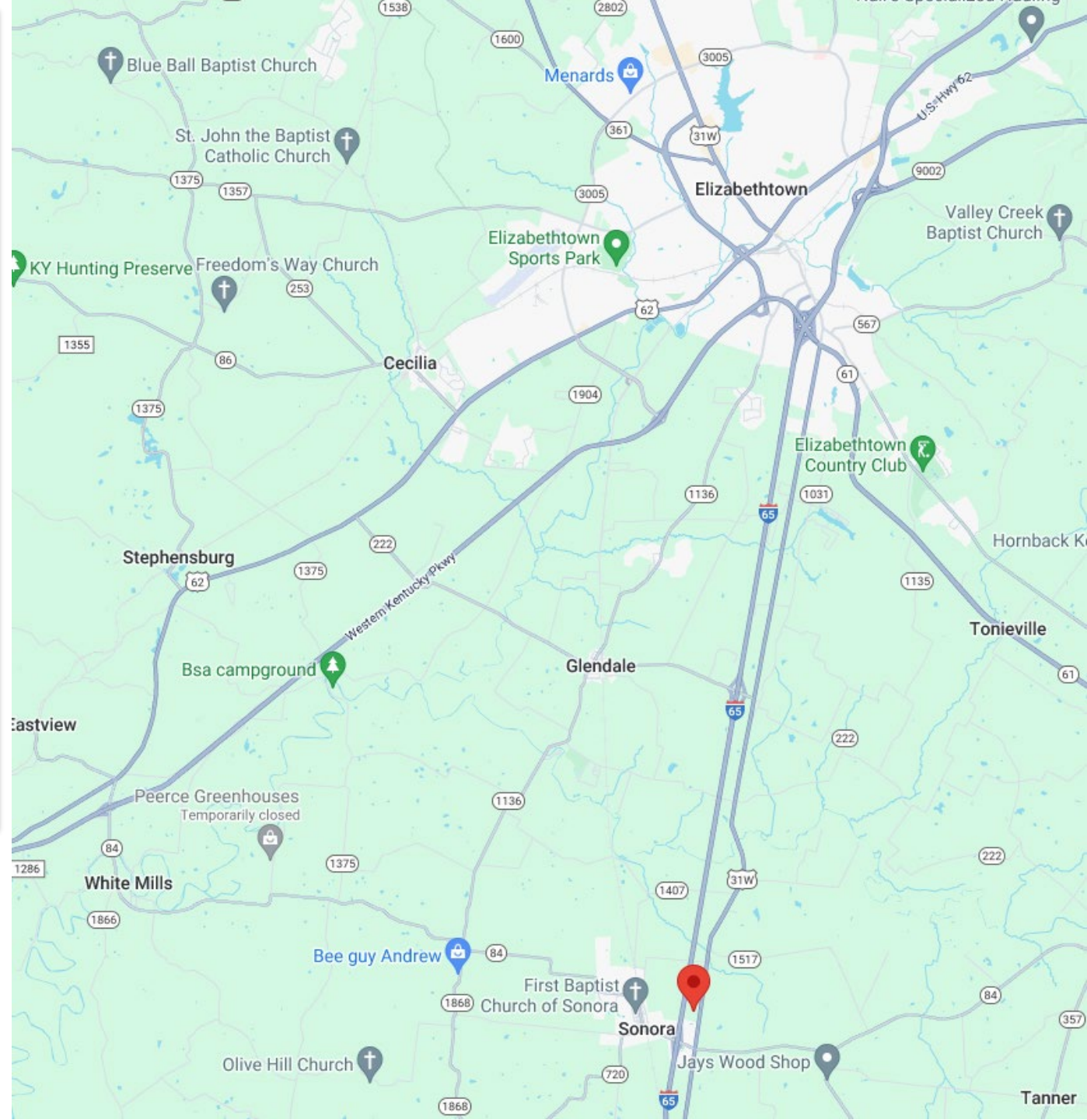
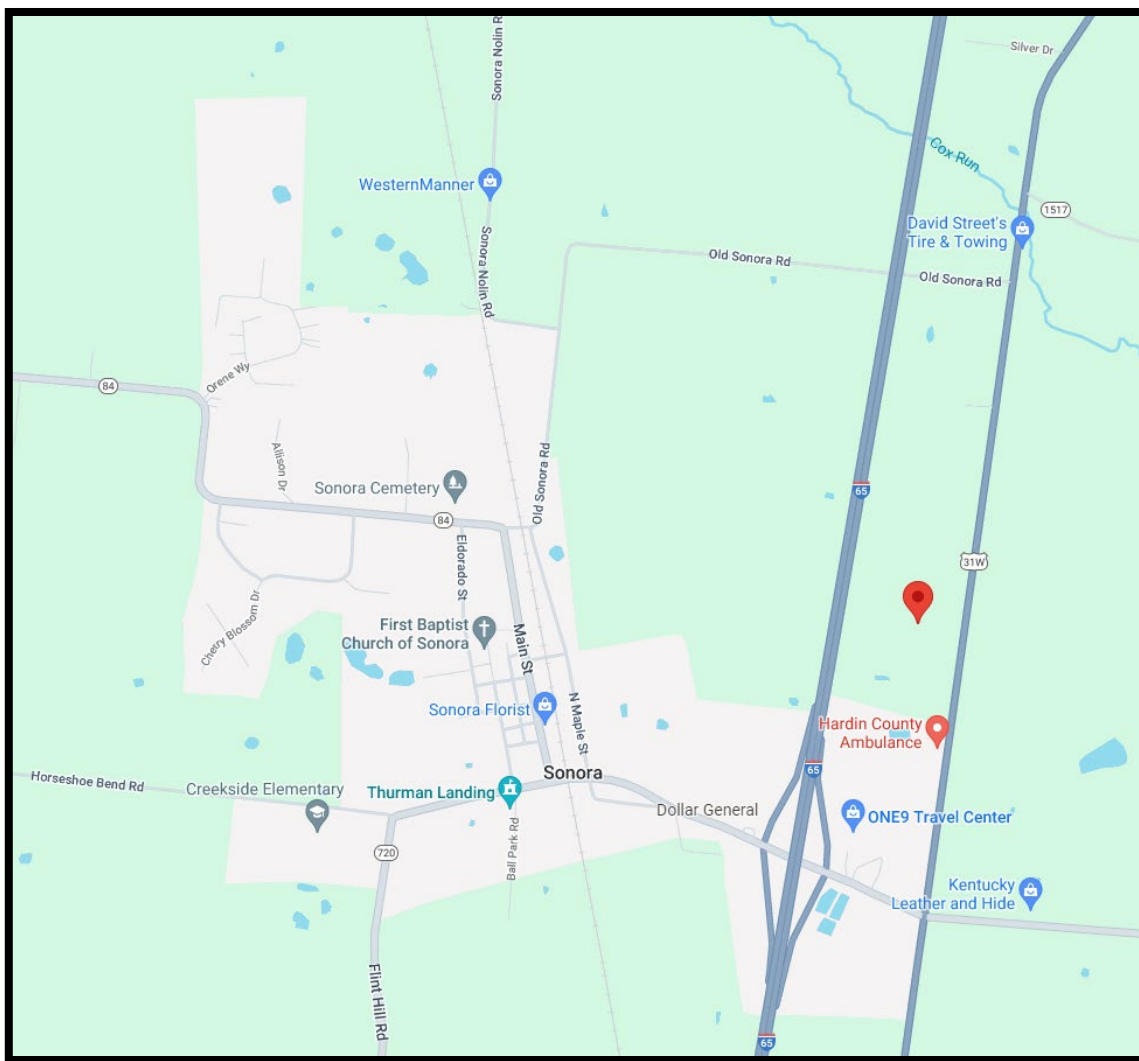
First class mailings sent to 16 owners that adjoin or are within 1200' of road frontage

Newspaper Ad on Sat./Sun. December 23/24, 2023



Two signs posted on site since December 14, 2023 & January 3, 2024





# Hardin County Future Land Use

## C. Rural Areas

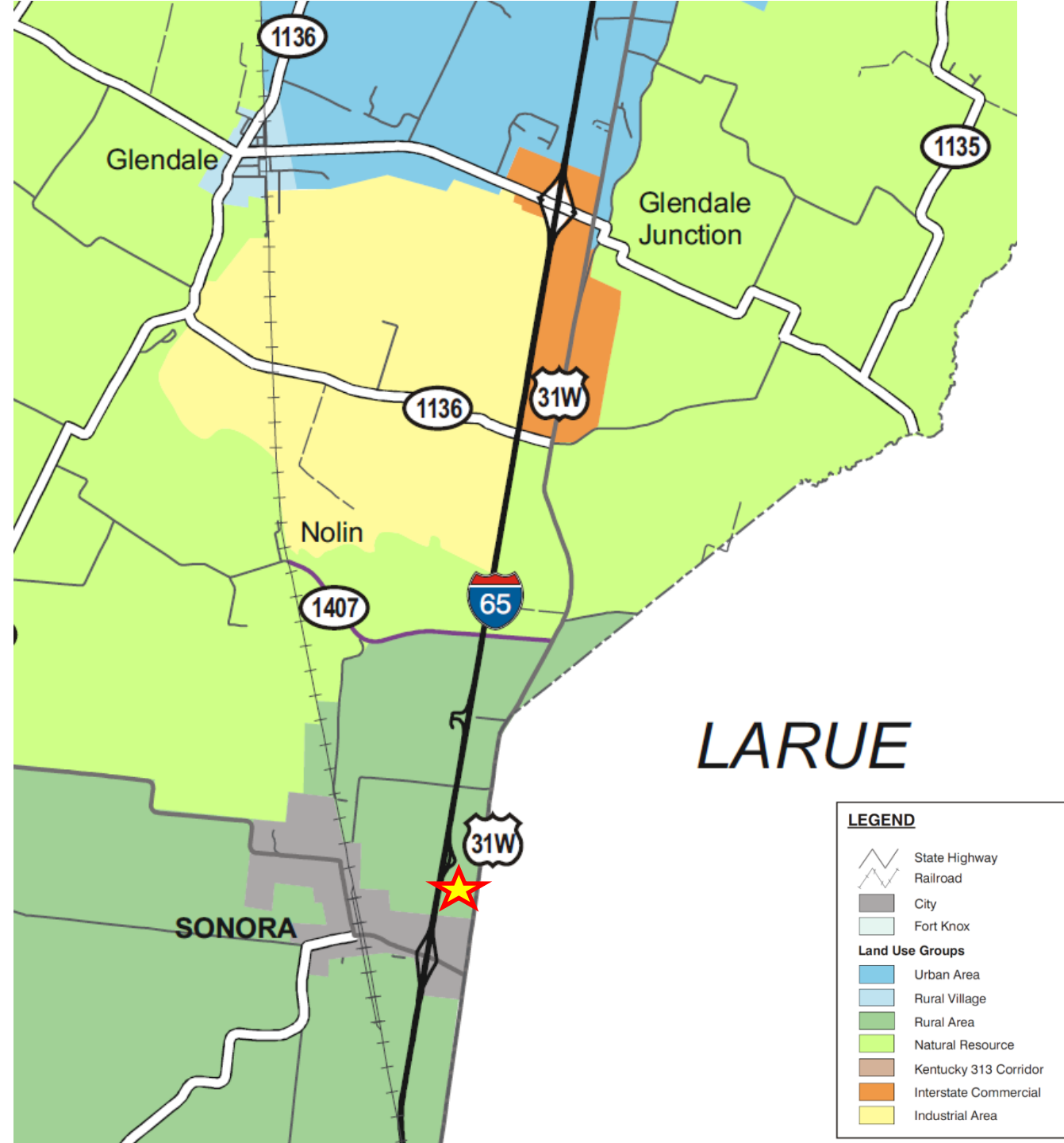
**Introduction:** Rural areas in Hardin County are located at the outer limits of the County, generally at points farthest away from the County's centers of development. Rural areas are marked by low density residential development, agricultural use and some wellhead protection areas. In general, when compared to other areas of the County, rural areas lack the infrastructure to support more intense development.

**Natural Features:** The terrain is rolling in places and flat in others with some natural limitations to development. The roadway network consists of rural local roads that, in some cases, lack sufficient pavement width to support more intense development. Soils are good for agricultural uses generally with some areas of steep slopes and wet soils and other limitations. There are also areas affected by flooding (100-year flood plain).

**Existing Land Use:** The existing land use pattern is marked by low density residential uses, farming activities and other low intensity uses. There are also sporadic community facility uses such as churches and schools.

**Recommended Land Use Pattern and Development Criteria:** The following are recommended land use types for rural areas generally. Also provided are general guidelines for development in rural areas.

- Residential development should be limited to rural residential and estate type development.
- Commercial and Industrial development within these areas should be limited to major crossroads that serve the local demand, not regional or area-wide demand.
- Prior to any development occurring in rural areas the roadway network serving the particular development should meet minimum roadway standards as established by local regulation.
- Community facilities are permissible based on the population and the capacity of the infrastructure to serve the particular site.
- Agricultural lands should be preserved and agricultural operations protected and encouraged by the use of various land use techniques including, but not limited to, residential clustering, conservation easements and right to farm regulations.



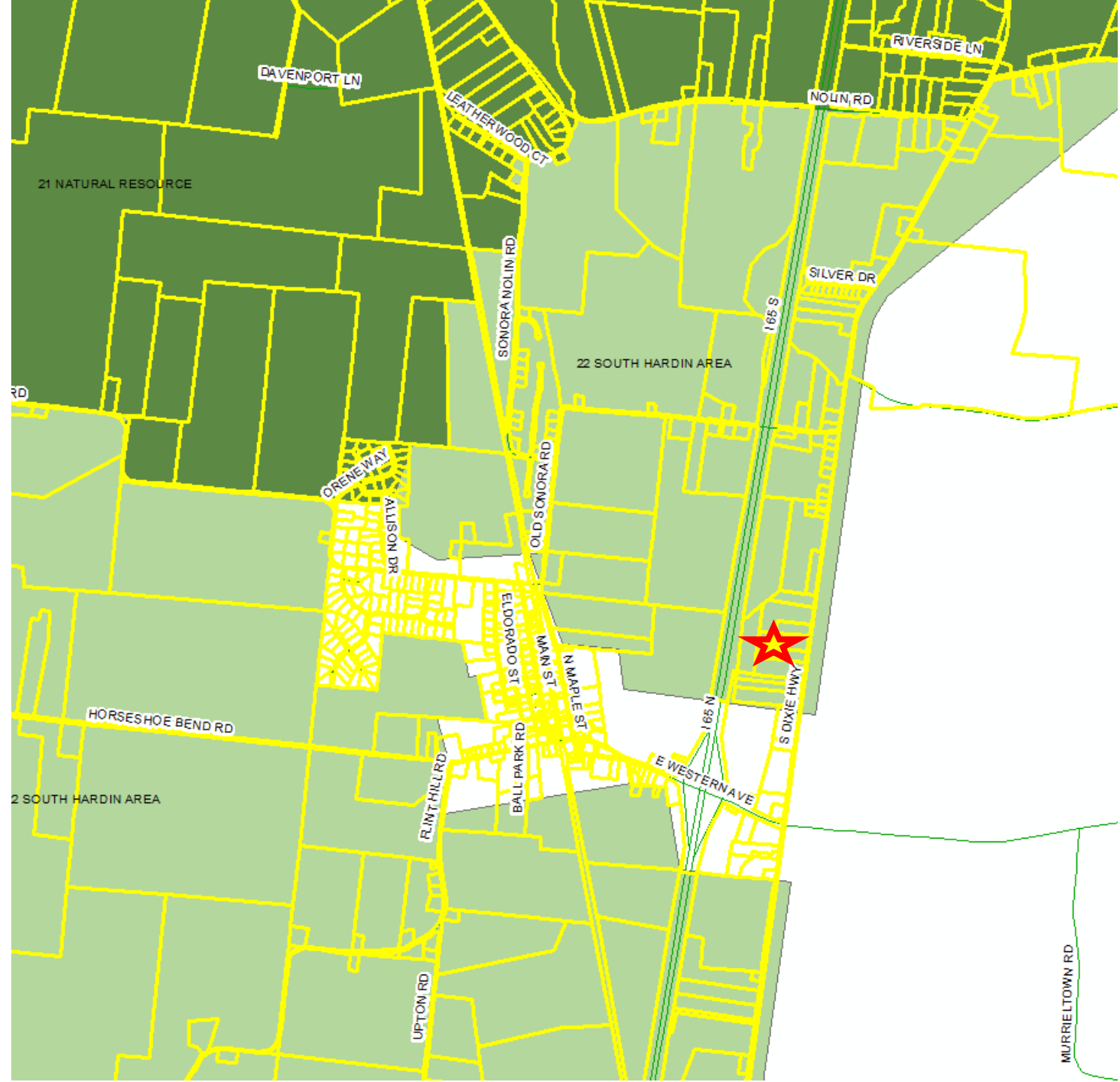


# Planning Area Map

## 22. SOUTH HARDIN AREA

### 22. South Hardin Area

- **Introduction:** This large Rural Area Planning Group has a northern boundary of KY 84 and the Western Kentucky Parkway, except in the vicinity of White Mills where the northern boundary is south of KY 84 and in the vicinity of Sonora where the northern boundary extends to Nolin Road and Eagle Mills Road. The South Hardin area is adjacent to three other counties – Larue, Hart and Grayson and surrounds the two cities Sonora and Upton. This area includes the rural communities of Flint Hill and Spurrier.
- **Existing Land Use:** Land use in this rural planning area is characterized by typical agricultural activities with an average parcel size of greater than thirty acres. Only sparse subdivision growth has occurred with the most active residential development occurring in areas annexed by the City of Sonora. Nonresidential land uses includes many rural churches, general stores and small service oriented businesses.
- **Natural Features:** In the South Hardin area the general topography is gently rolling. A large portion of this planning area is marked by an absence of surface streams in part due to the presence of sinkholes known as karst topography. Within the planning area, there are flood hazard areas associated with the Nolin River, the most significant surface water resource that runs through the County, and Sandy Creek, a unique surface stream that does not connect with another stream or river. There are also flood hazards associated with the Cox Run water feature.
- **Recommended Land Use and Development Criteria:**
  - The recommended land use pattern for the South Hardin Area is low density rural residential development.
  - All development activities should preserve and enhance the existing rural character of this area.
  - Any commercial development within the area should be limited to major crossroads in the area.
  - Any commercial development in this area should be limited to that serving local demand, not regional or area-wide demand.
  - Topographic and natural features, in particular flood impacted areas, should be considered during the development review process. Steep slope areas and other areas with natural limitations should be set aside from development and preserved.





84/31W Intersection & Commercial Businesses



Baptist Healthcare Center – 1,100 ft away



Pilot Truck Stop – adjoins the property but by road 3,815 ft away



Family Dollar/Dollar Tree – 2,790 ft away



A+ Family Health Care & South Dixie Pharmacy (Larue County) – 2,000 ft away



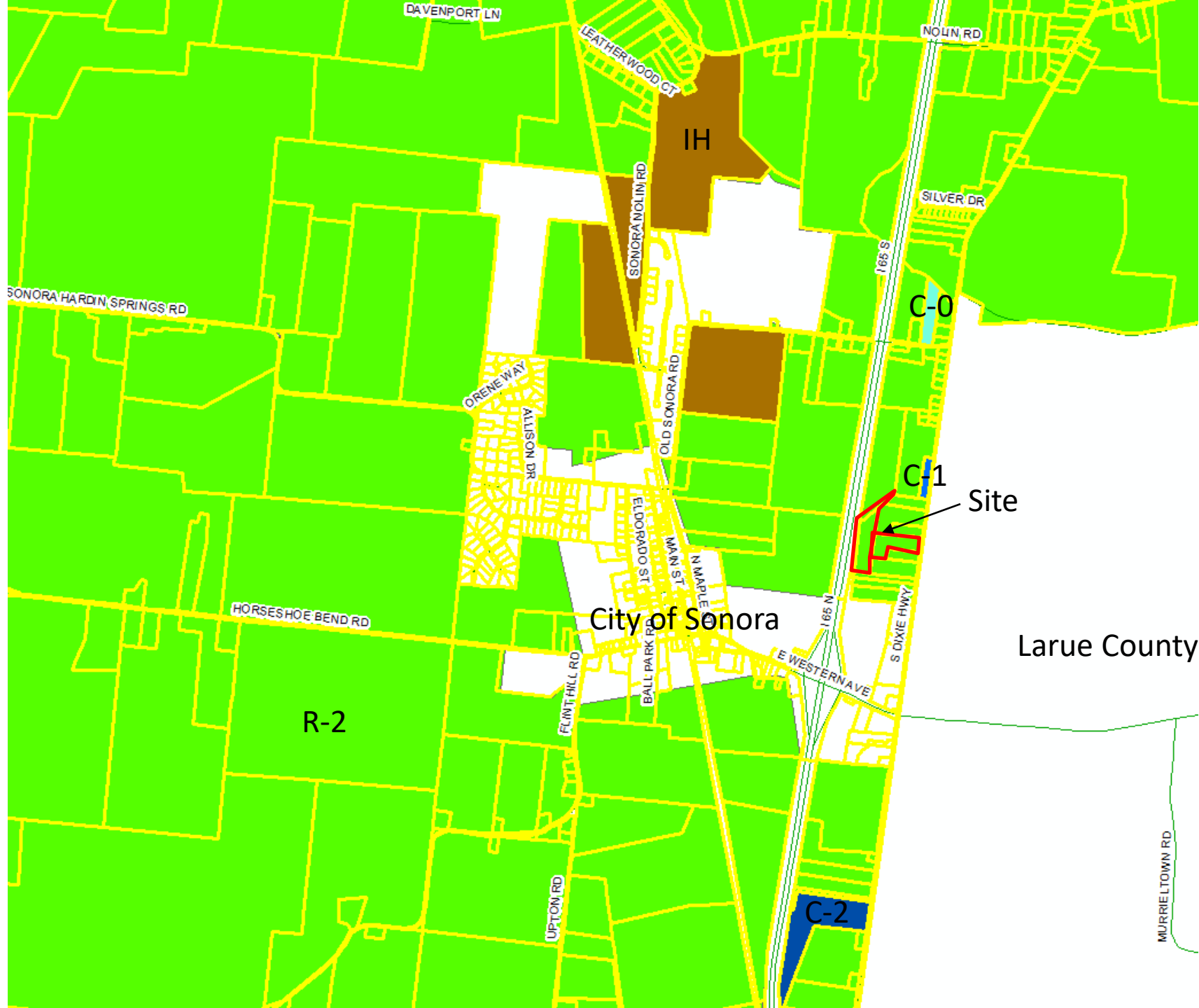
Manufactured Home Storage Lot (Larue County) – 2,790 ft away



NSU Corporation (Larue County) – 3,100 ft away



- 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



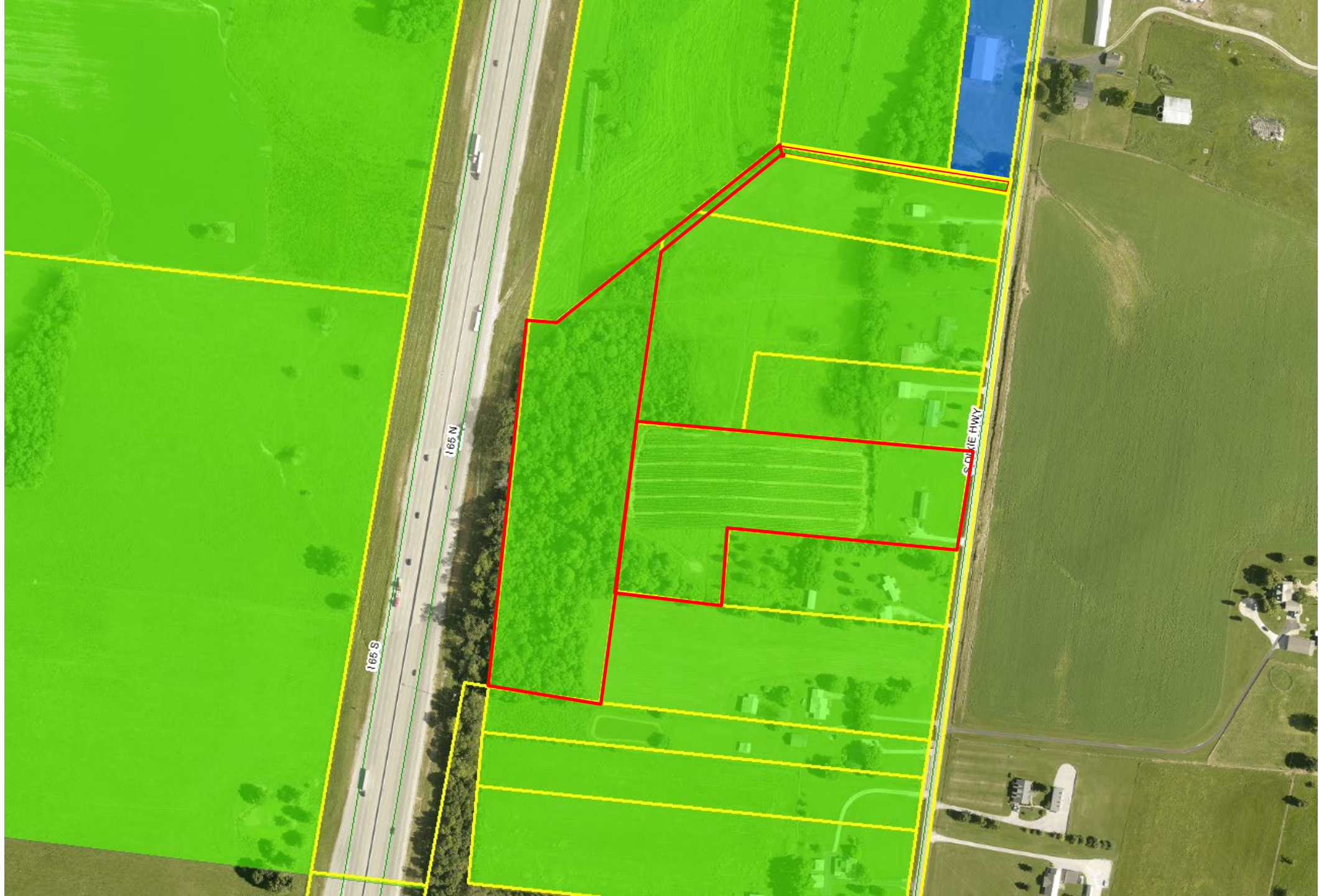
Site

City of Sonora

Larue County

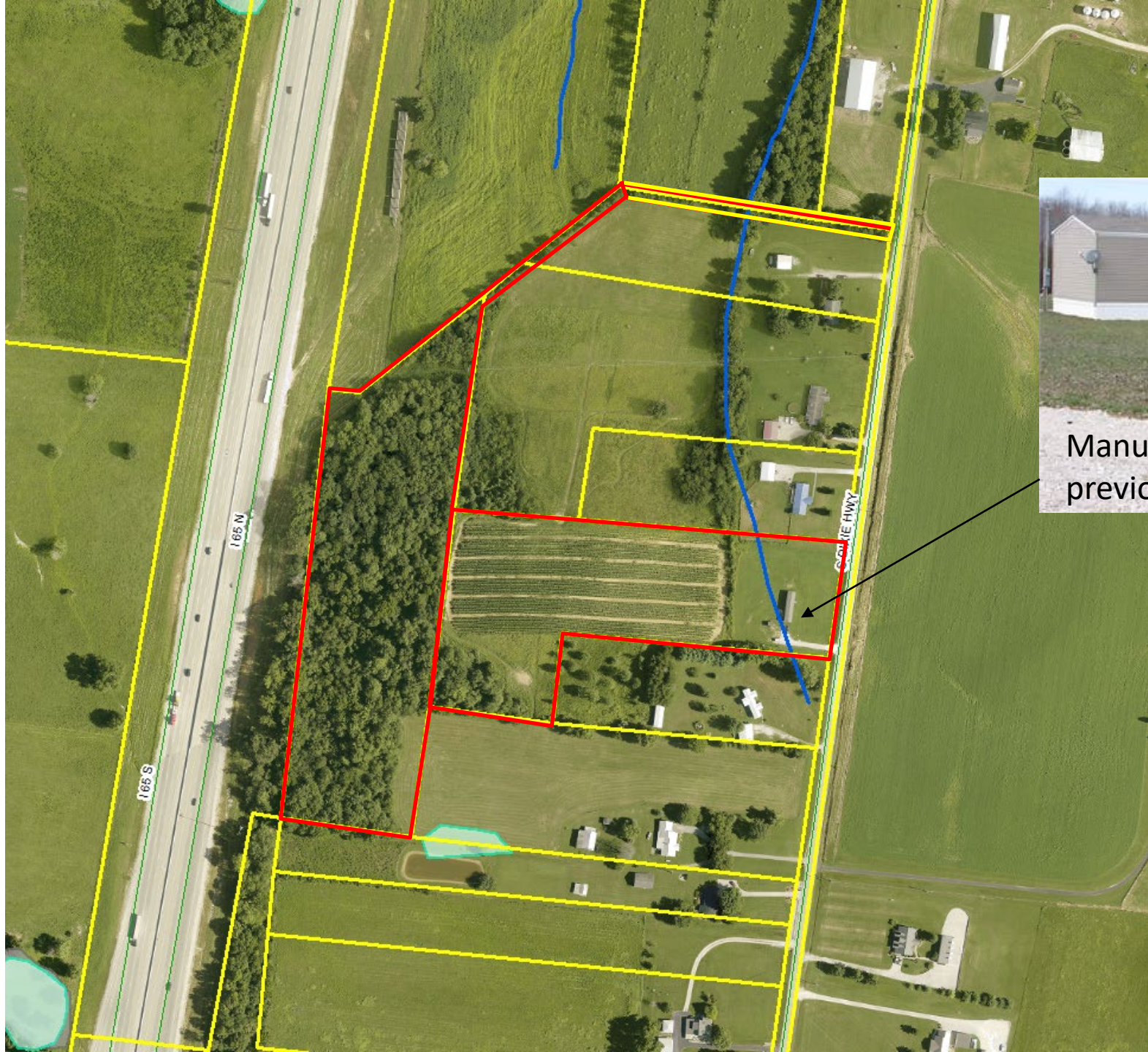


- MasterZone
- DISTRICT
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4





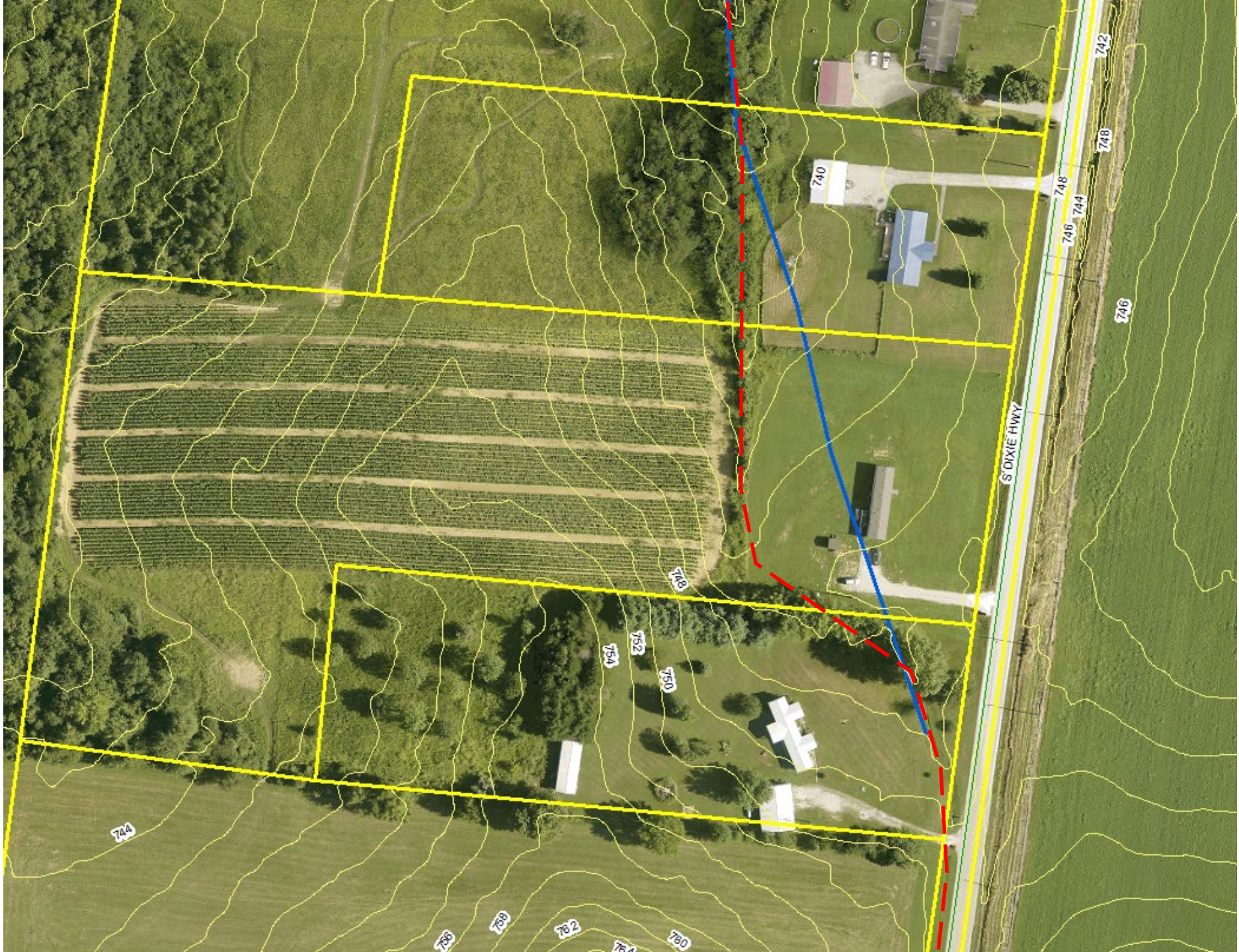
- streams
- Hardin\_Wetlands
- Hardin\_100Flood
- hardin\_sinkhole
- 



Manufactured Home previously on site



Blueline  
Stream as mapped vs.  
on site







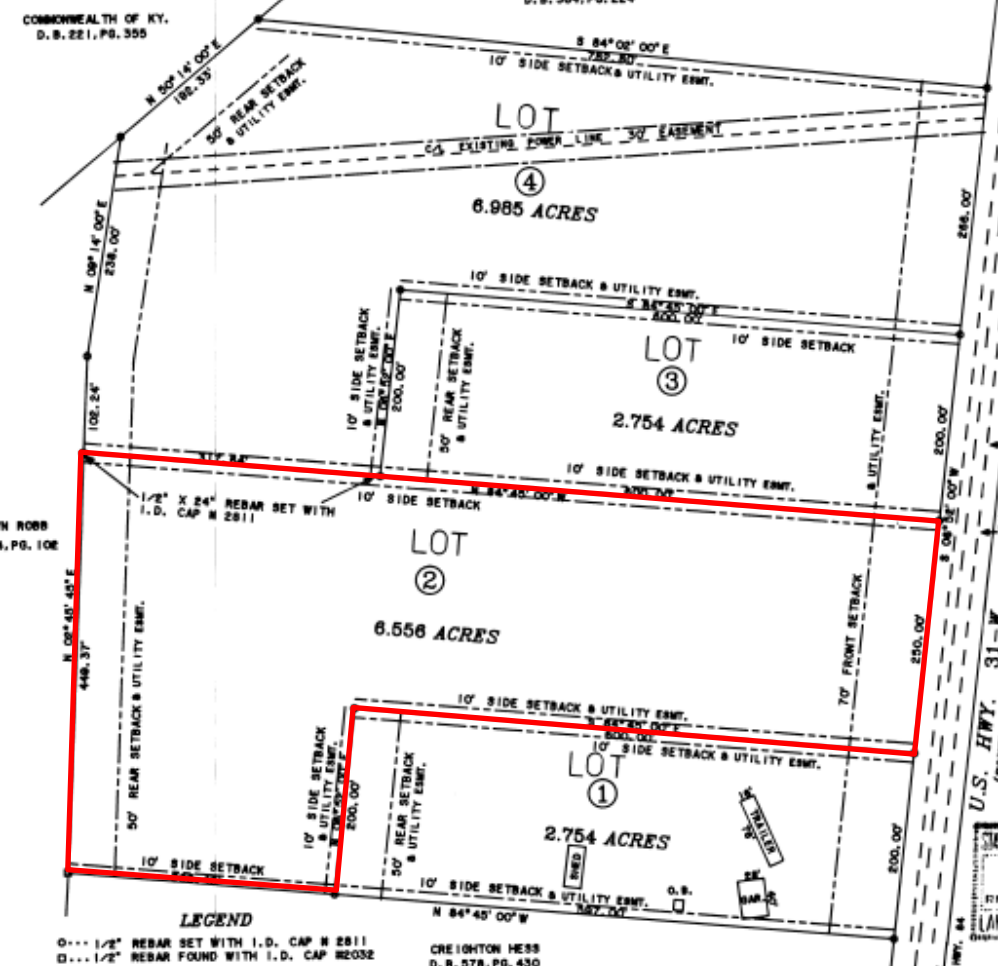
VICINITY MAP  
1" = 1 MILE

**OWNER(S) CERTIFICATION**  
 I, WE, WE CERTIFY THAT (I, WE, WE ARE, THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 828, PAGE 437, IN THE HARDIN COUNTY CLERK'S OFFICE, AND THAT WE ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE BOUNDING LINES, AND DEDICATE ALL STREETS, DRAINAGEWAYS, WAYS, ALLEYS, PUBLIC UTILITY LINES, PAVES, AND OTHER OPEN SPACES TO PUBLIC USE, AS NOTED AND ILLUSTRATED. FURTHER, I, WE) GRANT INTO THE BELOW NAMED UTILITY COMPANIES, THESE SUCCESSIONS AND ASSIGNMENTS AS EASEMENTS OVER THE SPACES INDICATED BY DASHED LINES AND MARKED "ELECTRIC AND TELEPHONE EASEMENTS", "GAS AND WATER SERVICE COMPANY, ITS SUCCESSIONS AND ASSIGNMENTS, FOR ELECTRIC UTILITY PURPOSES AND "GAS COMPANY, ITS SUCCESSIONS AND ASSIGNMENTS, FOR TELEPHONE UTILITY PURPOSES. THESE SUCCESSIONS AND ASSIGNMENTS AS EASEMENTS OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS", SAID EASEMENTS TO INCLUDE:  
 1. THE RIGHT TO CONTRACT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REPAIR POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THEREON.  
 2. THE RIGHT OF ACCESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.  
 3. THE RIGHT TO TRIP OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICES.  
 4. THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLES.  
 5. THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE FEET OF ANY MARKED PIPE AND/OR CABLE HEREIN MENTIONED, OR CHANGE OF GRADE THAT INTERFERES WITH OVERHEAD POLE LINES.  
 THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT, TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRES FOR STREET LIGHTING, TRAFFIC SIGNALS AND/OR SIGNALS, BUT IF NO CABLE SHALL SAID WIRES BE INSTALLED MORE THAN FIVE FEET FROM ANY LOT LINE.  
 LOT OWNERS ARE TO WEAR ENJOY SAID LINES INCLUDED IN EASEMENT SHOW HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.

LOT OWNERS ARE TO WEAR ENJOY SAID LINES INCLUDED IN EASEMENT SHOW HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.  
 2-18-97 Samuel H. Wise  
 DATE (OWNER)  
 2-18-97 Vina X. Wise  
 DATE (OWNER)

I CERTIFY THAT I AM A NOTARY FOR THE STATE OF KENTUCKY. I FURTHER CERTIFY THAT THE ABOVE SUBDIVISION IS (IS, ARE) LEGAL, AND (AND, HAVE) BEEN EXAMINED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 2-18-97 Anna Chon Wise-Holbert  
 DATE (NOTARY PUBLIC)  
 3-7-99  
 DATE COMMISSION EXPIRES

**HARDIN COUNTY HEALTH CENTER CERTIFICATION**  
 THESE SUBDIVISION LOTS HAVE RECEIVED TENTATIVE APPROVAL FOR ON SITE SEWERAGE DISPOSAL SYSTEM USAGE BY THE HARDIN COUNTY HEALTH CENTER. THIS APPROVAL IS GRANTED ONLY TO THE GENERAL FEASIBILITY OF ON SITE SEWERAGE DISPOSAL SYSTEM USAGE FOR THE SUBDIVISION AS A WHOLE. EACH LOT MUST BE APPROVED PRIOR TO SYSTEM INSTALLATION.  
Alvin J. Amey  
 HARDIN CO. HEALTH CENTER OFFICIAL  
 DATE: 11-24-97



**LEGEND**  
 ○---1/2" REBAR SET WITH I.D. CAP N 2811  
 □---1/2" REBAR FOUND WITH I.D. CAP N2032  
 CREIGHTON HESS  
 D. B. 578, PG. 430

**FLOOD CERTIFICATION**  
 AS INDICATED ON MAP NUMBER S180322-C, OF FLOOD INSURANCE RATE MAPS DATED NOV. 4, 1988 THIS SITE IS LOCATED IN ZONE (X) WHICH HAS BEEN DETERMINED TO BE OUTSIDE 100 YEAR FLOOD PLAIN.  
Kendall Clemens

**DRAINAGE & STORM WATER RECEIVER**  
 THE STORM WATER RECEIVER OF THIS SUB-DIVISION IS COX RUN BRANCH, WHICH LIES APPROX. 1 MILE NORTH OF THIS SUB-DIVISION.

**LOCAL AVERAGE SQUARE FOOT STANDARD**  
 THE LOCAL AVERAGE SQUARE FOOT STANDARD FOR THIS SUB-DIVISION IS 2000 SQ. FT. PER LOT. THE EXISTING STRUCTURES SHOWN ON THIS PLAN ARE PRE-EXISTING STRUCTURES AND THEREFORE DO NOT NEED TO MEET THE LOCAL AVERAGE SQUARE FOOT STANDARD.

**NOTES AND RESERVATIONS**  
 1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES AND/OR EASEMENTS IN EFFECT  
 2. ALL CORNERS ARE 1/2" X 1/8" REBAR WITH I.D. CAP 2811 UNLESS NOTED.  
 3. THE UNADJUSTED RANDOM TRAVERSE CLOSURE EXCEEDS 1: 5000.

**EXISTING STRUCTURE NOTE**  
 THE EXISTING STRUCTURES SHOWN ON THIS PLAN ARE UNCOMPROMISED UNLESS AS GOVERNED BY THIS PLAN AND ARE EXEMPT FROM THE BUILDING SET BACK LINES. ANY ADDITIONS TO THESE STRUCTURES SHALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN ON THIS PLAN.

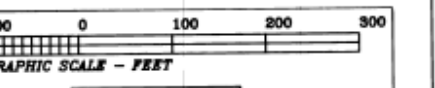
GARY FULKERSON  
 D. B. 364, PG. 224

BOBBY BOUTT  
 D. B. 65, PG. 319  
 LARUE COUNTY

**UTILITY CERTIFICATION**  
 I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAN ON BEHALF OF MY COMPANY.  
 1-27-97 Chris Mays  
 DATE REPRESENTATIVE  
 1-28-97 Kentucky Utility  
 DATE REPRESENTATIVE  
 1-24-97 Norma C. Hill  
 DATE REPRESENTATIVE  
 7/5  
 TELEPHONE COMPANY  
 1-24-97 Norma C. Hill  
 DATE REPRESENTATIVE  
 N.C.W. 022  
 SILVER COMPANY  
 DATE REPRESENTATIVE  
 GAS COMPANY

**SURVEYOR CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAN DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT-OR BY THE METHOD OF RANDOM TRAVERSE. THE ANGULAR AND LINEAR MEASUREMENTS HAVE BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
Kendall L. Clemens  
 KENDALL L. CLEMENS KY. P.L.S. 2811

**NATURAL FEATURES NOTE**  
 AS INDICATED ON THE SONORA USGS QUAD MAP DATED 1949, THERE ARE NO PONDS OR BUCKLES LOCATED ON OR WITHIN 200' OF THIS SUB-DIVISION.



**RECORD SUB**

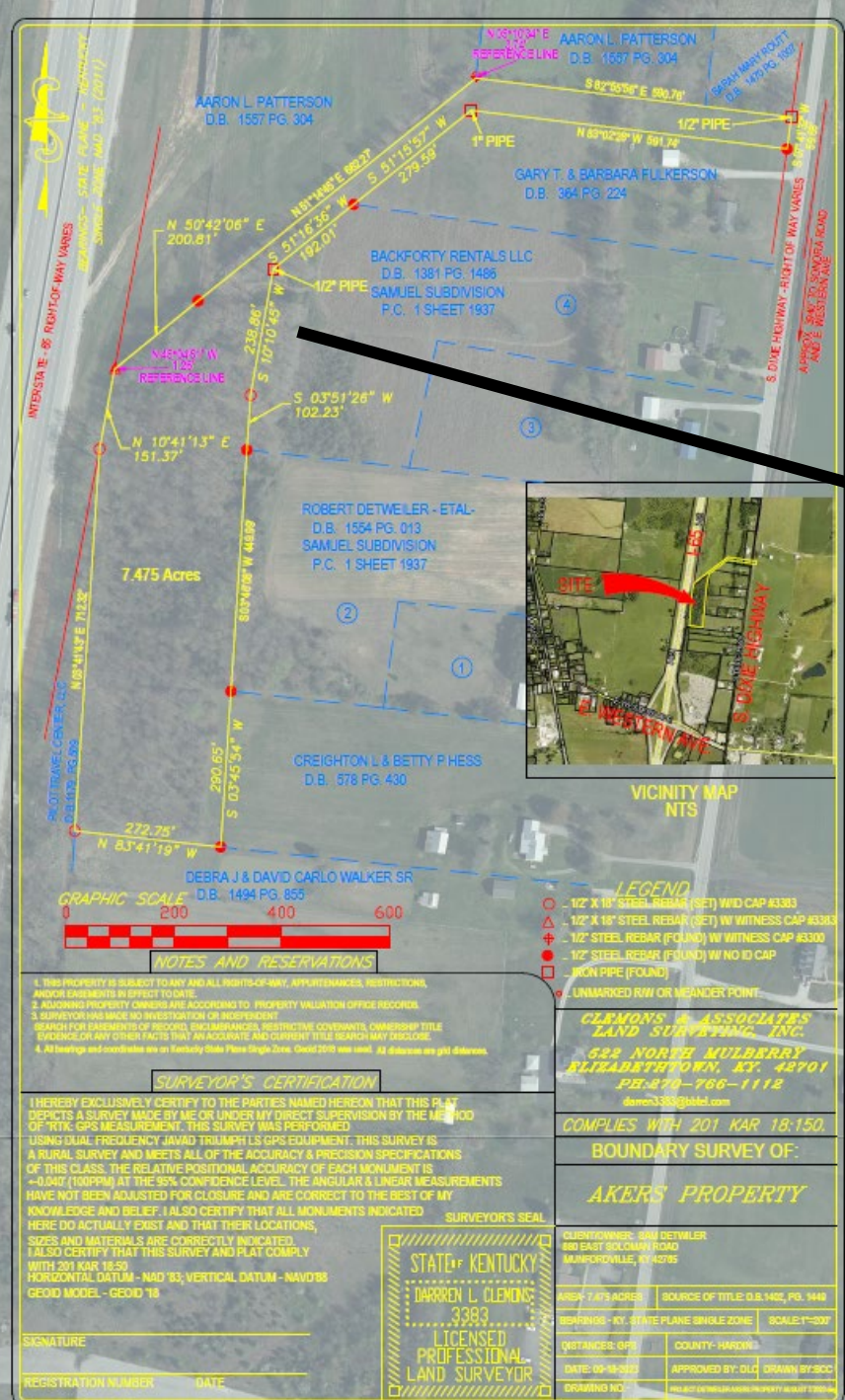
**SAMUEL SUBDIVISION**

OWNERS: SAMUEL & VINA WISE-8186 SOUTH DIXIE-ELIZABETHTON KY., 42701-8211

SCALE: 1" = 100' APPROVED BY: KENDALL CLEMENS DRAWN BY: D.C.  
 304 W. MAIN STREET  
 DATE: 10-28-96 LEITCHFIELD, KY. 42784 CRD. FILE WISE(A)

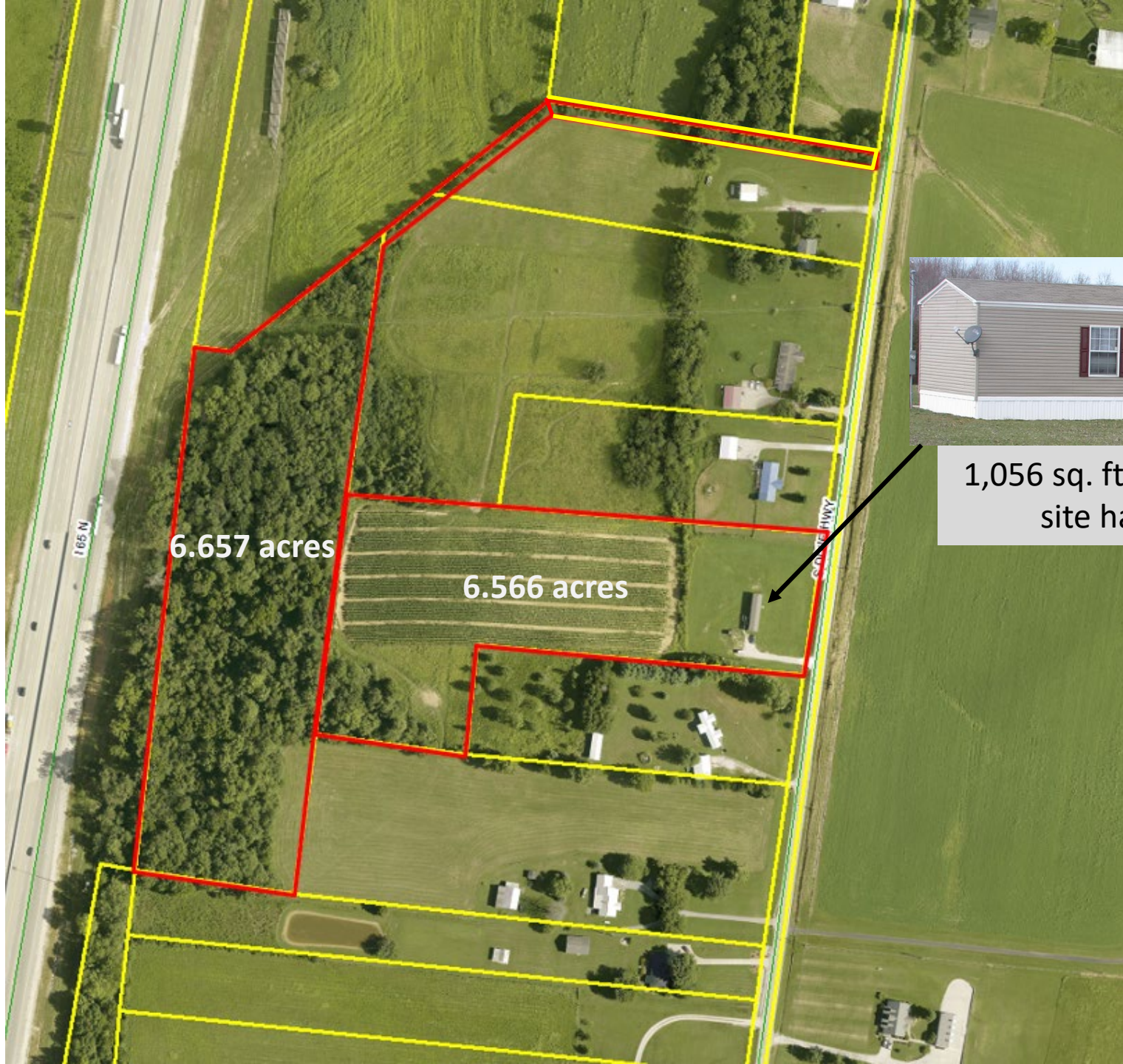
LOCATED-SONORA STATE-KENTUCKY DISTANCES-EDM  
 COUNTY-HARDIN BEARINGS-PLAT AREA-19.048 ACRES  
 SOURCE OF TITLE - ALL OF D.B. 828, PG. 487. DRAWING NO  
 DSH - 210-00-00-031







Character of the Sites  
± 13.194 acres

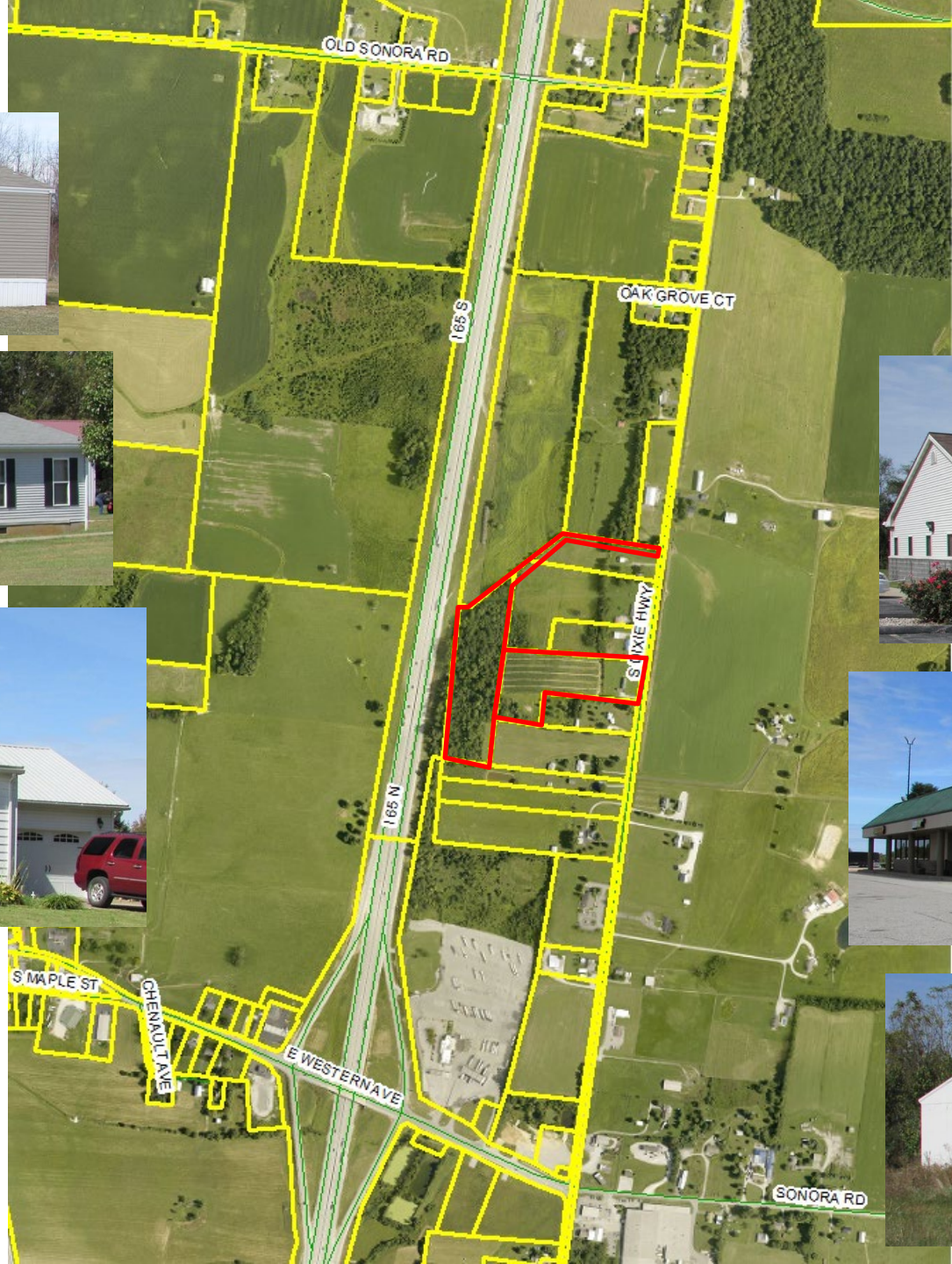


1,056 sq. ft. Singlewide (2018) on site has been removed





# Character of the Area



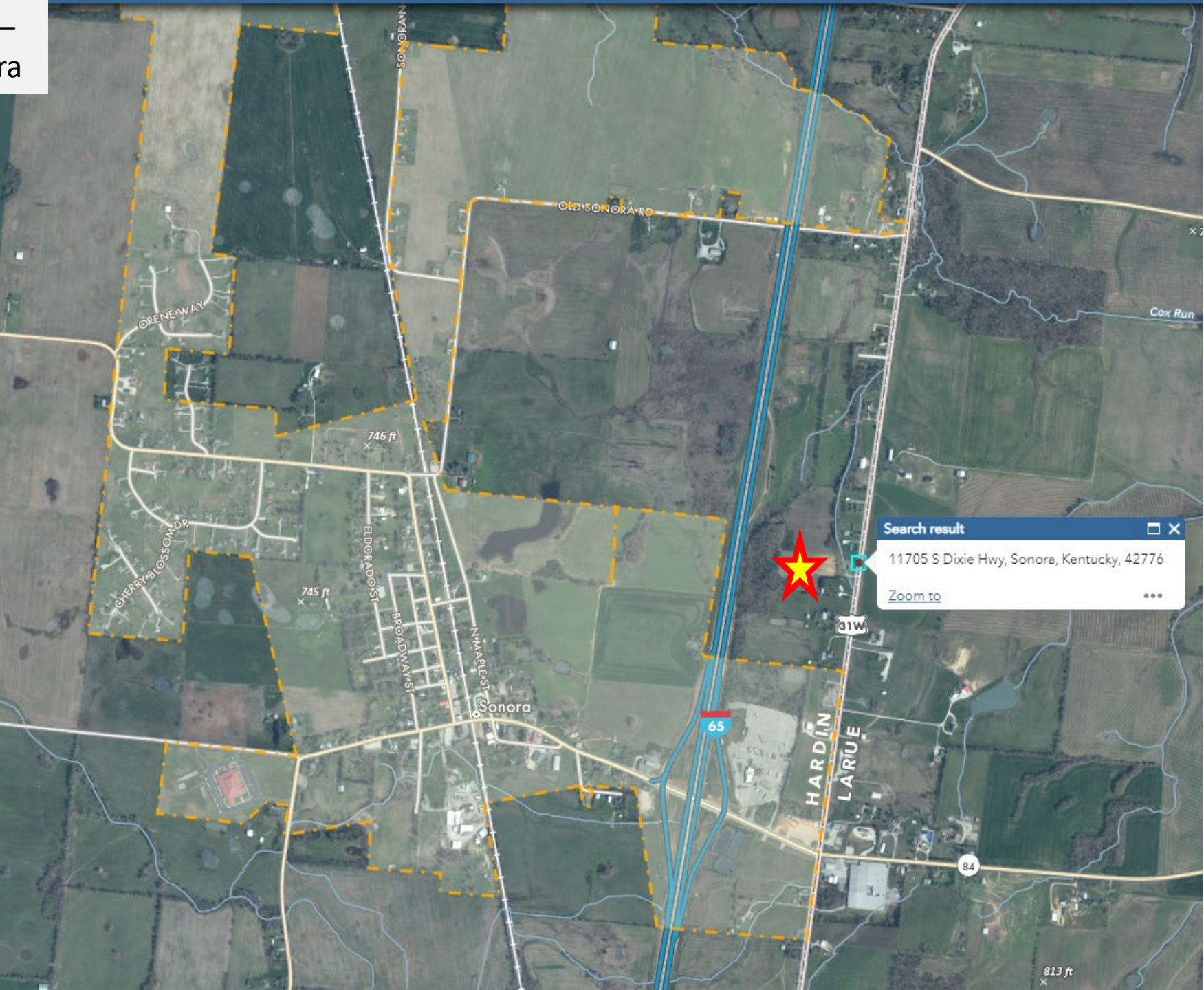


Other Commercial sites in the area





Secretary of State –  
City Limits of Sonora





## LARUE COUNTY, KY ZONING MAP



White = Agricultural Zone (A-1)

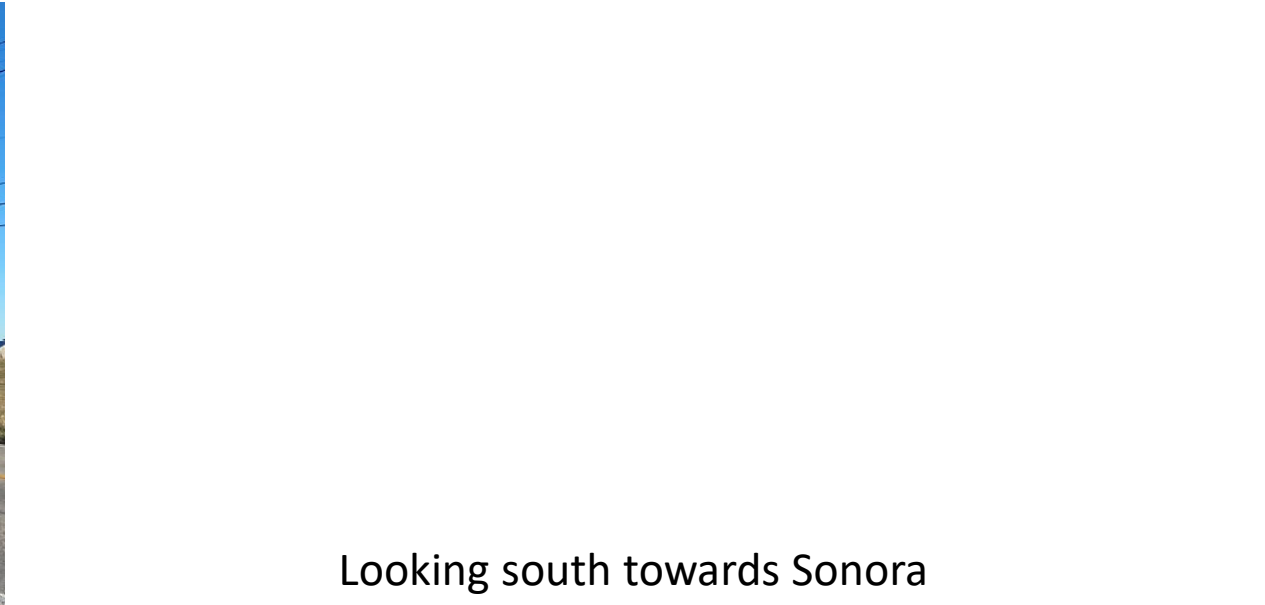
Yellow = Single Family Residential (R-1A)

Blue = Highway Business (Blue)





Looking north towards Glendale



Looking south towards Sonora









**ZONING CHANGE**

**PUBLIC HEARING R2 to C2**

TIME: **5:00** DATE: **1-2**

PLACE: **HARDIN COUNTY  
GOVERNMENT BUILDING 2ND FLOOR**

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















Larue County









BOSK



SITE







C-1 Property to the North





Adam,

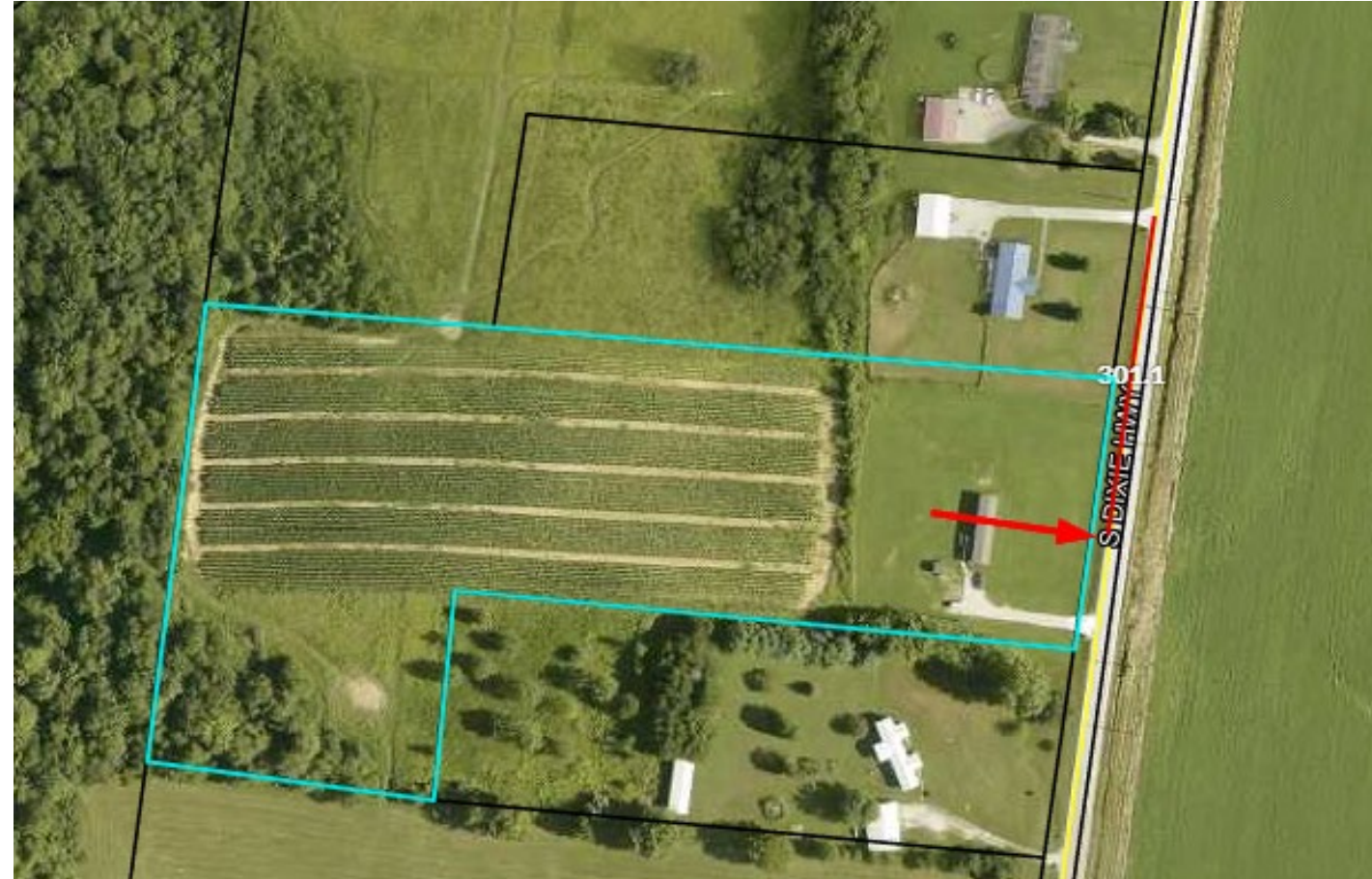
We went out and looked at these two locations for potential entrances. We could not get sight distance at the northern one, where the strip comes out. Therefore, we could only permit an entrance at the location where the manufactured home is. Since they are wanting to go commercial, we will want that entrance centered up between the adjacent entrances on each side. There is right at 600' between them so we should be able to get the 300' of spacing that we like to have. If you have any other questions, please let me know.

Thanks,

Chris

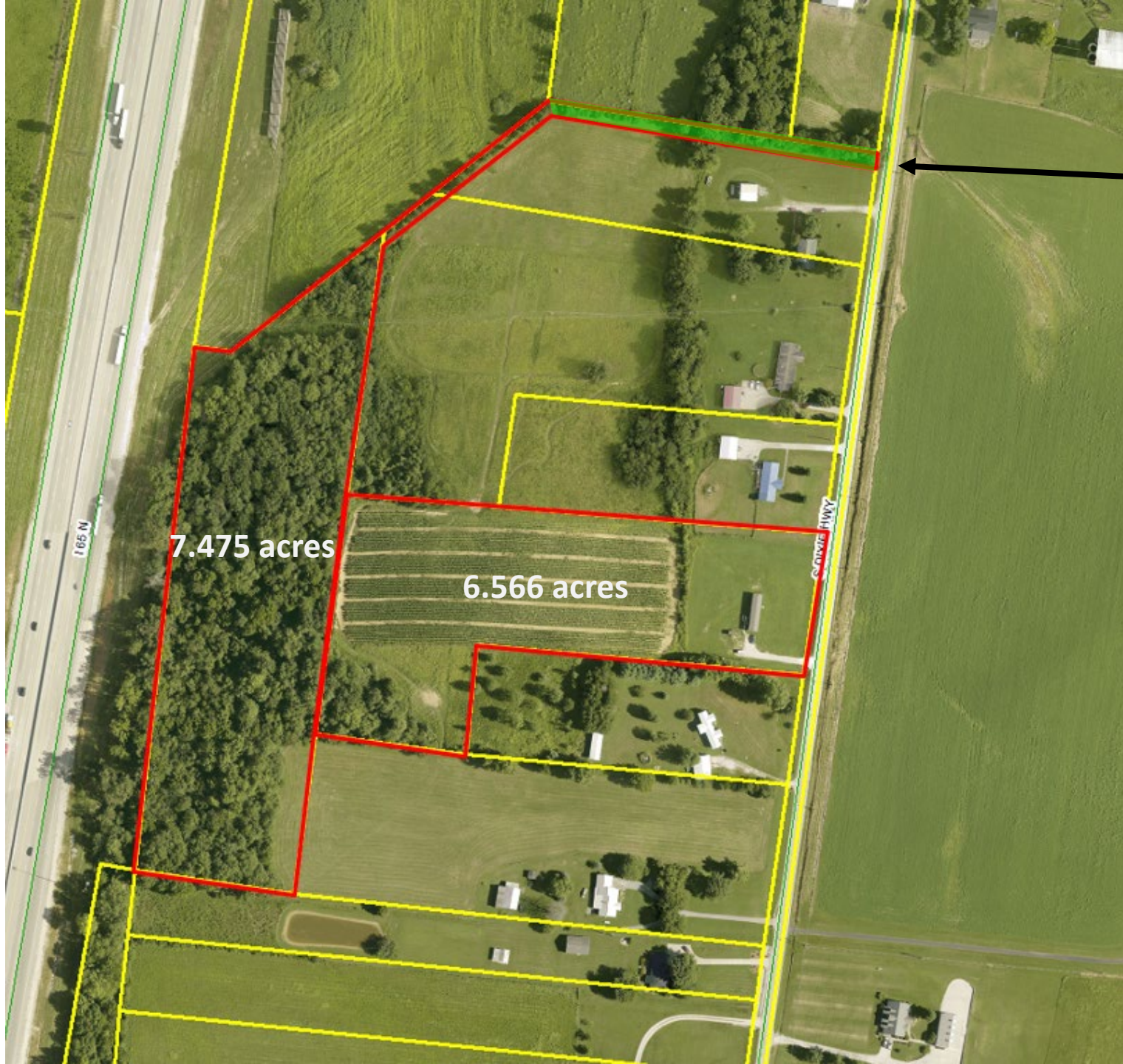
*Chris Hampton, P.E.*

Permits Section Supervisor  
District 4 - Elizabethtown





Two parcels as they currently exist



Because a commercial entrance was NOT approvable at the 60' strip to the north for the 7.4 acres to the rear, the 60' strip is NOT part of the Zone Change request and is proposed to be merged to the adjoining Fulkerson property



# Proposed 2 Lot Plat







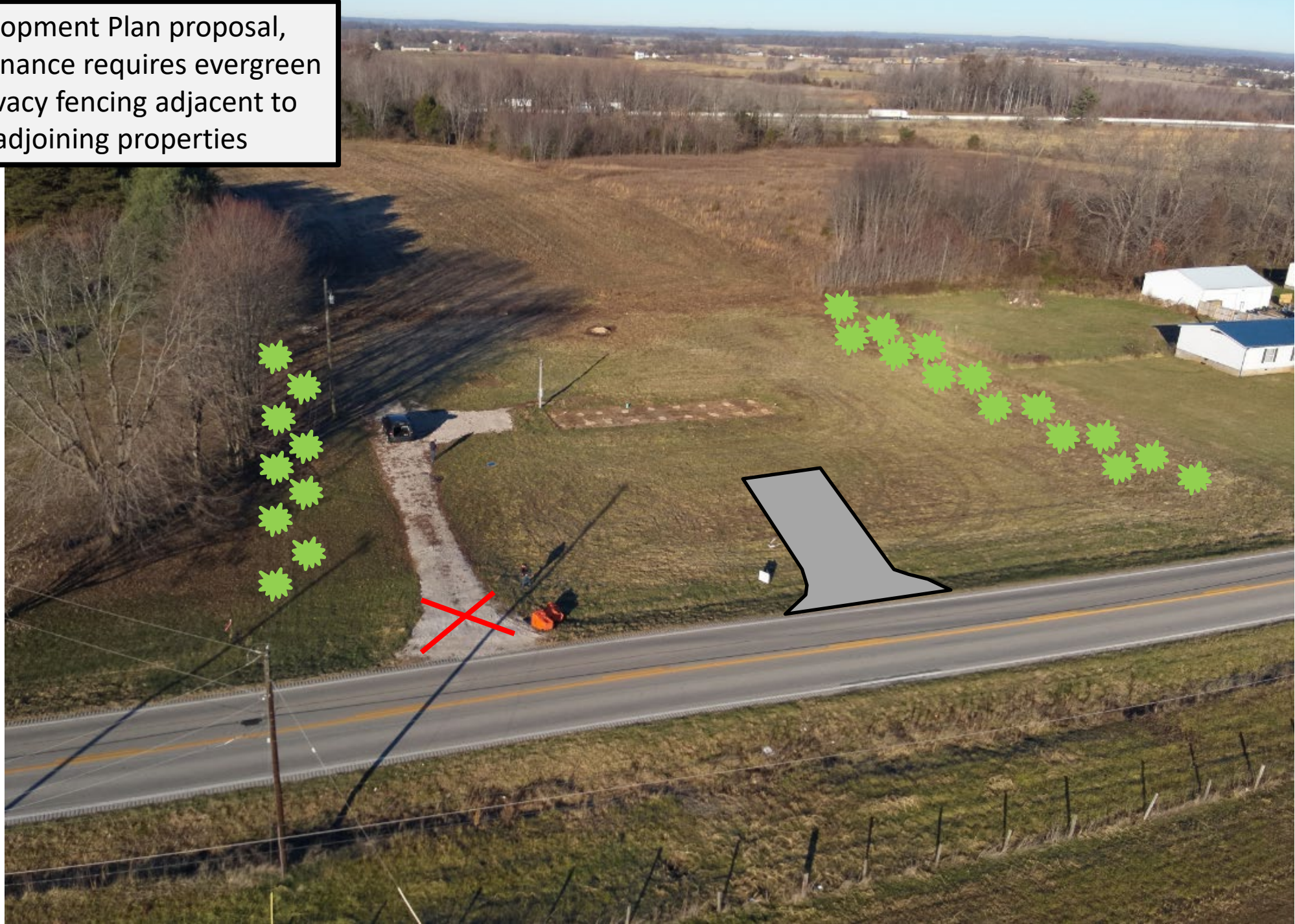


Proposed 2 Lot Plat  
(area in white  
proposed for C-2 Zone,  
area in orange will  
remain R-2)





Upon Development Plan proposal,  
Zoning Ordinance requires evergreen  
trees or privacy fencing adjacent to  
residential adjoining properties





# Zone Changes from Rural Residential (R-2) to General Commercial (C-2)

21 Total: 17 Approved, 2 Withdrawn & 2 Pending

Permit Date	Parcel	Owner	Type	Zone	Proposed Zoning (Map Amendments)	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Acres (All Permits)	Status
11/21/2023	210-00-00-031.01	DEWEILER ROBERT -ETAL-	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	DEWEILER ZONE CHANGE	TO ALLOW FOR A ZONE CHANGE FROM R-2 TO C-2 WITH NO PROJECT PROPOSED AT THIS TIME	11705 S DIXIE HWY, SONORA, KY	13.556	PENDING
09/08/2023	225-00-00-003	ROCKY TOP ESTATES, LLC	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	RECREATIONAL ENTERPRISES (OUTDOOR)	ROCKY TOP ESTATES, LLC RV PARK	MAP AMENDMENT FROM THE RURAL RESIDENTIAL (R-2) ZONE TO GENERAL COMMERCIAL (C-2) ZONE TO ALLOW FOR A PROPOSED RV PARK / RECREATIONAL ENTERPRISE (OUTDOOR) ON SITE	6229 S DIXIE HWY, GLENDALE, KY 42740	5.000	APPROVED
11/21/2022	211-00-00-010	JORDAN DENNIS	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	RECREATIONAL ENTERPRISES (OUTDOOR)	JORDAN GREENHOUSES RV PARK & SELF STORAGE UNITS	ZONE CHANGE TO GENERAL COMMERCIAL (C-2) TO ALLOW FOR A PROPOSED RV PARK (CAMPGROUND & PROPOSED SELF STORAGE UNITS IN ADDITION TO THE PRE-EXISTING GREENHOUSE OPERATION ON SITE	13335 S DIXIE HWY, SONORA, KY 42776	15.000	PENDING
11/01/2022	208-00-00-009	ASH ROBERT EDWIN	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE		ASH COMMERCIAL ZONE CHANGE	TO ALLOW FOR ZONE CHANGE TO GENERAL COMMERCIAL (C-2) WITH NO PROJECT PROPOSED AT THIS TIME	911 GILEAD CHURCH RD	4.780	APPROVED
09/01/2022	225-00-00-005	BSTF INVESTMENTS, LLC	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	RECREATIONAL ENTERPRISES (OUTDOOR)	ROYAL OAK RV PARK	ZONE CHANGE TO GENERAL COMMERCIAL (C-2) TO ALLOW FOR A PROPOSED RV PARK /CAMPGROUND (RECREATIONAL ENTERPRISE)	6353 S DIXIE HWY, GLENDALE, KY 42740	7.778	APPROVED
07/12/2022	207-00-00-033	KERR STELLA K & RICHARD	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	KERR ZONE CHANGE	ZONE CHANGE TO GENERAL COMMERCIAL (C-2) WITH NO PROJECT PROPOSED AT THIS TIME	801 GLENDALE HODGENVILLE ROAD WEST, GLENDALE, KY 42740	4.000	APPROVED
03/22/2022	211-00-00-013	DEVORE MITCHELL & TAMMY	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	DEVORE ZONE CHANGE - NO PROJECT	TO ALLOW FOR ZONE CHANGE TO GENERAL COMMERCIAL (C-2) WITH NO PROJECT PROPOSED AT THIS TIME	13039 S DIXIE HWY SONORA, KY	25.963	APPROVED
02/14/2022	191-00-00-004.02	BROWN JOHN A & CATHY	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	BROWN ZONE CHANGE	TO ALLOW FOR ZONE CHANGE TO GENERAL COMMERCIAL (C-2) WITH NO PROJECT PROPOSED AT THIS TIME	GILEAD CHURCH ROAD, GLENDALE KY 42740	2.500	APPROVED
02/14/2022	208-00-00-004.01	BROWN JOHN A & CATHY	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	BROWN ZONE CHANGE - ACHES & PAINS, SECTION 2, LOT 2 & BALANCE OF WILLIAM BROWN PROPERTY	TO ALLOW FOR ZONE CHANGE TO GENERAL COMMERCIAL (C-2) WITH NO PROJECT PROPOSED AT THIS TIME	1141 GILEAD CHURCH ROAD, GLENDALE KY 42740	87.408	APPROVED
02/09/2022	191-00-00-008.01	HOWLETT PAUL E & ELIZABETH PAIGE	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	HOWLETT ZONE CHANGE	TO ALLOW FOR ZONE CHANGE TO GENERAL COMMERCIAL (C-2) WITH NO PROJECT PROPOSED AT THIS TIME	GILEAD CHURCH ROAD, GLENDALE KY 42740	72.680	APPROVED
11/30/2021	207-00-0A-031	HAGAN DOUG	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	GLENVIEW HEIGHTS, LOTS 28-31 AND AN UNNUMBERED LOT TO BECOME KNOWN AS LOT 31A OF GLENVIEW HEIGHTS	TO ALLOW FOR ZONE CHANGE TO GENERAL COMMERCIAL (C-2) WITH NO PROJECT PROPOSED AT THIS TIME	676 & 708 WEST GLENDALE HODGENVILLE ROAD, GLENDALE KY 42740	3.786	APPROVED
10/19/2021	191-00-00-003.10	HAGAN WARREN DOUGLAS & DEBORAH JANE	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	G. CHILDREN'S HOME, SECTION 2, LOT 11	ZONE CHANGE TO GENERAL COMMERCIAL (C-2) WITH NO PROJECT PROPOSED AT THIS TIME	GLENDALE, KY	12.197	APPROVED
05/14/2013	207-00-00-030	LARRY HAGAN	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE		/ HAGAN FARM SUBDIVISION	TO REZONE RURAL RESIDENTIAL (R-2) TO GENERAL COMMERCIAL (C-2)	1055 GLENDALE HODGENVILLE ROAD	16.725	APPROVED
08/29/2012	225-00-00-014	JOHN & LINDA MATTINGLY	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	C-2 / PROPERTY BY MATTINGLY	TO REZONE A 11.33 ACRE PORTION OF 20 ACRE TRACT	S DIXIE HIGHWAY	11.330	APPROVED
01/11/2006	225-00-00-026	MORRIS KAPLIN	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	NO PROJECT - GENERAL COMMERCIAL /	REZONE THE ENTIRE SITE TO THE GENERAL COMMERCIAL DISTRICT (C-2).	0 SOUTH DIXIE AVENUE (US-31W)	7.380	APPROVED
11/16/2001	253-00-00-041	JOSEPH W & CHERI D BEATTY	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE		R-2:C-2 / ENNIS SUBDIVISION, SECTION 1, LOT 13 AND 14				WITHDRAWN
10/30/2001	217-00-00-044	BOBBY JONES	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	KENNELS	COMMERCIAL KENNEL /				WITHDRAWN
03/21/2001	065-00-00-009	DAN MEREDITH	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	RECREATIONAL ENTERPRISES (OUTDOOR)	VALLEY BLU OUTDOOR SPORTS CLUB, INC - CAMPING / HORSE RIDING AREA /	CAMPGROUND	MEREDITH LANE	57.000	APPROVED
07/28/1999	207-00-00-032	KEY	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE		R-2:C-2 /				APPROVED
01/03/1997	176-00-00-015.01	WILLIAM AND DAWN SAWYER	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	AUTOMOTIVE REPAIR	GENERAL AUTO REPAIR /		3038 UPTON MELROSE RD	4.985	APPROVED
05/14/1996	229-00-00-045.01	COLONELS	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE		2256 WOOLDRIDGE FERRY RD /		2256 WOOLDRIDGE FERRY ROAD	.763	APPROVED



# Reasons for Granting a Map Amendment

## **KRS 100.213**

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

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



## LAND USE ELEMENT

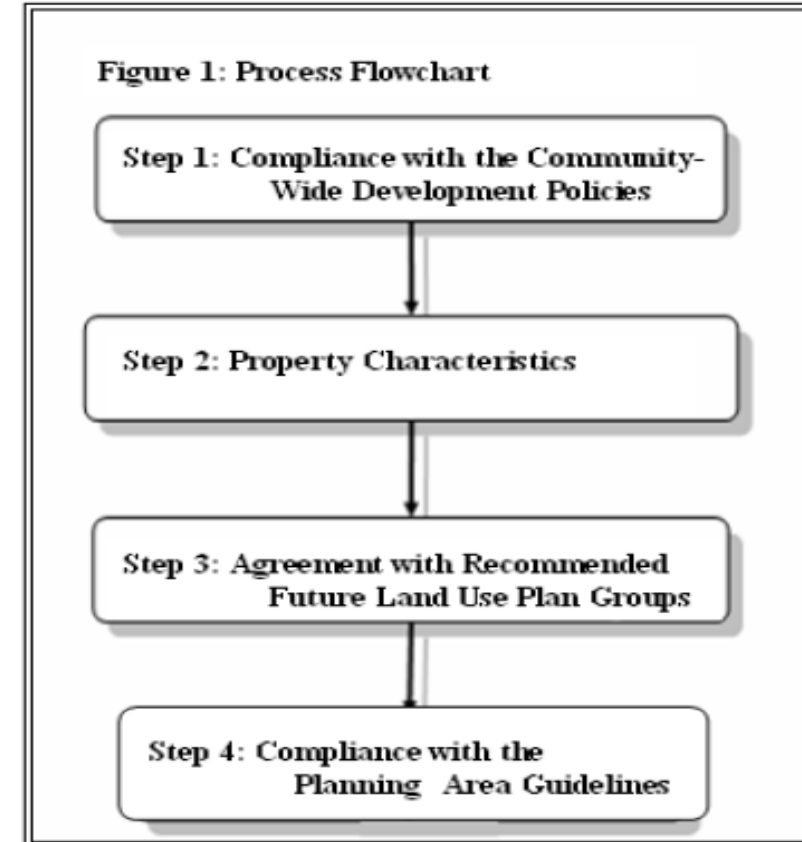
The portion of the Comprehensive Plan used most often to assess future development is the land use element. If a proposed land use is in keeping with the criteria and guidelines as set out in the land use element then approval is more easily obtained.

This Plan provides the criteria and guidelines for development in the form of a recommended land use map and narrative development guidelines.

This plan is a hybrid plan: part map; part guidelines. The Recommended Future Land Use Map is intended to give general guidance relating to the range of uses recommended, as well as the recommended densities and intensities of those uses. Additional guidance is provided in the narrative for each planning area which provides guidelines for future development within each of the distinct areas of the County.

### Using this Plan

The process for determining whether a proposal is in compliance with the land use plan element involves the four steps outlined in **Figure 1**. All steps should be followed in order to completely assess compliance.





# ZONE CHANGE STAFF REPORT

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

**Summary:** The owner, Robert Detweiler is proposing to rezone ±6.657 acre portion of a 7.475 site and a ±6.556 acre site known as Lot 2 of Samuel Subdivision, located at 11705 South Dixie Highway in Sonora, KY from Rural Residential (R-2) to General Commercial (C-2) with no project proposed at this time to be known as 13.209 acre, Lot 2A of Samuel Subdivision.

**Pre-application Conference:** November 21, 2023

**Public Hearing Date:** January 2, 2024 &  
February 6, 2024

**Owners:**  
Robert Detweiler  
6128 Priceville Road  
Munfordville, KY 42765

**Location of Proposed Zone Change:**  
11705 South Dixie Highway in Sonora, KY

**Acreage:** ±6.657 acre portion of a 7.475 acre site  
& ±6.556 acre site

**PVA Parcel Number:**  
210-00-00-031.01 & 210-00-00-019

**Flood Plain:** This subject property is outside of the floodplain according to FEMA Map 21093C0455D (dated 16 August 2007).

**History of the Property:**  
The sites were purchased by Robert Detweiler on April 26, 2023 & October 16, 2023. It contains a pre-existing 1,056 sq. ft. singlewide manufactured home from 2018. The 7.475 acre site had previously been owned by the Akers family since 2000. The 6.556 acre site was platted as Lot 2 of Samuel Subdivision in 1997.

**Zone Map Amendment Request:**  
**FROM:** R-2 (Rural Residential)  
**TO:** C-2 (General Commercial)

**Land Use Group:** Rural Area  
**Planning Area:** South Hardin Area, # 22  
**Existing Land Uses:** Residential / Vacant  
**Zoning History:** R-2 (Rural Residential) was the original zoning for the Subject Property since July of 1995.

**Adjacent Zoning:**  
North – C-1, Routt (3 acres) & R-2, Patterson (8 & 19 acres), Huffman (2.8 acres), Back Forty Rentals (7 acres)  
South – R-2, Hundley (2.8 acres), Hess (6 acres), Walker (2.5 acres)  
East – Larue County  
West – R-2, Isham (75.8 acres) & Sonora City Limits

**Utility Services:**  
Electricity is provided via Kentucky Utilities (KU). Public water is provided via Hardin County Water District #2 with a 6" line on the west side of South Dixie Highway (US 31W).

**Wastewater Treatment:**  
Sewage disposal is accomplished by an On-Site Septic System.

**Glendale Industrial Mega Site:**  
In September of 2021 it was announced that Ford Motor Company and SK On would build a \$5.8 billion joint venture called BlueOval SK consisting of twin battery plants at the nearby Glendale Industrial Mega Site.

**Transportation Considerations:**  
South Dixie Highway (US 31W) is a State Highway with a 60' dedicated right-of-way and 24' pavement in this area.  
The property has approximately 864' of road frontage along Interstate 65.

## COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with the Community-Wide Development Policies (DP 1-14)
<b>DP 1</b> All development should incorporate the protection of natural resources into the development to preserve the character of the County and protect the natural environment.	There is a blueline stream on site, any proposed development would protect this environmentally sensitive area.
<b>DP 2</b> The transportation system should be supported by minimizing the impacts of access points to public roadways and providing connectivity for all developments.	There is one pre-existing driveway access point onto South Dixie Highway (US 31W). Per KYTC only one commercial entrance is permitted in the center of the lot with the pre-existing driveway to be removed.
<b>DP 3</b> Arterial and collector classified roadways should be regulated so that individual lots have limited access points.	Per KYTC only one commercial entrance is permitted in the center of the lot with the pre-existing driveway to be removed. KYTC's most recent traffic counts for 31W in this vicinity are 2,594 ADT (2021).
<b>DP 4</b> New development should be encouraged in areas where public water services are available and can accommodate additional customers.	Public water is available and is provided via Hardin County Water District #2 with a 6" line on the west side of South Dixie Highway (US 31W).
<b>DP 5</b> New development should be encouraged in areas where adequate fire protection services and fire hydrants are available.	The Sonora Volunteer Fire Department is approximately 1.5 miles away. There is a fire hydrant on South Dixie Highway (US 31W) approximately 1.566' to the south.
<b>DP 6</b> Expansion of public utilities should be the responsibility of developers with public agency participation where an increased demand for services is anticipated.	Any proposed development would be responsible to extend utilities onto the site.
<b>DP 7</b> The size and scale of all development should reflect the character and style of surrounding uses.	The adjoining tracts to the north and south are of similar size and used for residential and agricultural purposes, with some commercial activity to the north and to the south within the city limits of Sonora and on the Larue County side of US 31W.
<b>DP 8</b> New development should be allowed only where roadways meet minimum standards.	The property is accessed via South Dixie Highway (US 31W) a state maintained highway with a 60' right-of-way and 24' of pavement width.
<b>DP 10</b> Development shall not be allowed in areas served by inadequate roadways (less than 18 feet in width and less than a 40 foot right-of-way)	South Dixie Highway (US 31W) is a state maintained highway with 60' dedicated right-of-way and 24' pavement width.



Comprehensive Plan Policy –	STEP 2: Property Characteristics (PC 1-10)
<b>PC 1</b> Access Road Characteristics including safe accessibility, road hazards and road capacity and function.	The property is accessed via South Dixie Highway (US 31W) a state maintained highway with a 60' right-of-way and 24' of pavement width. The road is considered a Major Collector by KYTC with an ADT of 2,594 in 2021.
<b>PC 2</b> Fire District, Hydrant and Department	The Sonora Volunteer Fire Department is approximately 1.5 miles away. There is a fire hydrant on South Dixie Highway (US 31W) approximately 1.566' to the south.
<b>PC 3</b> Public Water	Public water is available and is provided via Hardin County Water District #2 with a 6" line on the west side of South Dixie Highway (US 31W).
<b>PC 4</b> Existing land use and densities in the vicinity	The adjoining tracts are all being used for single family residential purposes, agricultural or are vacant, but the adjoining tracts to the north and south are of similar size. With some commercial activity to the further north and within the city limits of Sonora and on the Larue County side of US 31W.
<b>PC 5</b> Proposed Wastewater Treatment System	Sewage disposal is accomplished by an On-Site Septic System.
<b>PC 6</b> Proximity and capacity of schools	No project is proposed, however any commercial activities on site do not anticipate any impact to the local schools.
<b>PC 7</b> Existing Natural Features	There is a blueline stream on site, any proposed development would protect this environmentally sensitive area.
<b>PC 10</b> Growth Trends	Recent commercial projects nearby the Sonora exit of I-65 include the South Dixie Pharmacy, a new Family Dollar / Dollar Tree store, HMH South Hardin Family Care Center, Devore Stables and the Shinin' B Trailer Sales.  Since 2020, we have received 6 Zone Change applications in the Sonora area for non-residential zones.  The site is within 5.6 miles of the proposed BlueOvalSK Battery Park. A joint venture between Ford Motor Company and SK On that will invest approximately \$5.8 billion to build twin battery plants that will employ an estimated 5,000 workers targeted to open in 2025.

Comprehensive Plan Policy – Rural Area	STEP 3: Agreement with Recommended Land Use Plan Group (LU 1-6)
	The Comprehensive Plan states that, "The Rural Areas in Hardin County are located at the outer limits of the County, generally at points farthest away from the County's centers of development". While this is true for the site being on the outer limits of the County at the Larue County line; it ignores the sites strategic location on the edge of Sonora City Limits between South Dixie Highway (US 31W) and Interstate 65, near the KY 84 and US 31W intersection at the Sonora Interstate exit.  The recommended Land Use Pattern and Development Criteria states that "commercial and industrial development within these areas should be limited to major crossroads that serve the local demand, not regional or area-wide demand." This site is approximately 3000' from the major crossroads of US 31W and KY 84 at the Sonora exit of I-65.
Comprehensive Plan Policy – PA #22 South Hardin Area	STEP 4: Compliance with the Planning Area Guidelines (PA 1-7)
The Comprehensive Plan notes that, this large rural planning area is adjacent to three other counties – Larue, Hart and Grayson and surrounds two cities - Sonora and Upton.	The recommended Land Use Pattern and Development Criteria states that "any commercial development within the area should be limited to major crossroads in the area" and that, "any commercial development in this area should be limited to that serving local demand, not regional or area-wide demand."

STAFF REVIEW AND RECOMMENDATION	
The Staff finds that the proposed zoning is in agreement with Steps 1, 2, 3 & 4 of the adopted Comprehensive Plan plus the following findings:	
<ul style="list-style-type: none"> <li>The property is located on a state highway, South Dixie Highway (US 31W), a major collector; with adequate water and electricity available at the site,</li> <li>The property is located in close proximity to the city limits of Sonora and the Sonora exit of Interstate 65 where there has been commercial growth recently,</li> <li>The property is near the "major crossroads" of KY 84 and US 31W as referenced in the Rural Area and South Hardin Area,</li> <li>The property is also adjacent to Interstate 65 which is a noise generator discouraging future residential development,</li> <li>The property is 5.6 miles from the Glendale Industrial Megasite where the BlueOvalSK twin battery plants are being built,</li> <li>The existing R-2 Zone assigned to the subject property in 1995 may now be inappropriate and the proposed map amendment to C-2 may be more appropriate.</li> </ul>	
The Staff recommends that the Zoning Map Amendment, be <b>APPROVED</b> .	



**RESOLUTION 2024-001**  
**MAP AMENDMENT**  
**Rural Residential (R-2) to General Commercial (C-2)**

- 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 Area of Hardin County and within the South Hardin Planning Area (#22);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Rural Residential Zone (R-2) to a General Commercial Zone (C-2) with no project proposed at this time.

**NOW THEREFORE, BE IT RESOLVED**, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Robert Detweiler known as PVA #210-00-00-031.01 and identified as being approximately a  $\pm 6.657$  acres &  $\pm 6.556$  acres located at 11705 South Dixie Highway (US 31W) in Sonora, Kentucky be granted a zone change from the existing Rural Residential Zone (R-2) to a General Commercial Zone (C-2), 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 C-2 Zone is in agreement with the Comprehensive Plan's following Policies, Goals & Objectives:

Step 1:	Development Policies 1-8 & 10;
Step 2:	Property Characteristics 1-7 & 10;
Step 3:	Land Use Plan Group: Rural Area
Step 4:	Planning Area: South Hardin Planning Area (#22)

**Goal 5:** TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

**Objective:** 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

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

**Objectives:** 1. To provide adequate space for the proper location of commercial and industrial land use.  
5. To use all resources available to attract new commercial, service and industrial development.

**ADOPTED THIS SIXTH DAY OF FEBRUARY 2024.**

\_\_\_\_\_  
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 2024-001 as presented

The proposed Map Amendment from R-2 to C-2 is in Agreement with the 4 Step Process as outlined in the Comprehensive Plan and the following Goals & Objectives.

Step 1:	Development Policies 1-8 & 10;
Step 2:	Property Characteristics 1-7 & 10;
Step 3:	Land Use Plan Group: Rural Area
Step 4:	Planning Area: South Hardin Planning Area (#22)

**Goal 5:** TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

**Objective:** 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

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

**Objectives:** 1. To provide adequate space for the proper location of commercial and industrial land use.  
5. To use all resources available to attract new commercial, service and industrial development.

---

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 C-2 is **NOT** in Agreement with the 4 Step Process as outlined in the Comprehensive Plan.



# MAP AMENDMENT

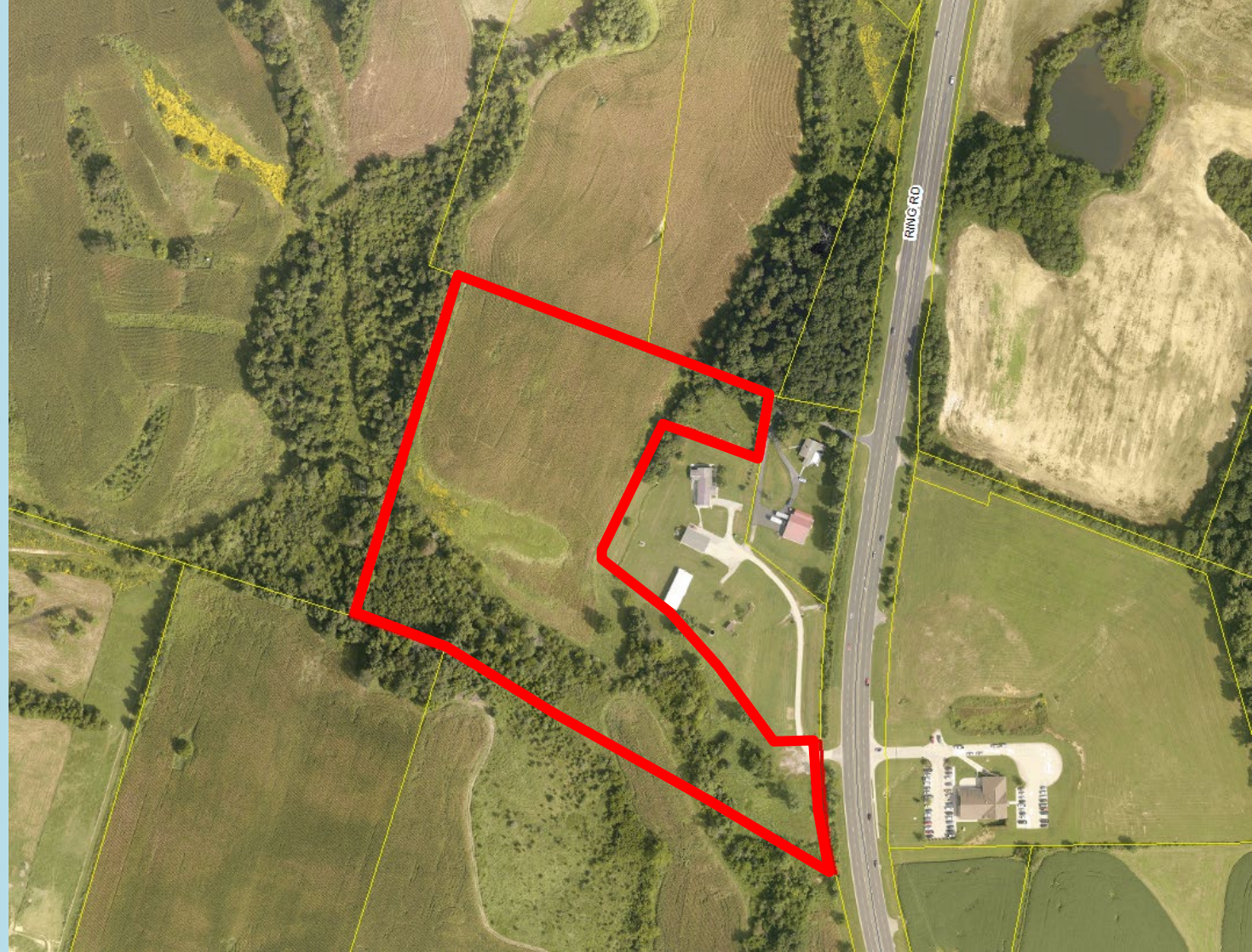
TL Wise

6 February 2024

## Zone Map Amendment Request:

**FROM:** R-1 (Urban Residential)

**TO:** C-2 (General Commercial)



**Summary: The applicant is requesting a Zone Change from Urban Residential (R-1) to General Commercial (C-2) with no project proposed at this time. The property is a 14.45 acre site known as Lot 5A of Goose Landing Estates located on the West side of Ring Road, Elizabethtown, KY (across from 831 Ring Road).**



# 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

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- A. Meeting Notification
- B. Vicinity Map
- C. Future Land Use Map
- D. Planning Area Maps & Analysis
- E. Zoning Map
- F. Aerial Photos
- G. Amended Record Plat of Goose Landing Estates, Lot 5 (2013)
- H. Secretary of State City Limit Map
- I. City of Elizabethtown Zoning Map
- J. City of Elizabethtown Comprehensive Plan
- K. Character of the Area Analysis
- L. Photos of the Site
- M. KYTC Email re: Commercial Entrance Locations
- N. Recommendation of Screening for Future Development
- O. Analysis of Zone Changes from Urban Residential (R-1) to General Commercial (C-2)
- P. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- Q. \*Zone Change Application
- R. \*Comprehensive Development Guide
- S. \*Development Guidance System Ordinance

\*Not provided in PowerPoint



**Public Notification**

**LEGAL**  
Notice is hereby given that the Hardin County Planning & Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday February 6, 2024 in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the zoning map from the R-1 – URBAN RESIDENTIAL ZONE TO THE C-2 GENERAL COMMERCIAL ZONE WITH NO PROJECT PROPOSED AT THIS TIME FOR A +/- 14.45 ACRE SITE LOCATED ON THE WEST SIDE OF RING ROAD (ACROSS FROM 831 RING ROAD), ELIZABETHTOWN, KY 42701 KNOWN AS LOT 5A OF GOOSE LANDING ESTATES.



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

COPY

January 19, 2024

**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 known as Lot 5A of Goose Landing Estates. The owner, T L WISE LLC, is requesting a Zoning Change for A +/- 14.45 ACRE SITE LOCATED ON THE WEST SIDE OF RING ROAD, Elizabethtown, KY. (Across from 831 Ring Road) – See Enclosed Map

The hearing will be held as follows:

DATE: FEBRUARY 6, 2024

TIME: 5:00 PM

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

EXISTING ZONE: R-1 - URBAN RESIDENTIAL ZONE

PROPOSED ZONE: C-2 - GENERAL COMMERCIAL ZONE

REQUEST: MAP AMENDMENT FROM THE URBAN RESIDENTIAL ZONE (R-1) TO THE GENERAL COMMERCIAL ZONE (C-2) WITH NO PROJECT PROPOSED AT THIS TIME

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

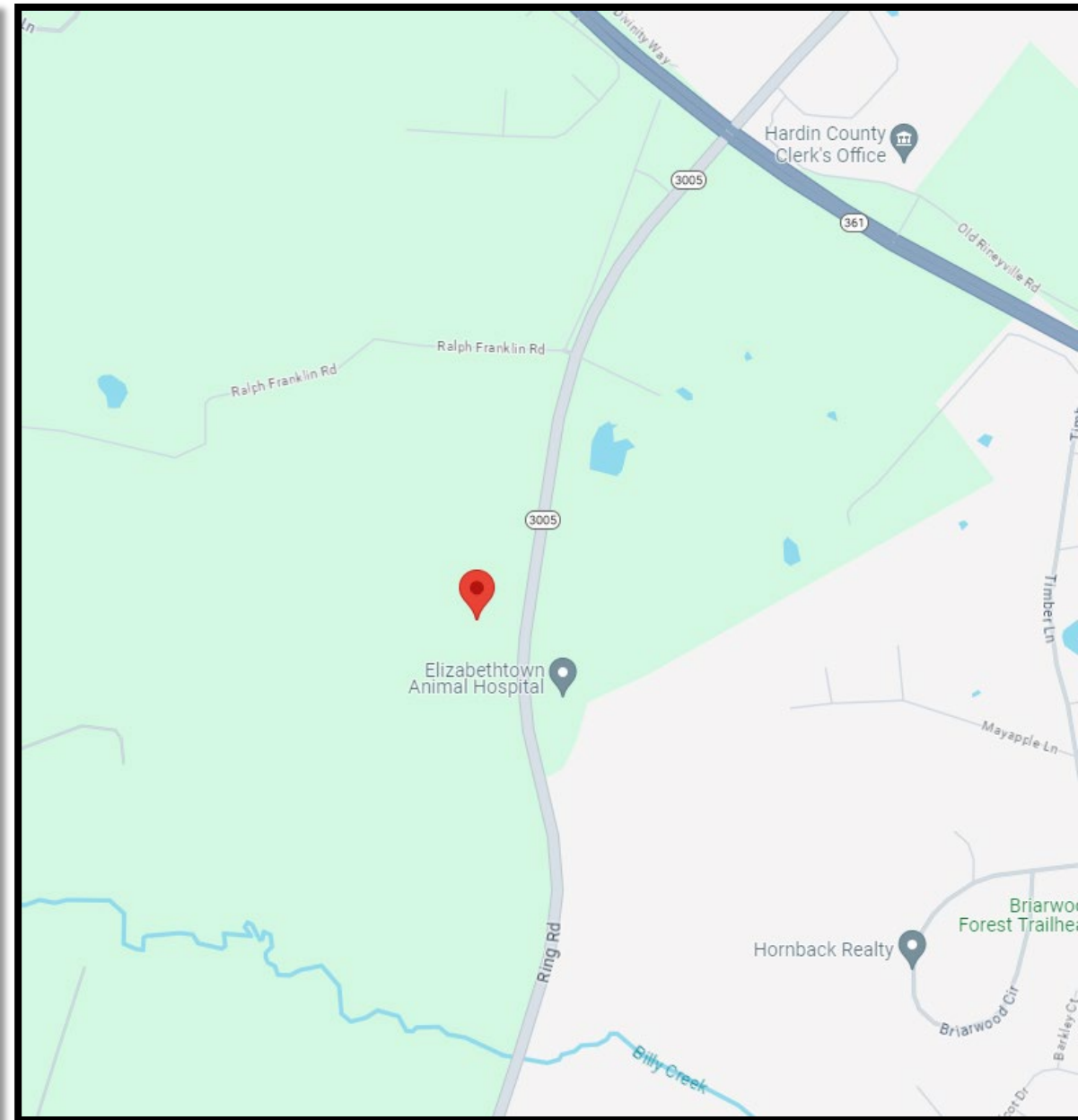
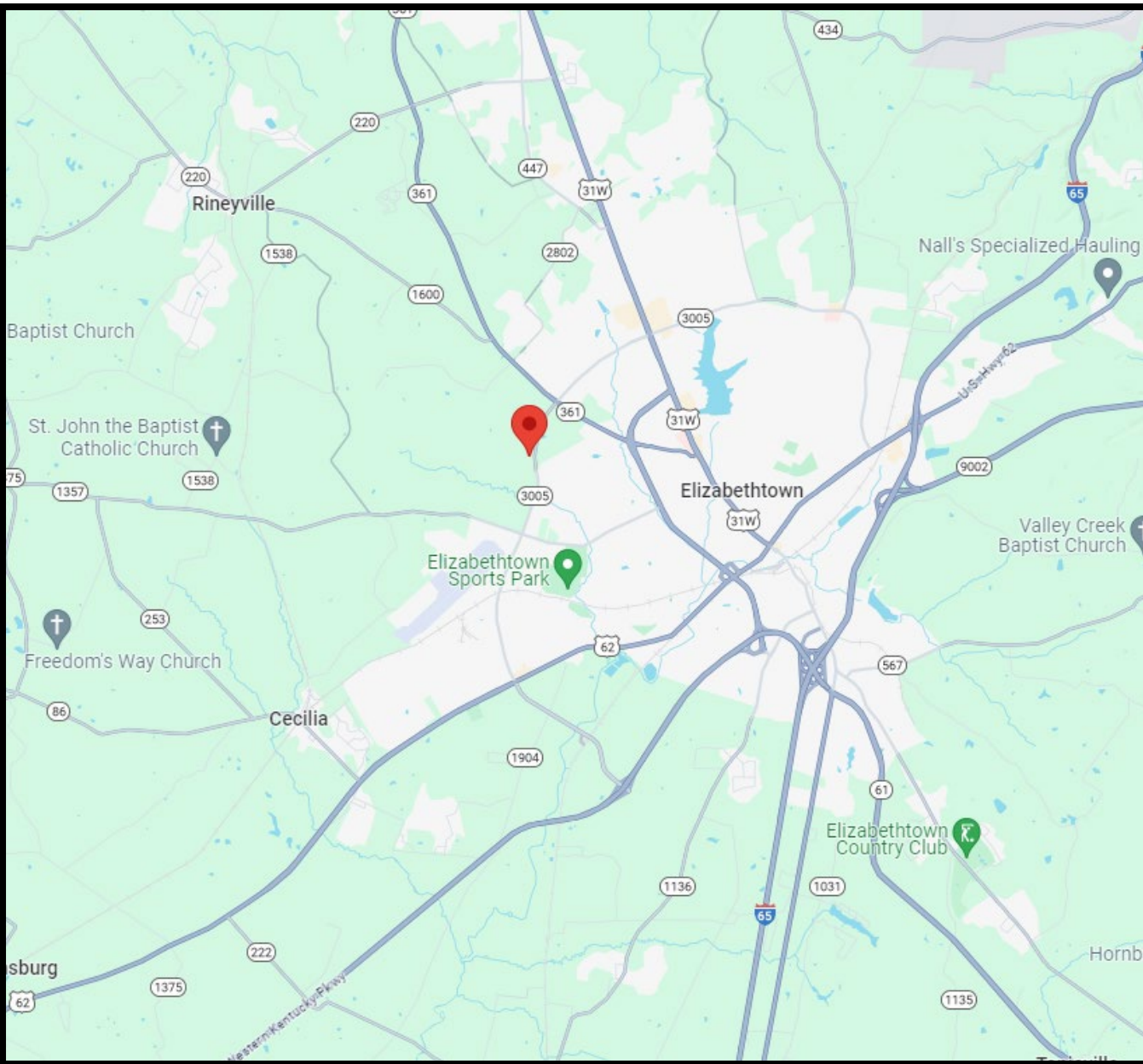
First class mailings sent to 11 owners that adjoin or are within 1200' of road frontage

Newspaper Ad on Saturday January 27, 2024



Two signs posted on site since January 22, 2024







# Hardin County Future Land Use

## A. Urban Areas

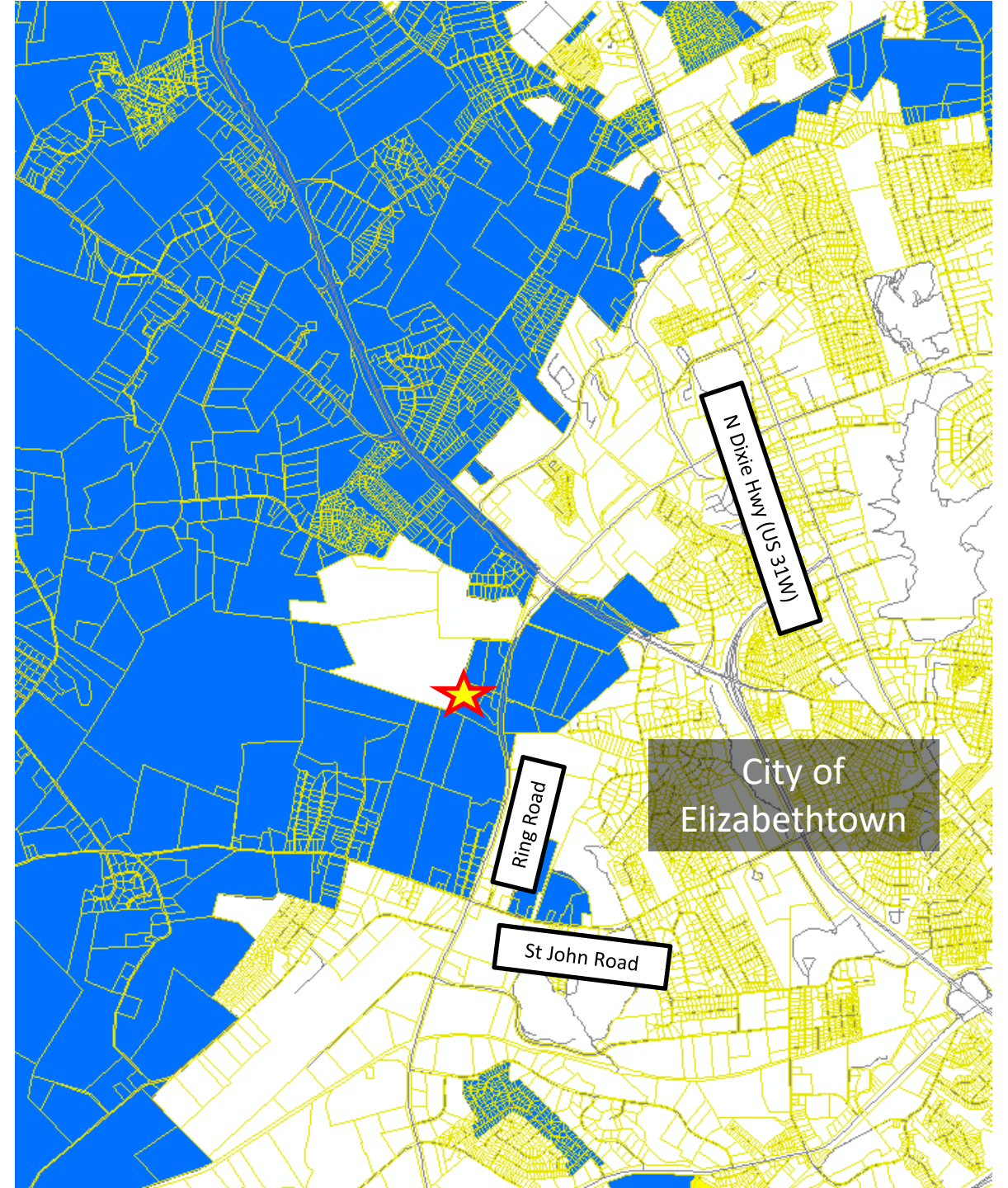
**Introduction:** Urban areas in Hardin County are those surrounding incorporated jurisdictions within the County. In particular, urban areas surround Elizabethtown, Vine Grove and Radcliff. As areas adjacent to established city environments the urban areas identified by this plan are more intensely developed. These areas are marked by having the highest levels of infrastructure and utility service.

**Natural Features:** Generally, the lands within the urban areas identified in this plan are flat to gently rolling. These areas are relatively unaffected by poor soils and are not subject to flooding.

**Existing Land Use:** The land use pattern in urban areas in Hardin County is the most densely developed in the community. Along the more significant arterial roadways of the community, there is a mix of commercial and very high-density residential use. In some instances, there are light industrial uses.

**Recommended Land Use Pattern and Development Criteria:** The following are recommended land use types for Urban Areas generally. Also provided are general guidelines for development in Urban Areas.

- Along major and minor arterials in the urban areas, convenience and general commercial uses are appropriate.
- Growth for the community should be reoriented into these areas.
- Away from major and minor arterials, neighborhood commercial as well as convenience commercial uses may be appropriate.
- Access points to collector and higher classification roadways should be limited by using common access points, frontage roadways and access management techniques.
- In areas with higher density or opportunities for the provision of centralized or decentralized sewage disposal systems should be explored and required where appropriate.
- Residential use in this area should be limited to Urban residential only with other less dense development prohibited.



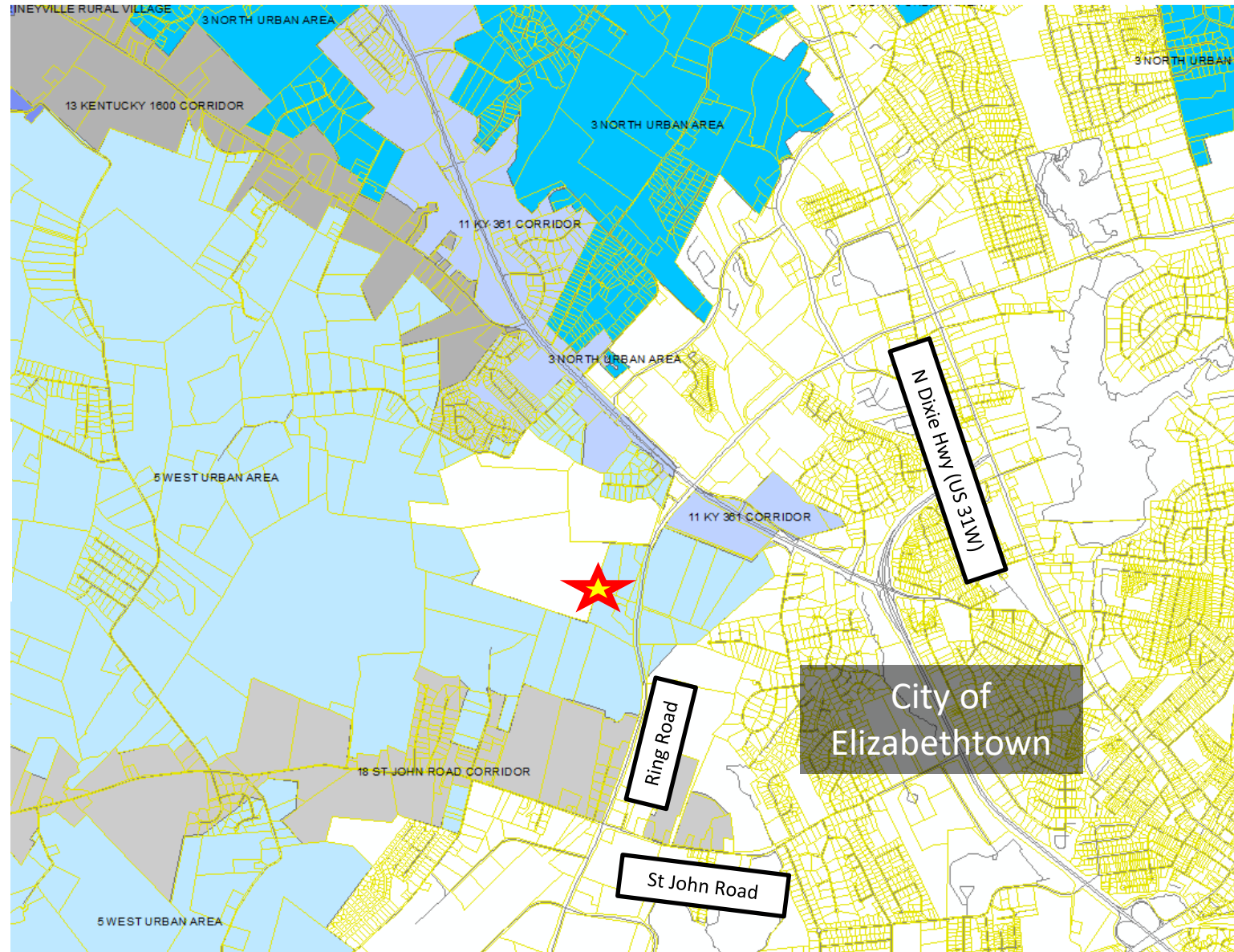


# Planning Area Map

## 5. WEST URBAN AREA

### 5. West Urban Area

- **Introduction:** This planning area, part of the Urban Area Planning Group, includes a westerly expansion of the Urban Growth Sector of the previous comprehensive plan. It is located generally to the west of the cities of Elizabethtown and Vine Grove and extends from the Western Kentucky Parkway to the south to nearly Meade County to the north. It is adjacent to three road corridors, Leitchfield Road, St Johns Road and Rineyville Road. The western boundary of the West Urban area is the Natural Resource Area, one of the planning groups. This area is also adjacent to Rineyville and Cecilia, two of the four Villages.
- **Existing Land Use:** The existing land use pattern in this area is predominantly urban residential. Subdivisions in this area established prior to the establishment of land use controls in the County include Windgate West, Sunny Slopes and Quail Meadows. The new residential subdivisions, with street construction in this area, include portions of LaVista (284 lots), Bridlegate (41 lots), Rockwood (58 lots), Bacon Creek Meadows (65 lots), Ranch Hollywood (119 lots), Habersham (58 lots) and Trotters Ridge (102 lots).
- **Recommended Land Use and Development Criteria:**
  - The recommended land use pattern for the West Urban Area is predominantly urban residential.
  - New development in this area is recommended to employ decentralized wastewater collection and treatment that would facilitate the eventual connection to the regional sewer system in the future.
  - If an on-site wastewater disposal option is selected then lot sizes must be adequate for long term maintenance and repair.
  - Access, to individual residential lots, should be limited on collector and local roadways and strictly regulated along arterials in this area in order to preserve traffic flow.
  - Non-residential development particularly commercial activities are not encouraged. Such uses are recommended for adjoining corridors and villages and will serve this area.
  - As infrastructure allows, higher density development should be encouraged.
  - Development in this area should be logical not "leapfrog" development in order to allow for logical infrastructure improvements.

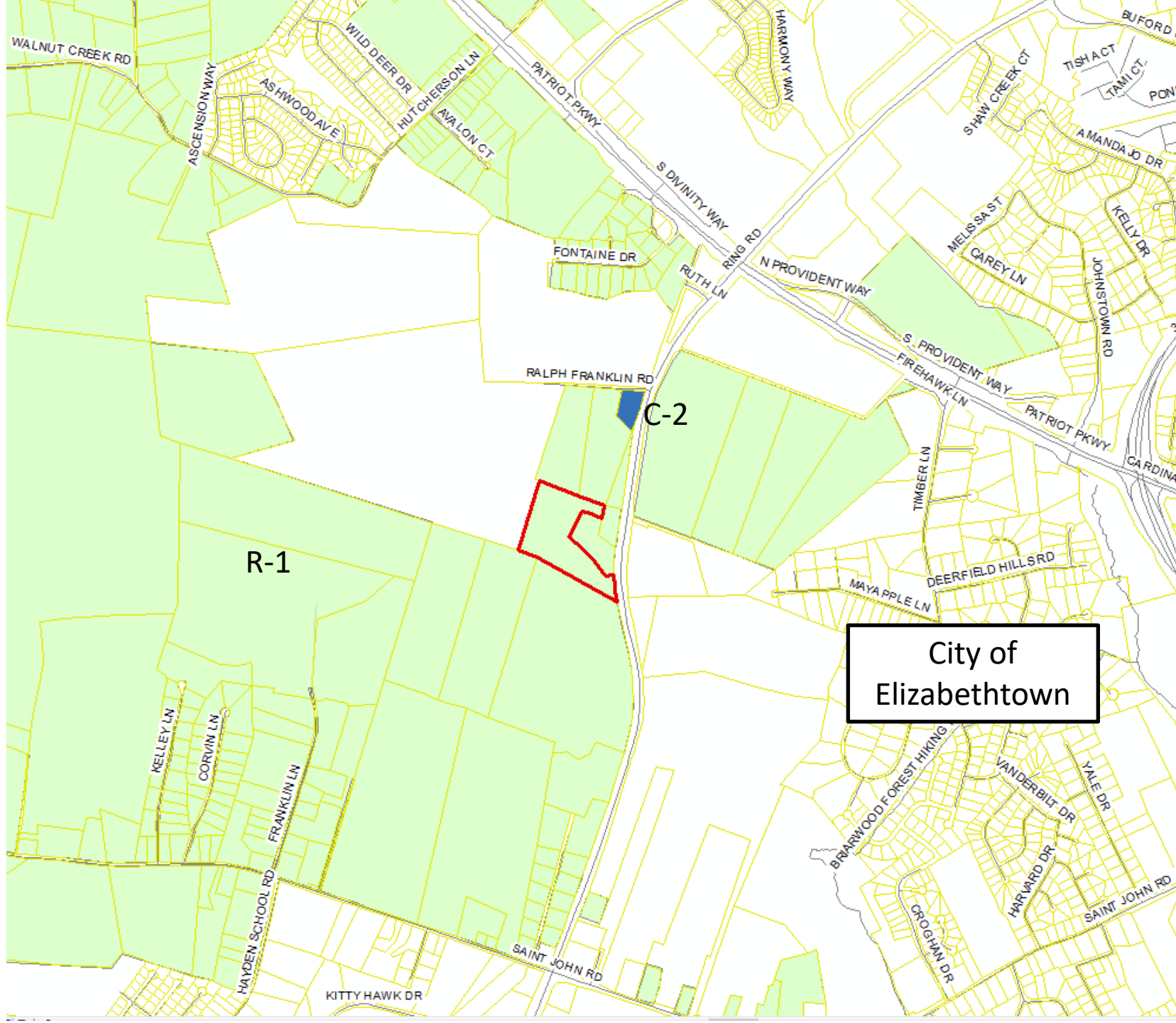




MasterZone

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





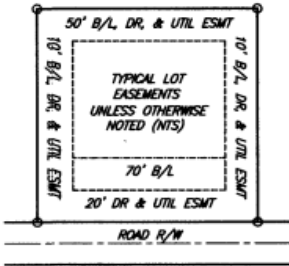
- streams
- Hardin\_Wetlands
- Hardin\_100Flood
- hardin\_sinkhole
- 











APPROX. BLUE STREAM

CITY OF ELIZABETHTOWN

LOT 7 GOOSE LANDING ESTATES PC 1, SHEET 5443

LOT 6 GOOSE LANDING ESTATES PC 1, SHEET 5443

**Lot 5A**

LOT 5A  
14.4499 ACRES

SHEPHEEN & LINDA MOUSER  
DB 1268, PG 384  
LOT 1 PLUM HILL  
PC 1, SHEET 4641

DONALD BEELER  
DB 1290, PG 789  
LOT 1 NICK'S ACRES  
PC 1, SHEET 5018

NICK'S ACRES  
LOT 2B  
4.2852 ACRES

PARCEL "A"  
0.5441 AC.

LOTS 2B & 5A SHARE A 60' WIDE  
100' LONG INGRESS/EGRESS &  
UTILITY EASEMENT. A STATE HWY  
ENTRANCE PERMIT WILL BE REQUIRED.

ELIZABETHTOWN CITY LIMITS

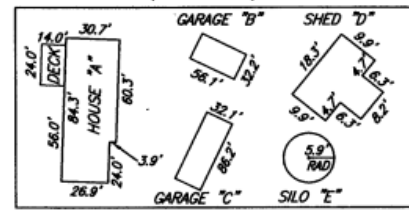
ROY HILTON  
DB 187, PG 143

EXISTING WITNESS  
PIN 5.0' ONLINE

LOT 4 GOOSE LANDING ESTATES  
PC 1, SHEET 5443

RING ROAD (KY HWY 3005) R/W VARIES  
50' PAVEMENT WIDTH

STRUCTURES DETAIL  
(NOT TO SCALE)



**UTILITY CERTIFICATION**

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE MY PREVIOUSLY GRANTED EASEMENTS.

8-16-13 DATE	<i>Myra Hunt</i> REPRESENTATIVE
8-15-13 DATE	<i>NOLIN</i> ELECTRIC COMPANY REPRESENTATIVE
8-15-13 DATE	<i>Paul HONOHY</i> TELEPHONE COMPANY REPRESENTATIVE
8-15-13 DATE	<i>H. C. W. D.</i> WATER COMPANY REPRESENTATIVE
DATE	REPRESENTATIVE N/A GAS COMPANY

**PLAT LEGEND**

- 1/2" X 24" STEEL REBAR SET WITH A YELLOW ID CAP STAMPED "G.S. TURNER PLS 2153"
- ▲ 1/2" REBAR FOUND WITH A YELLOW ID CAP STAMPED "G.S. TURNER PLS 2153"
- 1/2" REBAR FOUND WITH AN ORANGE ID CAP STAMPED "WITNESS PLS 2153"
- 1/2" STEEL REBAR FOUND WITH AN ORANGE ID CAP STAMPED "D. CLEMONS PLS 3383"
- 1/2" STEEL REBAR FOUND WITH AN ORANGE ID CAP STAMPED "T.W. FOWLER PLS 2095"
- △ UNMARKED MEANDER POINTS
- ◇ OAK TREE WITH WITNESS MONUMENTS
- E- C/L OF 30' OVERHEAD ELECTRIC EASEMENT
- S- C/L OF SANITARY SEWER EASEMENT
- SANITARY SEWER MANHOLES
- - - APPROX C/L OF BLUE LINE STREAM
- ▨ STREAM BUFFER ZONE

**AMENDED RECORD PLAT OF:**

**NICK'S ACRES LOT 2A & GOOSE LANDING ESTATES LOT 5**

RING ROAD, ELIZABETHTOWN, HARDIN CO., KENTUCKY 42701

OWNER: BEELER IV, INC. (AND) BERNARD & CHRISTINE BEELER  
912 RING ROAD ELIZABETHTOWN, KY. 42701 912 RING ROAD ELIZABETHTOWN, KY. 42701

SCALE: 1 IN. = 120 FT.	DWG. BY: RON BAXTER	PIN # 185-00-00-015 & 185-00-00-015.04
DATE: 6-14-13	AREA: 18.7351 ACRES	DWG. NAME: TURNER ENGINEERING RING ROAD/AMBEELER
BILL: 13-090	SOURCE: DB 302, PG 67 & DB 1342, PG 552	

**TURNER ENGINEERING**  
A DIVISION OF NEW BANKS INC.  
5735 NORTH DIXIE HIGHWAY  
ELIZABETHTOWN, KENTUCKY 42701  
PH. (270) 737-3232 ~ FAX (270) 769-5497



# Secretary of State City Limits







About



Legend



Layers

# Official Zoning Map

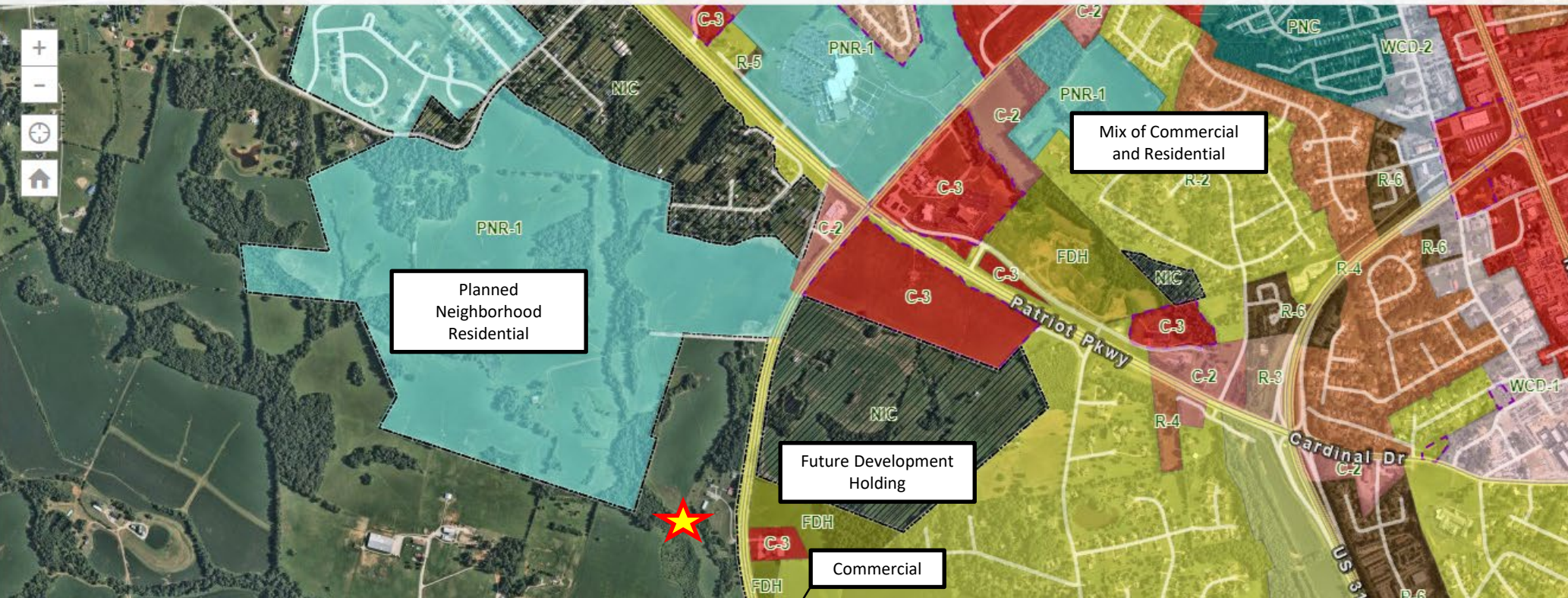
## Official Zoning Map

Official Zoning Map for City of Elizabethtown, Ky. Search by address or place name. Select a Zoning District for more detail.

Last modified 10/13/23, 2:40 PM

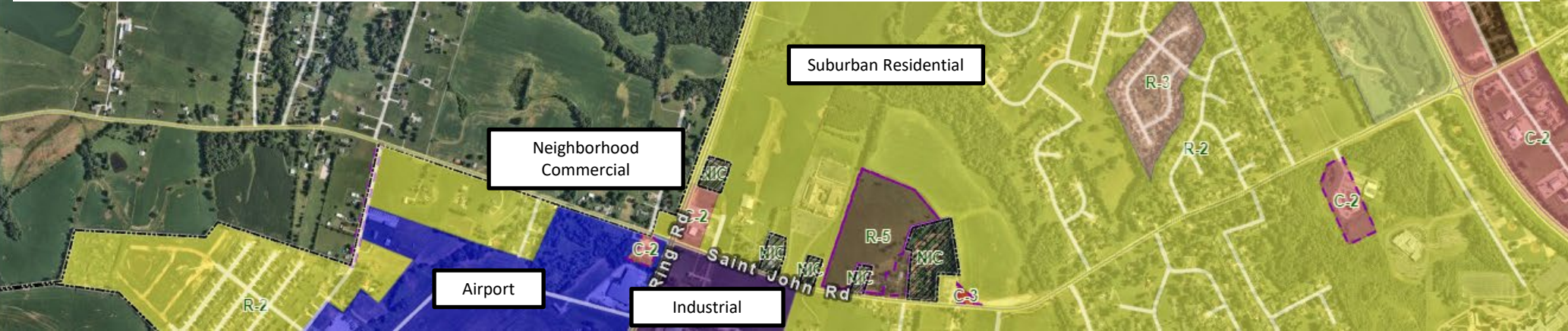
50 views.

[More information](#)



**§ 154.063 C-3 REGIONAL COMMERCIAL.**

(A) *Generally.* This district is composed of areas to be used for businesses which require a high volume of passing vehicular traffic to provide the support necessary for successful operations. These are commonly retail and other uses which are necessary for the economic viability of the community and the region. Applied to areas with high traffic capacities and high visibility, as well as areas where infrastructure necessary to support this type and scale of use is in place.





# City of Elizabethtown Comprehensive Plan

## Sub Area 7: Ring Road West

### Existing Land Use & Character

This sub area is largely undeveloped but has significant potential for future development due to the road network and infrastructure. Some parcels in this sub area are outside the current city limits. This area includes pockets of Suburban Residential that are mostly concentrated towards North Dixie Avenue and the Elizabethtown Bypass (U.S. 31W Bypass). Public or institutional uses that are along Ring Road include the Hardin County Government Center, Hardin County EMS, and GC Burkhead Elementary School. Addington Field - Elizabethtown Regional Airport is south of this sub area as well as the Elizabethtown Sports Park. Scattered commercial uses are also located along Ring Road with new, larger-scale commercial development mainly occurring closer to US 31W.

Although this location has land uses similar to surrounding sub areas, this area is unique due to the commercial potential along Ring Road. This road, as an important corridor for traffic in the community, is one of the most traveled roadways and links the high-traffic commercial areas of Elizabethtown to its industrial areas.

### Planning Issues & Opportunities

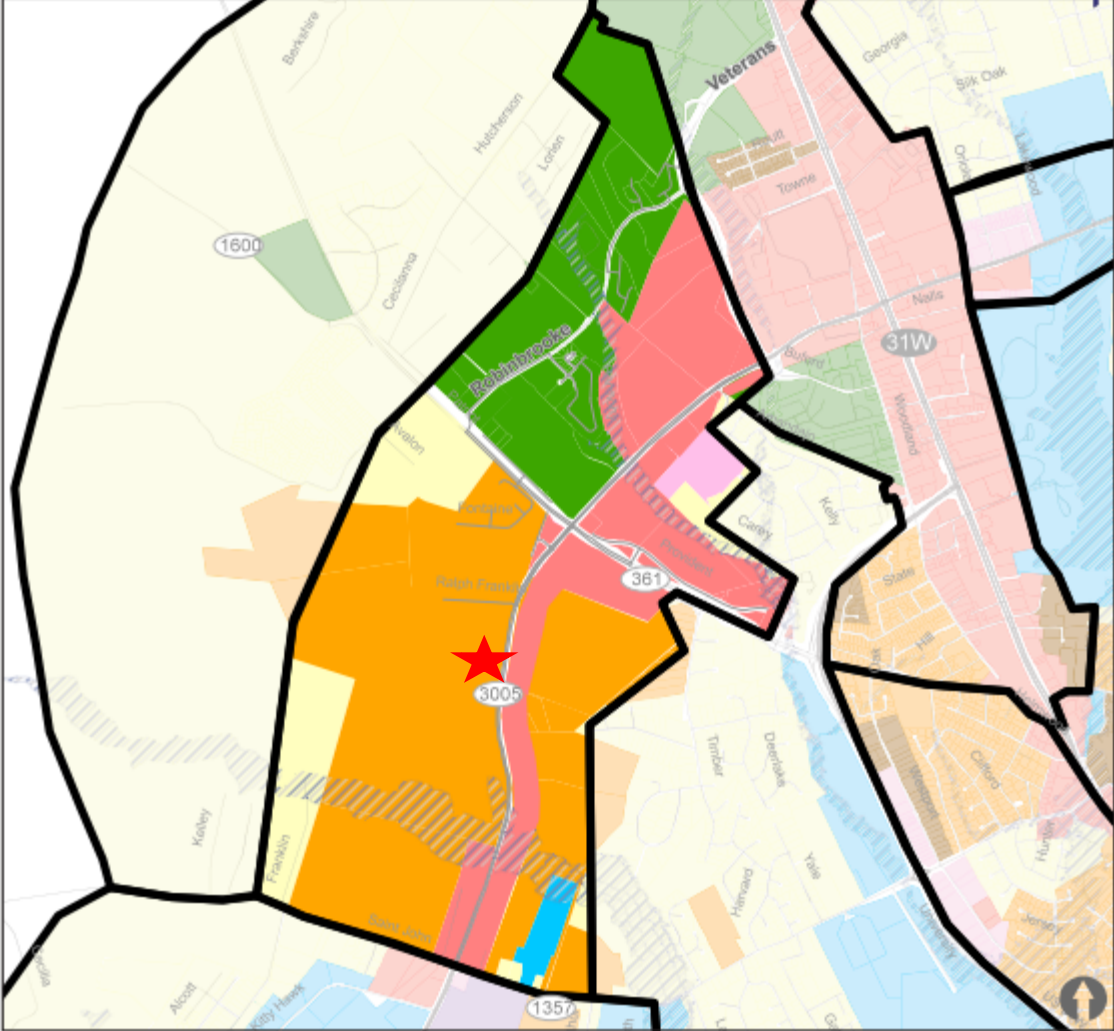
The community identified the following planning issues and opportunities for Sub Area 7:

- The aesthetics of commercial buildings along the corridor should follow guidelines to ensure high-quality development.
- Traffic congestion along Ring Road is a concern.
- Access management could become an issue.
- High-density or moderate-density residential development can be used as a transition between commercial and low-density residential.
- Open space should be included in new commercial and residential developments.
- Low-density development along Ring Road should be discouraged.

### Recommended Land Use Patterns

The recommended land use pattern for this sub area includes a combination of commercial and residential uses. The northern portion of this area is primarily targeted for more dense development of Regional Commercial and Mixed-Use between Veterans Way and Patriot Parkway with some limited areas of Neighborhood Commercial. Additional Regional Commercial is recommended along the eastern side of Ring Road south of Patriot Parkway as well as at major intersections. Urban Residential uses comprise the remaining areas with limited Suburban Residential.

## Sub Area 7: Recommended Land Use Map



### LEGEND

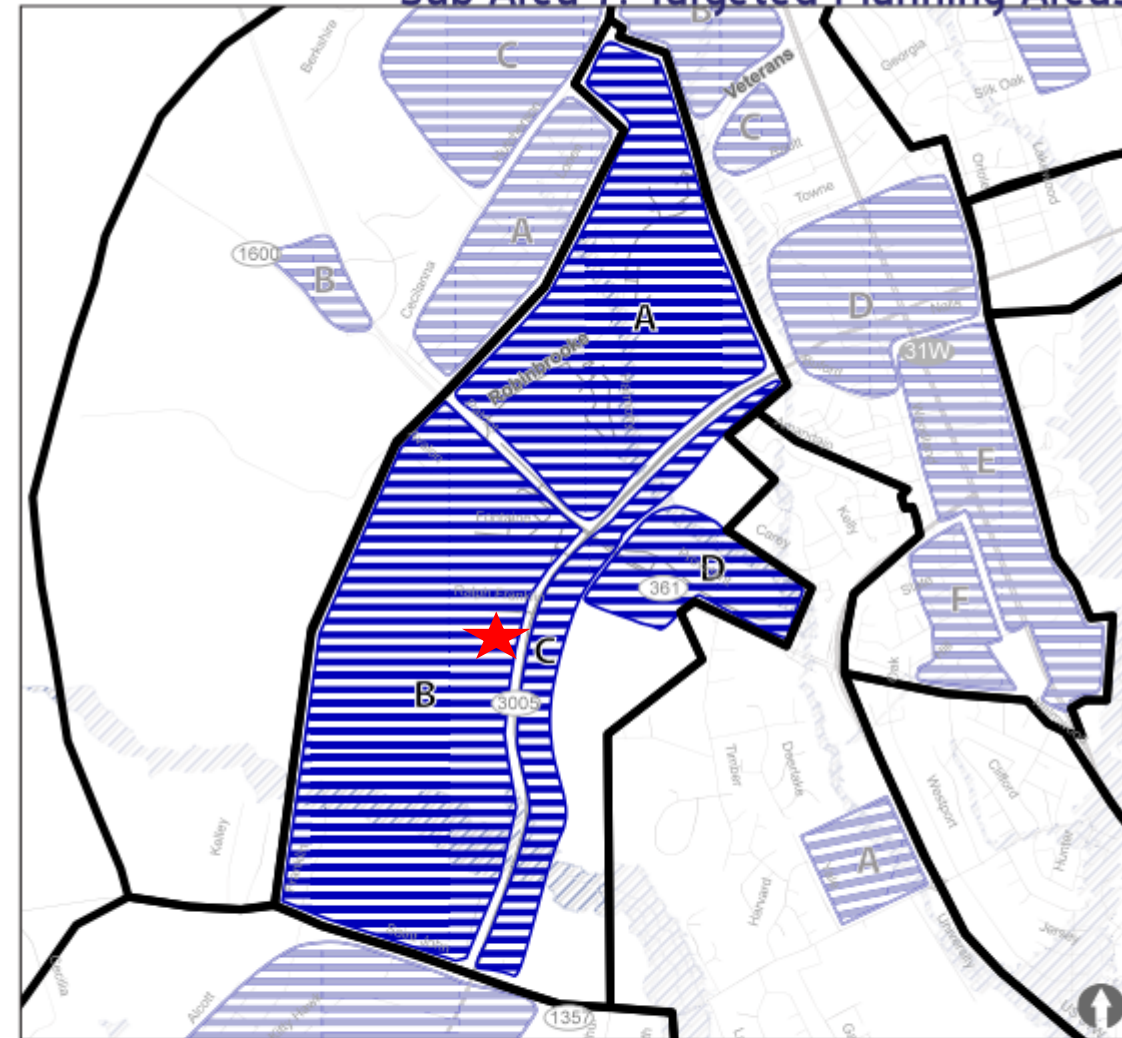
— Road Centerline	▨ Flood Zone	■ Downtown Mixed-Use	■ General Service Commercial
— Railroad	■ Suburban Residential	■ Mixed-Use Area	■ General Industrial
▭ Sub Areas	■ Urban Residential	■ Neighborhood Commercial	■ Regional Industrial
	■ High-Density Residential	■ Regional Commercial	■ Community Facilities



**Targeted Planning Area B:** This area includes the properties west of Ring Road between Patriot Parkway and St. John Road. The majority of this area is currently undeveloped with some areas of low-density residential or agricultural uses. Because this area has direct access to Ring Road, flexibility could be needed for larger developments that incorporate transitions in use and density but low-density development should be discouraged. Flood-prone areas also exist along Billy Creek that should be considered.

- Areas of Regional Commercial are identified near the intersection of Patriot Parkway and St. John Road. Commercial could be appropriate along other areas that have frontage along Ring Road, but options for higher-density residential along Ring Road are more desirable.
- The majority of this targeted planning area is identified as Urban Residential to provide needed areas for residential growth that also have road access that can serve anticipated traffic.
- Neighborhood Commercial that serves the immediate area, as well as High-Density Residential, could also be appropriate if transitions are provided.
- Access points should preferably be located to allow vehicles to use existing signalized intersections, if possible. If access points are allowed along Ring Road at locations other than signalized intersections, they should be limited to right-in/right-out access.
- Vehicular connections should be included to adjacent residential areas.
- Pedestrian connections should be considered to adjacent development as well as development located behind the property.
- Landscaping should provide visual interest and appeal from Ring Road. Landscaping should have a diversity of heights, colors, and types of planting material rather than provide a monotonous and repetitive design. All landscaping should be designed with long-term maintenance as a priority.
- All materials should be durable and varied in a thoughtful manner to enhance the aesthetic quality of the development, but the variation of materials should not detract from the overall design.
- Signage should be limited, minimal in size, and be visually consistent with the building materials used throughout the development.
- Parking should be encouraged to be located to the rear of buildings or otherwise creatively designed.
- All development should be sensitive to floodplain and should be used for active or passive recreation and/or drainage retention. Drainage issues should also be considered for all development.

## Sub Area 7: Targeted Planning Areas

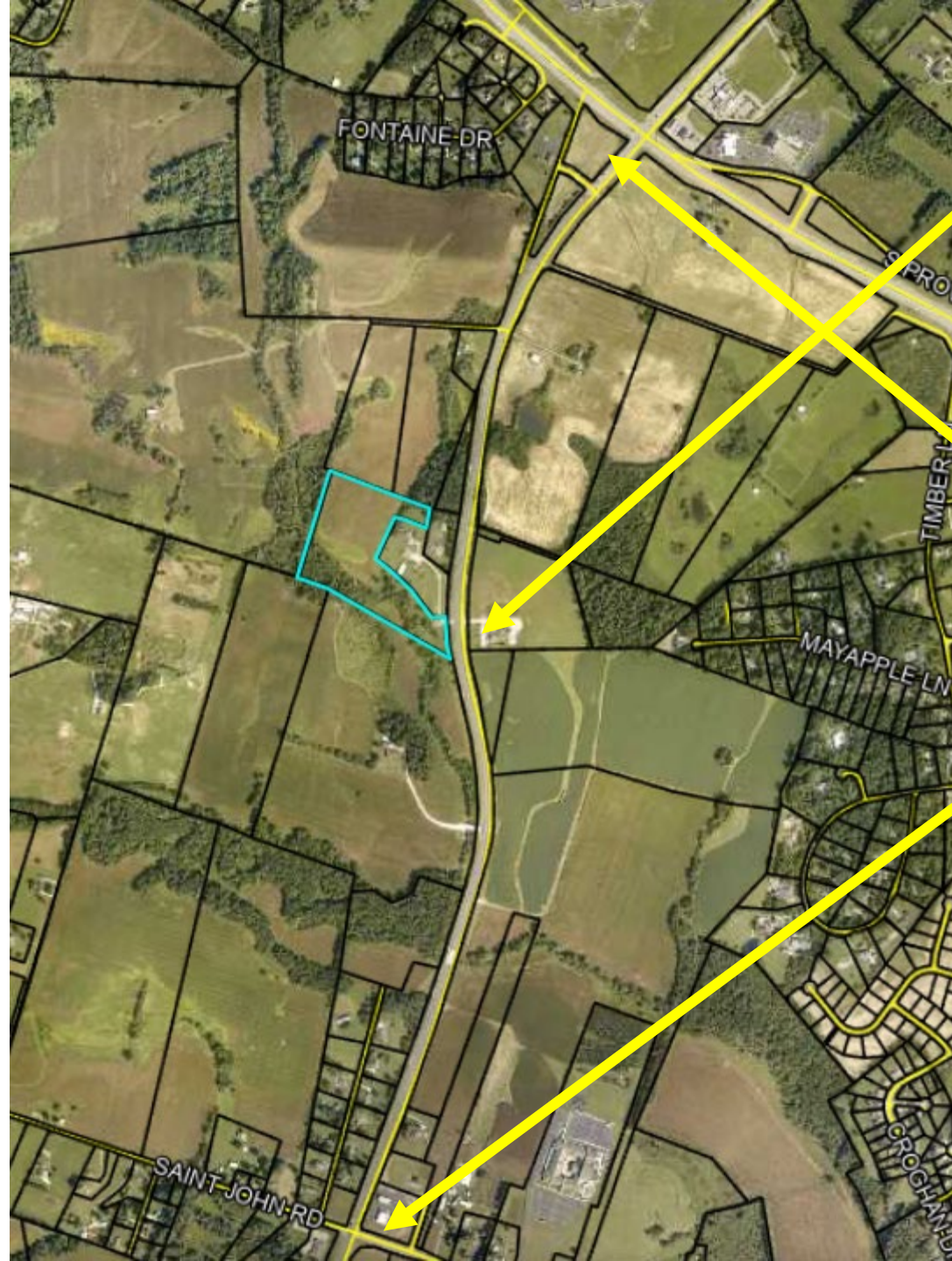


### LEGEND

- Road Centerline
- Railroad
- Sub Areas
- Flood Zone
- Targeted Areas



# Character of the Area





North up Ring Road

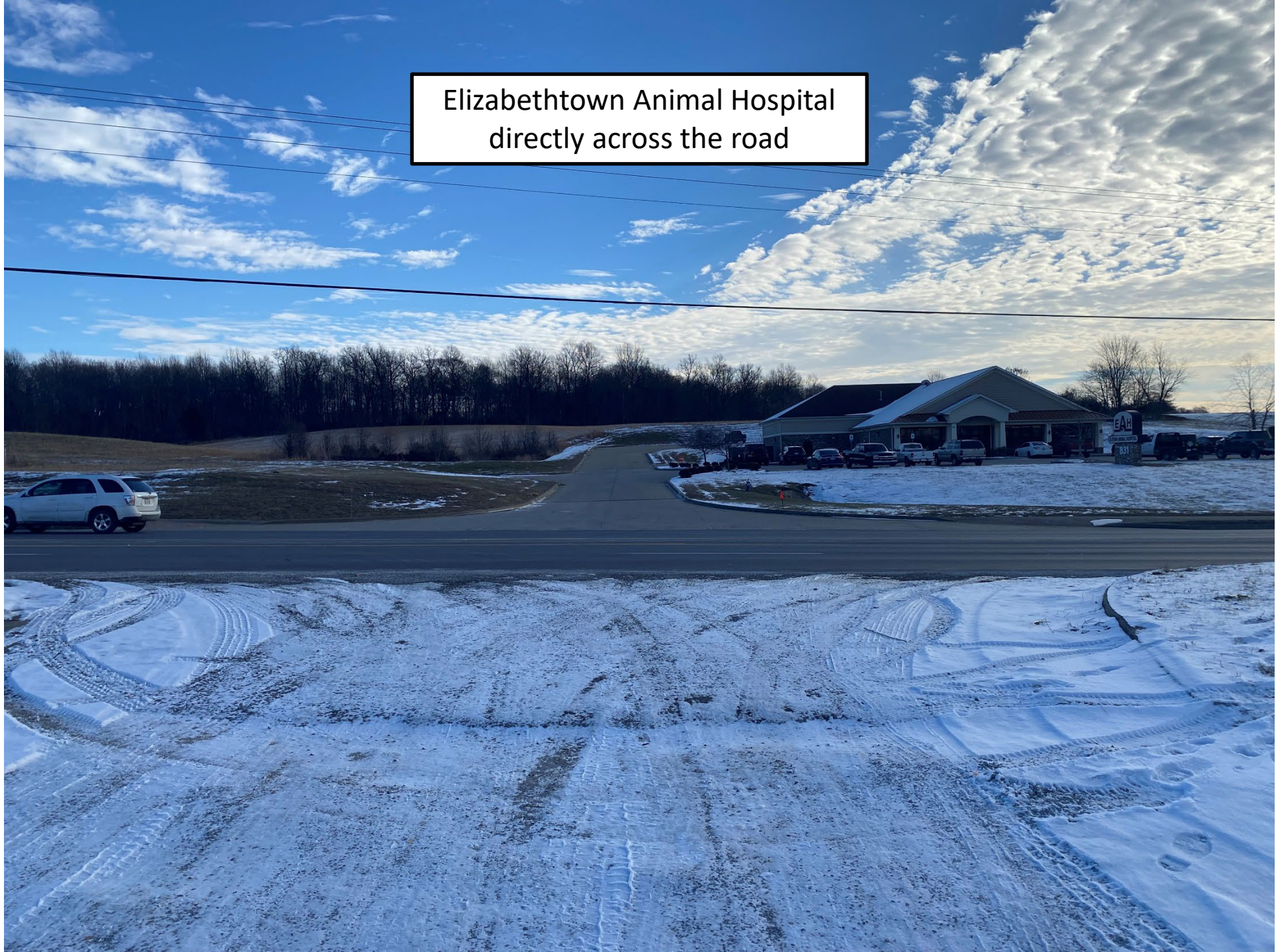


South down Ring Road





Elizabethtown Animal Hospital  
directly across the road





Adjoining Residential Property











Site

Etown Animal  
Hospital























Commercial entrance is  
approvable per KYTC

Adam,

Thanks for reaching out. we have no issue with converting this to a commercial entrance. just make sure they understand that the house/residential lot that ties into it now, will still have to use this entrance even after they change to commercial. They won't be granted a separate access for the house.

Thanks,

Chris





Upon Development Plan proposal,  
Zoning Ordinance requires evergreen  
trees or privacy fencing adjacent to  
residential adjoining properties





## Zone Changes from the R-1 to the C-2 Zone

12/28/2023	T L WISE LLC	185-00-00-015.08	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	MAP AMENDMENT FROM THE URBAN RESIDENTIAL ZONE (R-1) TO THE GENERAL COMMERCIAL ZONE (C-2) WITH NO PROJECT PROPOSED AT THIS TIME	RING RD	PENDING
05/20/2019	RAY ADRIAN & RADINE TRUST	183-30-00-038	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	TO ALLOW FOR THE PROPERTY TO BE DEVELOPED COMMERCIALY	5293 NORTH DIXIE	APPROVED
03/28/2018	KRUEGER MICHAEL R & MICHELLE & CMK PROPERTIES LLC	223-00-05-007	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	TO ALLOW FOR THE PROPERTY TO BE DEVELOPED COMMERCIALY. NO PROJECT PROPOSED AT THIS TIME.	REFFETT LANE	APPROVED
05/30/2017	RAY, ADRIAN & RADINE	183-30-00-037	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE		TO ALLOW FOR THE 9.249 ACRE LOT TO BE ZONED GENERAL COMMERCIAL (C-2)	5267 N DIXIE HWY	APPROVED
05/15/2007	T. L. WISE	185-00-00-011	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	NO PROJECT	R-1 TO C-2	0 RING ROAD (KY 3005)	APPROVED
07/08/2004	PAUL & DIANE TAYLOR	121-00-00-006.11	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE		LOTS 9 AND 13 TO A GENERAL COMMERCIAL (C-2) DISTRICT FOR THE DEVELOPMENT COMMERCIAL SUBDIVISION	RINEYVILLE-BIG SPRINGS ROAD (KY 220)	APPROVED
05/30/2003	MEADE	183-30-00-054, 183-30-00-055, 183-30-01-002, 183-30-01-013	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE			SOUTH WILSON ROAD	DENIED
02/27/2003	ADD-KIN PROPERTIES, LLC	231-40-00-049	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	STORAGE	LIGHT WAREHOUSING	BARDSTOWN ROAD (US 62)	APPROVED
10/30/2002	HORNBACK	183-40-01-036	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE				WITHDRAWN
07/06/2001	ALVIN AND MARY CLAN	223-30-00-064	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE		REZONE A REAR 2.7 AC PORTION OF THE 3.4AC SITE FOR THE RELOCATION OF A MACHINERY SALES AND SERVICES BUSINESS	1068 SPORTSMAN LAKE ROAD	APPROVED
06/05/2000	JEANETTE REFFETT	223-00-00-004, 223-00-00-005, 223-00-00-040.01	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE		R-1 TO C-2	SOUTH DIXIE AVENUE (US-31W)	APPROVED
08/20/1998	HC WATER	231-40-00-030	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	RETAIL SALES OF MERCHANDISE			APPROVED
07/02/1998	VIRGIL L & WILMA PEARMAN	138-20-01-037	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE			107 SAFARI TRAIL	APPROVED
03/20/1998	CHARLES LEO ORTHOBER	182-40-02-002	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE			NORTH DIXIE AVENUE (US-31W)	APPROVED
03/13/1998	MOORE	231-40-00-068	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE			3116 BARDSTOWN ROAD (US 62)	APPROVED
09/08/1995	CRAIG SMITH	187-30-00-039.01	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	MACHINERY SALES & SERVICE	TO CHANGE THE LAND FROM R-1 URBAN GROWTH AREA TO C-2 GENERAL COMMERCIAL DISTRICT	157 MILBY LN	DENIED

Records 1 to 16 (of 16)

16 Total: 12 Approved, 2 Denied, 1 Withdrawn, 1 Pending



# 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.



## LAND USE ELEMENT

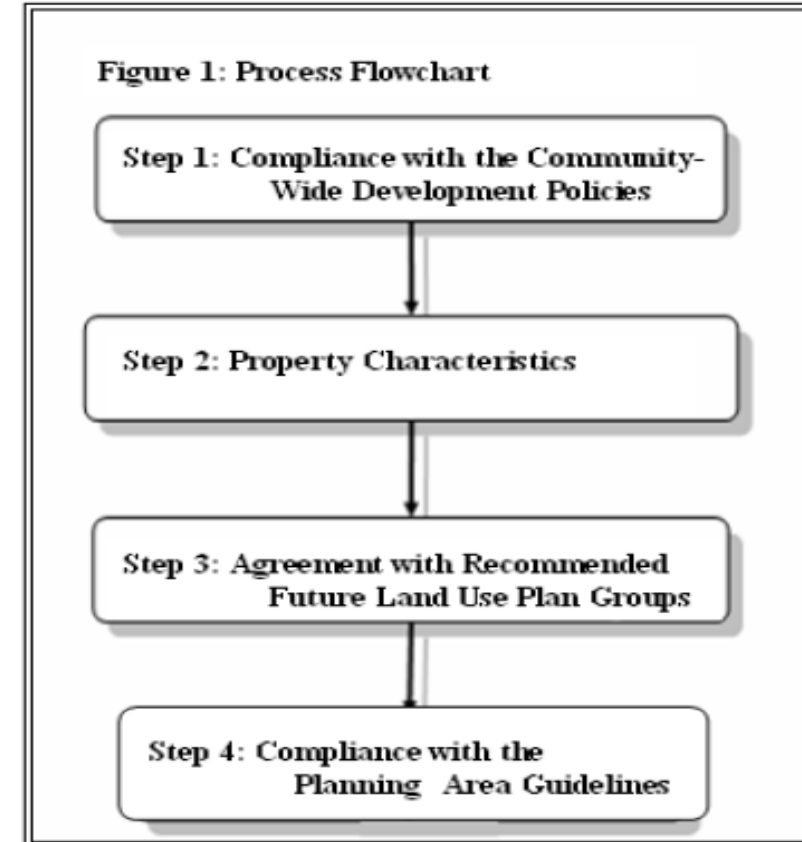
The portion of the Comprehensive Plan used most often to assess future development is the land use element. If a proposed land use is in keeping with the criteria and guidelines as set out in the land use element then approval is more easily obtained.

This Plan provides the criteria and guidelines for development in the form of a recommended land use map and narrative development guidelines.

This plan is a hybrid plan: part map; part guidelines. The Recommended Future Land Use Map is intended to give general guidance relating to the range of uses recommended, as well as the recommended densities and intensities of those uses. Additional guidance is provided in the narrative for each planning area which provides guidelines for future development within each of the distinct areas of the County.

### Using this Plan

The process for determining whether a proposal is in compliance with the land use plan element involves the four steps outlined in **Figure 1**. All steps should be followed in order to completely assess compliance.





# ZONE CHANGE STAFF REPORT

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

**Summary:** The owner, T L Wise LLC is proposing to rezone a +14.45 acre site known as Lot 5A of Goose Landing Subdivision, located on the west side of Ring Road (across from 831 Ring Road) in Elizabethtown, KY from Urban Residential (R-1) to General Commercial (C-2) with no project proposed at this time.

**Pre-application Conference:** December 12, 2023

**Public Hearing Date:** February 6, 2024

**Owners:**  
TL Wise LLC  
2500 Lenlake Court  
Lexington, KY 40513

**Location of Proposed Zone Change:**  
Across from 831 Ring Road, Elizabethtown, KY

**Acreage:** ±14.45 acre site

**PVA Parcel Number:**  
185-00-00-015.08

**Flood Plain:** This subject property is outside of the floodplain according to FEMA Map 21093C0283D (dated 16 August 2007).

**History of the Property:**  
The site was purchased by TL Wise LLC in 2015, and had previously been owned by the Beeler family. The site is vacant. The site was platted as Lot 5 of Goose Landing Estates in 2013 and amended as Lot 5A also in 2013.

**Zone Map Amendment Request:**  
**FROM: R-1** (Urban Residential)  
**TO: C-2** (General Commercial)

**Land Use Group:** Urban Area  
**Planning Area:** West Urban Area, #5  
**Existing Land Uses:** Vacant  
**Zoning History:** R-1 (Urban Residential) was the original zoning for the Subject Property since July of 1995.  
**Adjacent Zoning:**  
**North** – R-1, Pence Leasing, LLC (10.94 acres & 10.934 acres)  
**South** – R-1, Jones (55 acres & 25.227 acres)  
**East** – R-1, Beeler (1.691 acres & 4.285 acres)  
**West** – Elizabethtown City Limits

**Utility Services:**  
Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 8” line on the west side of Ring Road (KY 3005).

**Wastewater Treatment:**  
Sewage disposal will be accomplished by an On-Site Septic System.

**City of Elizabethtown Comprehensive Plan:**  
This site is adjacent to the City Limits of Elizabethtown and is included in their current comprehensive plan in the Sub Area 7 – Ring Road West. The recommended land use pattern for this area is a combination of residential and commercial uses. Targeted Planning Area B states that most of this area is identified as Urban Residential with Neighborhood Commercial uses that serve the immediate area being appropriate if transitions are provided.

**Transportation Considerations:**  
Ring Road (KY 3005) is a State Highway with a varying right-of-way and 59’ pavement in this area.

## COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with the Community-Wide Development Policies (DP 1-14)
<b>DP 1</b> All development should incorporate the protection of natural resources into the development to preserve the character of the County and protect the natural environment.	There is a blueline stream on site, any proposed development would protect this environmentally sensitive area with a 25’ stream buffer zone from both sides of the top of the stream bank.
<b>DP 2</b> The transportation system should be supported by minimizing the impacts of access points to public roadways and providing connectivity for all developments.	There is one pre-existing driveway access point onto Ring Road (KY 3005). Per KYTC this entrance is eligible to be converted into a commercial entrance.
<b>DP 3</b> Arterial and collector classified roadways should be regulated so that individual lots have limited access points.	There is one pre-existing driveway access point onto Ring Road (KY 3005). Per KYTC this entrance is eligible to be converted into a commercial entrance. KYTC’s most recent traffic counts for KY 3005 in this vicinity are 17,781 ADT (2021).
<b>DP 4</b> New development should be encouraged in areas where public water services are available and can accommodate additional customers.	Public water is provided via Hardin County Water District #2 with a 8” line on the west side of Ring Road (KY 3005).
<b>DP 5</b> New development should be encouraged in areas where adequate fire protection services and fire hydrants are available.	The Central Hardin Fire Department is approximately 4.5 miles away and the Elizabethtown Fire Department Station #3 is approximately 2.9 miles away. There is a fire hydrant directly across Ring Road (KY 3005) at the Elizabethtown Animal Hospital.
<b>DP 6</b> Expansion of public utilities should be the responsibility of developers with public agency participation where an increased demand for services is anticipated.	Any proposed development would be responsible to extend utilities onto the site.
<b>DP 7</b> The size and scale of all development should reflect the character and style of surrounding uses.	All adjoining tracts are of similar size and used for residential and agricultural purposes, with the Elizabethtown Animal Hospital directly across the road and some commercial activity to the north and to the south within the city limits of Elizabethtown including a gas station and a dollar general store.
<b>DP 8</b> New development should be allowed only where roadways meet minimum standards.	The property is accessed via Ring Road (KY 3005) a state maintained highway with a varying right-of-way and 59’ of pavement width.
<b>DP 10</b> Development shall not be allowed in areas served by inadequate roadways (less than 18 feet in width and less than a 40 foot right-of-way)	The property is accessed via Ring Road (KY 3005) a state maintained highway with a varying right-of-way and 59’ of pavement width, which is adequate for commercial development.



Comprehensive Plan Policy –	STEP 2: Property Characteristics (PC 1-10)
<b>PC 1</b> Access Road Characteristics including safe accessibility, road hazards and road capacity and function.	The property is accessed via Ring Road (KY 3005). Per KYTC this entrance is eligible to be converted into a commercial entrance. KYTC considers Ring Road to be a minor arterial and the most recent traffic counts for KY 3005 in this vicinity are 17,781 ADT (2021).
<b>PC 2</b> Fire District, Hydrant and Department	The Central Hardin Fire Department is approximately 4.5 miles away and the Elizabethtown Fire Department Station #3 is approximately 2.9 miles away. There is a fire hydrant directly across Ring Road (KY 3005) at the Elizabethtown Animal Hospital.
<b>PC 3</b> Public Water	Public water is provided via Hardin County Water District #2 with a 8” line on the west side of Ring Road (KY 3005).
<b>PC 4</b> Existing land use and densities in the vicinity	All adjoining tracts are of similar size and used for residential and agricultural purposes, with the Elizabethtown Animal Hospital directly across the road and some commercial activity to the north and to the south within the city limits of Elizabethtown including a gas station and a dollar general store.
<b>PC 5</b> Proposed Wastewater Treatment System	Sewage disposal will be accomplished by an On-Site Septic System.
<b>PC 6</b> Proximity and capacity of schools	No project is proposed, however any commercial activities on site do not anticipate any impact to the local schools.
<b>PC 7</b> Existing Natural Features	There is a blueline stream on site, any proposed development would protect this environmentally sensitive area with a 25’ stream buffer zone from both sides of the top of the stream bank.
<b>PC 10</b> Growth Trends	All recent development in the area is located within Elizabethtown City Limits. Recent commercial projects nearby include a Five Star gas station at the intersection of Ring Road (KY 3005) and St John Road (KY 1361) approximately 0.75 miles to the south, and a Dollar General at the intersection of Ring Road (KY 3005) and Patriot Parkway (KY 361) approximately 0.58 miles to the north.

**COMPREHENSIVE PLAN COMPLIANCE**

Comprehensive Plan Policy – Urban Area	STEP 3: Agreement with Recommended Land Use Plan Group (LU 1-6)
	The Comprehensive Plan states that, “The Urban Areas in Hardin County are those surrounding incorporated jurisdictions within the County. In particular, urban areas surround Elizabethtown, Vine Grove and Radcliff. Along the more significant arterial roadways of the community, there is a mix of commercial and very high-density residential use.”
	The recommended Land Use Pattern and Development Criteria states that “Along major and minor arterials in the urban areas, convenience and general commercial uses are appropriate” and that “growth for the community should be reoriented into these areas.”
Comprehensive Plan Policy – PA #5 West Urban Area	STEP 4: Compliance with the Planning Area Guidelines (PA 1-7)
The Comprehensive Plan notes that, this planning area is adjacent to the cities of Elizabethtown and Vine Grove, and that the existing land use in this area is predominantly residential.	The recommended Land Use Pattern and Development Criteria states that “non-residential development particularly commercial activities are not encouraged. Such uses are recommended for adjoining corridors and villages and will serve this area.”
	However, the comprehensive plan fails to outline a corridor for Ring Road (KY 3005) or elaborate on the very few parcels within the West Urban Area that are along Ring Road because much of the land that fronts the road is within the city limits of Elizabethtown.

**STAFF REVIEW AND RECOMMENDATION**

The Staff finds that the proposed zoning is in agreement with Steps 1, 2, 3 & 4 of the adopted Comprehensive Plan plus the following findings:

- The property is located on a state highway, Ring Road (KY 3005), a minor arterial with an ADT of 17,781 (2021); & has adequate water and electricity available at the site,
- The property is located adjacent to the city limits of Elizabethtown where there has been commercial growth recently,
- The property is across from the Elizabethtown Animal Hospital and less than a mile from two major intersections to both the north and the south,
- The property is located along a minor arterial as identified by the Urban Future Land Use Group, West Urban Planning Area and the Elizabethtown City’s comprehensive plan’s Sub Area 7 – Ring Road West and Targeted Planning Area B,
- The existing R-1 Zone assigned to the subject property in 1995 may now be inappropriate and the proposed map amendment to C-2 may be more appropriate.

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



**RESOLUTION 2024-004**  
**MAP AMENDMENT**  
**Urban Residential (R-1) to General Commercial (C-2)**

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Urban Area of Hardin County and within the West Urban Planning Area (#5);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Urban Residential Zone (R-1) to a General Commercial Zone (C-2) with no project proposed at this time.

**NOW THEREFORE, BE IT RESOLVED**, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by TL Wise LLC known as PVA #185-00-00-015.08 and identified as being approximately a ±14.45 acre site located on Ring Road (KY 3005) (across from 831 Ring Road) in Elizabethtown, Kentucky be granted a zone change from the existing Urban Residential Zone (R-1) to a General Commercial Zone (C-2), 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 C-2 Zone is in agreement with the Comprehensive Plan's following Policies, Goals & Objectives:

Step 1:	Development Policies 1-8 & 10;
Step 2:	Property Characteristics 1-7 & 10;
Step 3:	Land Use Plan Group: Urban Area
Step 4:	Planning Area: West Urban Planning Area (#5)

**Goal 5:** TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

**Objective:** 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

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

**Objectives:** 1. To provide adequate space for the proper location of commercial and industrial land use.  
5. To use all resources available to attract new commercial, service and industrial development.

**ADOPTED THIS SIXTH DAY OF FEBRUARY 2024.**

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Mark Hinton, Chairman

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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 2024-004 as presented

The proposed Map Amendment from R-1 to C-2 is in Agreement with the 4 Step Process as outlined in the Comprehensive Plan and the following Goals & Objectives.

Step 1:	Development Policies 1-8 & 10;
Step 2:	Property Characteristics 1-7 & 10;
Step 3:	Land Use Plan Group: Urban Area
Step 4:	Planning Area: West Urban Planning Area (#5)

**Goal 5:** TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

**Objective:** 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

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

**Objectives:** 1. To provide adequate space for the proper location of commercial and industrial land use.  
5. To use all resources available to attract new commercial, service and industrial development.

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

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

The proposed Map Amendment from R-1 to C-2 is **NOT** in Agreement with the 4 Step Process as outlined in the Comprehensive Plan.