

Hardin County Planning & Development Commission

2 December 2025



Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

Owner: John Beamer

2 December 2025

Zoning Map Amendment Request:

FROM: R-1 (Urban Residential)

TO: R-1 (General Commercial)



All About Dirt and Remodeling, Inc.

Summary: The applicant is requesting a Zone Change from Urban Residential (R-1) to General Commercial (C-2) to allow for a contractor business on site. The property is a 3.102 acre site located at 43 Botto Avenue, Elizabethtown, KY, to be known as Lot 2 of All About Dirt Estates.

Reasons for Granting a Map Amendment

KRS 100.213

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

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

MAP AMENDMENT SUMMARY REPORT

- A. Meeting Notification
- B. Vicinity Map
- C. Future Land Use Map
- D. Planning Area Maps & Analysis
- E. Zoning Map
- F. Environmental Features
- G. Character of the Site Analysis
- H. Proposed Plat of All About Dirt Estates (2025)
- I. Proposed Development Plan for All About Dirt and Remodeling, Inc.
- J. Photos of the Site
- K. City of Elizabethtown Zoning Map & Comprehensive Plan
- L. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- M. * Zone Change Application from Crisp Holdings, LLC
- N. *Comprehensive Development Guide
- O. *Development Guidance System Ordinance

*Not provided in PowerPoint

Public Notification

LEGAL NOTICE



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, December 2, 2025, 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 for a +/- 3.102 acre site located at 43 Botto Avenue, Elizabethtown, KY.

Newspaper Ad on Saturday November 29, 2025



Signs posted on site since November 14, 2025



Hardin County

Planning and Development Commission

150 N. Provident Way, Suite 225

Elizabethtown, KY 42701

Phone: 270-769-5479 Fax: 270-769-5591

COPY

November 14, 2025

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 43 BOTTO AVENUE, ELIZABETHTOWN, KY. The owner, JOHN BEAMER, is requesting a Zoning Change for A +/- 3.102 ACRE SITE LOCATED AT 43 BOTTO AVENUE. – See Enclosed Map

The hearing will be held as follows:


DATE:	TUESDAY, 2 DECEMBER 2025
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:	TO ALLOW FOR A CONTRACTOR BUSINESS ON 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.

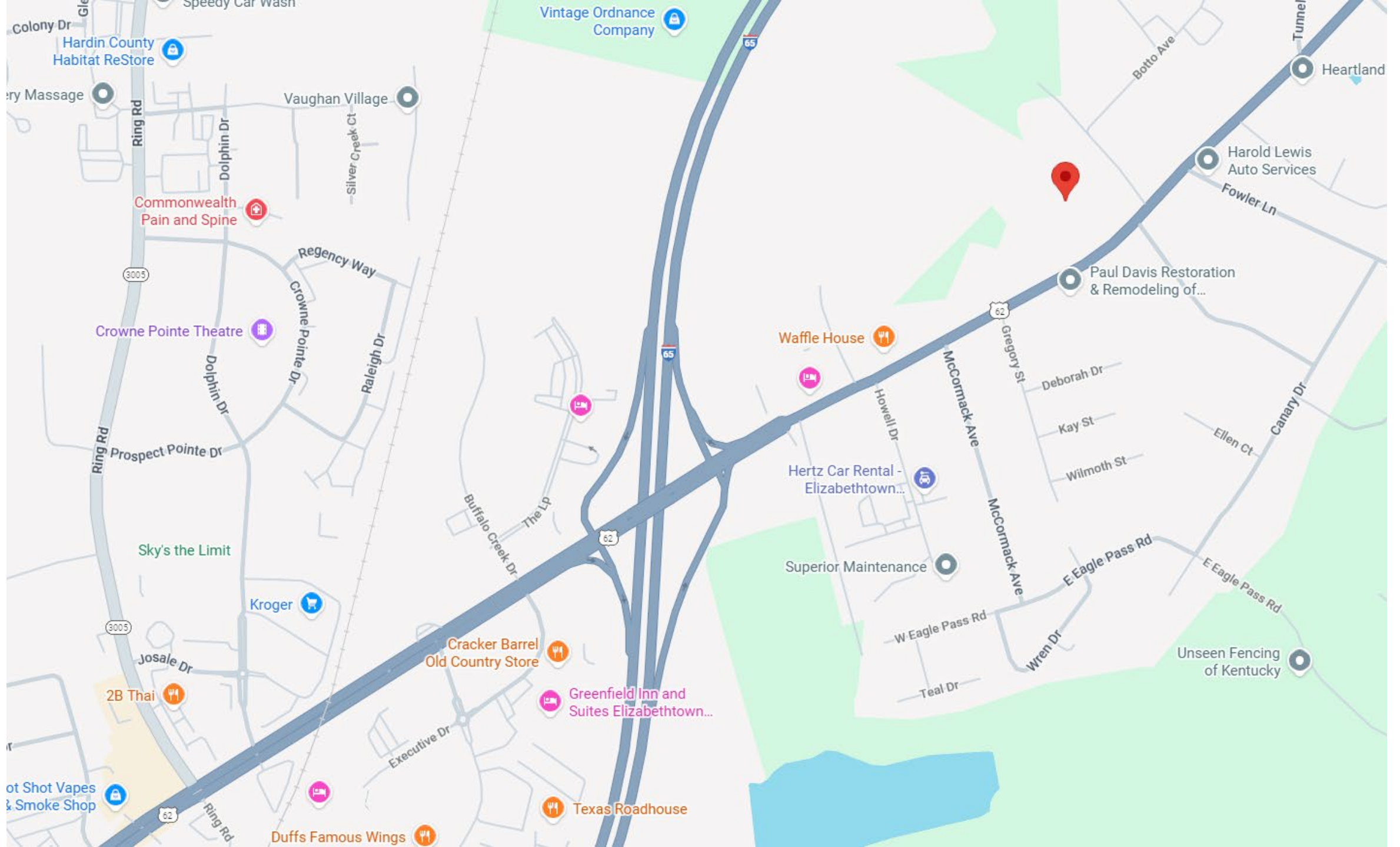
Please call the Planning Commission office at 270-769-5479 if you have any questions.



Adam C. King, AICP
Director

c: PATSY WHITEHEAD, Magistrate

First class mailings sent to 72 owners that adjoin or are within 1200’ of road frontage





URBAN AREA

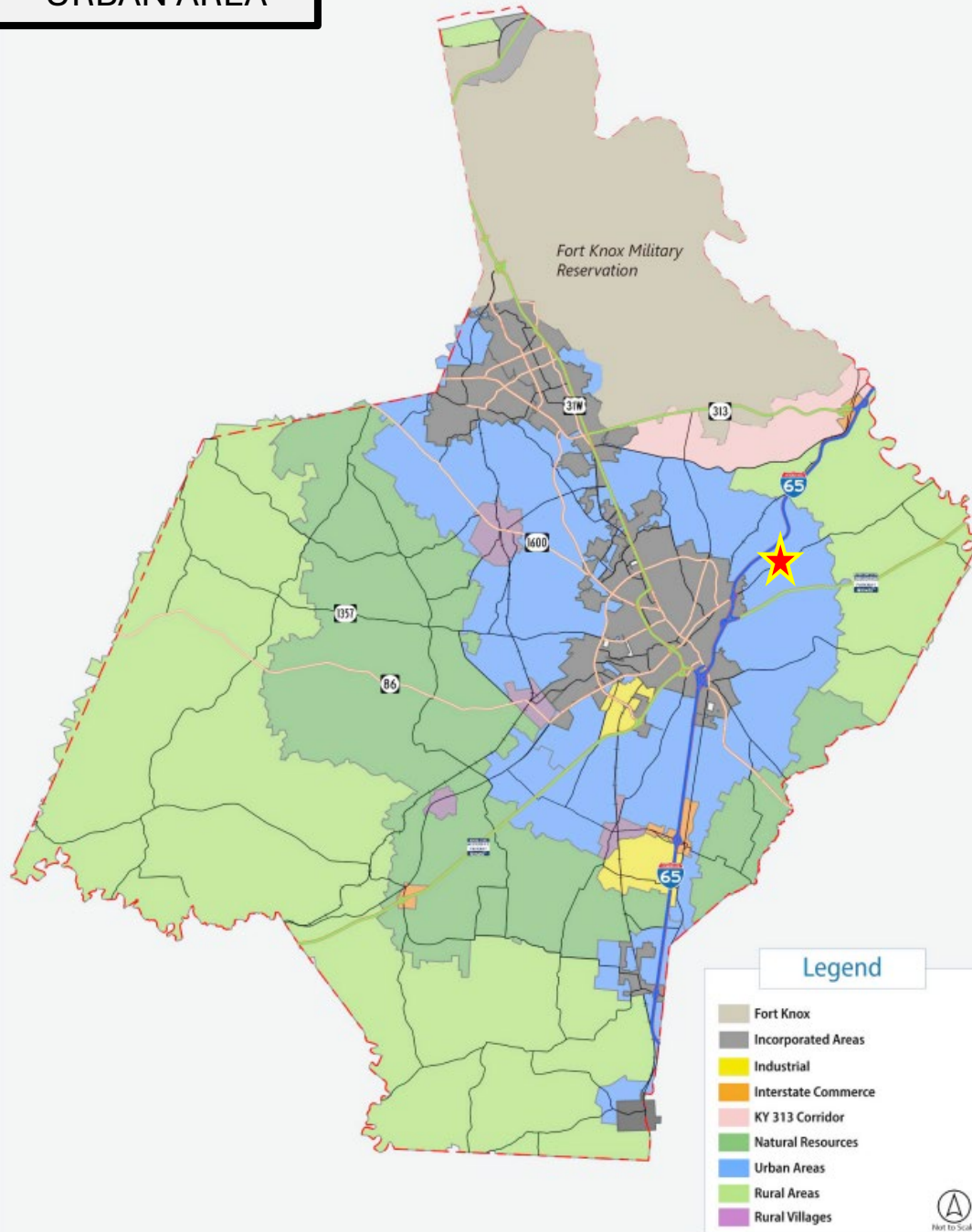


Figure 2-1: Future Land Use Map

Urban Areas

Introduction: The urban areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities.

The urban areas are adjacent to existing, more dense development within the county. The largest sections of this area are located surrounding and between the cities of Radcliff, Vine Grove, and Elizabethtown, with smaller areas of the county identified as urban adjacent to Cecilia, Rineyville, Glendale, Sonora, and Upton. Urban areas also face annexation pressure as Elizabethtown and Radcliff continue to grow, which can present difficulties for future planning efforts if it is not coordinated.

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

Recommended Land Uses

- Convenience and general commercial uses are appropriate along state highways and at major intersections.
- Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.
- Future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities.
- Lower intensity uses that serve a smaller geographic area, including neighborhood commercial and convenience commercial, may be appropriate as development occurs further away from major and minor arterials.
- Residential should be limited to urban residential at the highest density that can be supported by the infrastructure available.
- Residential subdivisions with internal public streets are encouraged along state highways and county roads that meet the minimum required standards.
- Multi-family housing may be appropriate in areas with adequate access, utilities, and services at strategic intersections and along major corridors.
- Where sewer is available, development should be permitted at the highest density that can be accommodated by the site and necessary infrastructure.
- Light industrial development may be appropriate in areas with adequate access to roads (state highways and at strategic intersections), utilities, and services if the impacts from the industrial use on surrounding properties and public roads can be adequately mitigated.
- Existing industrial uses within the urban areas that can adequately mitigate impacts should also be considered.

Access Criteria

- Developments that connect to a collector or arterial road should consider shared driveways, shared entrances, frontage roads, and/or other appropriate access management techniques to limit congestion.
- Large residential subdivisions should include multiple entrances and allow for future connectivity between developments.

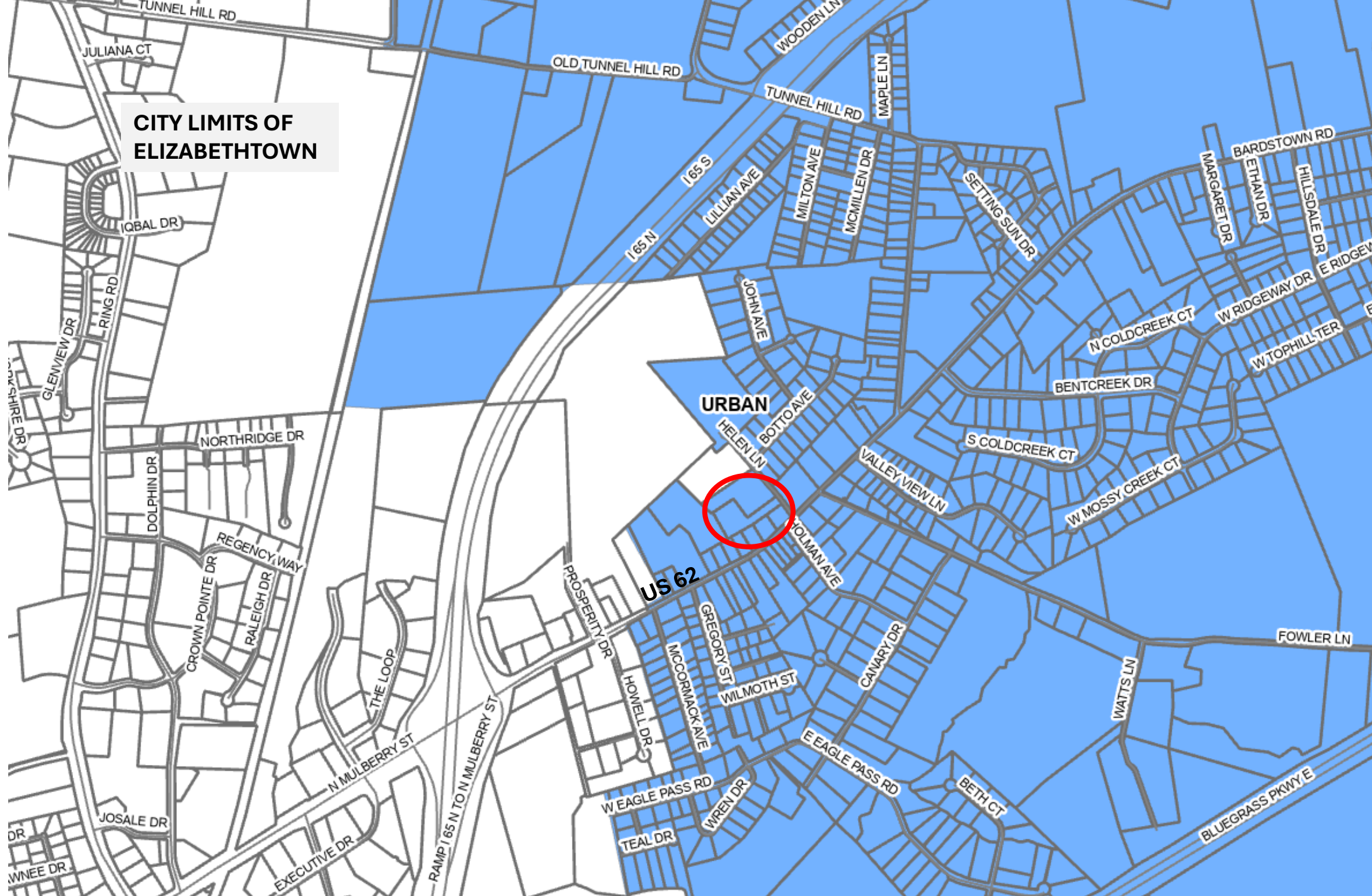
Utility Criteria

- Higher density development should occur where public water and sewer are available.

Character Criteria

- All development should adhere to higher design criteria that requires sidewalks (along the road and connecting to the development), streetlights, monument-style signs, durable and higher-quality building materials, and landscaping.

**CITY LIMITS OF
ELIZABETHTOWN**



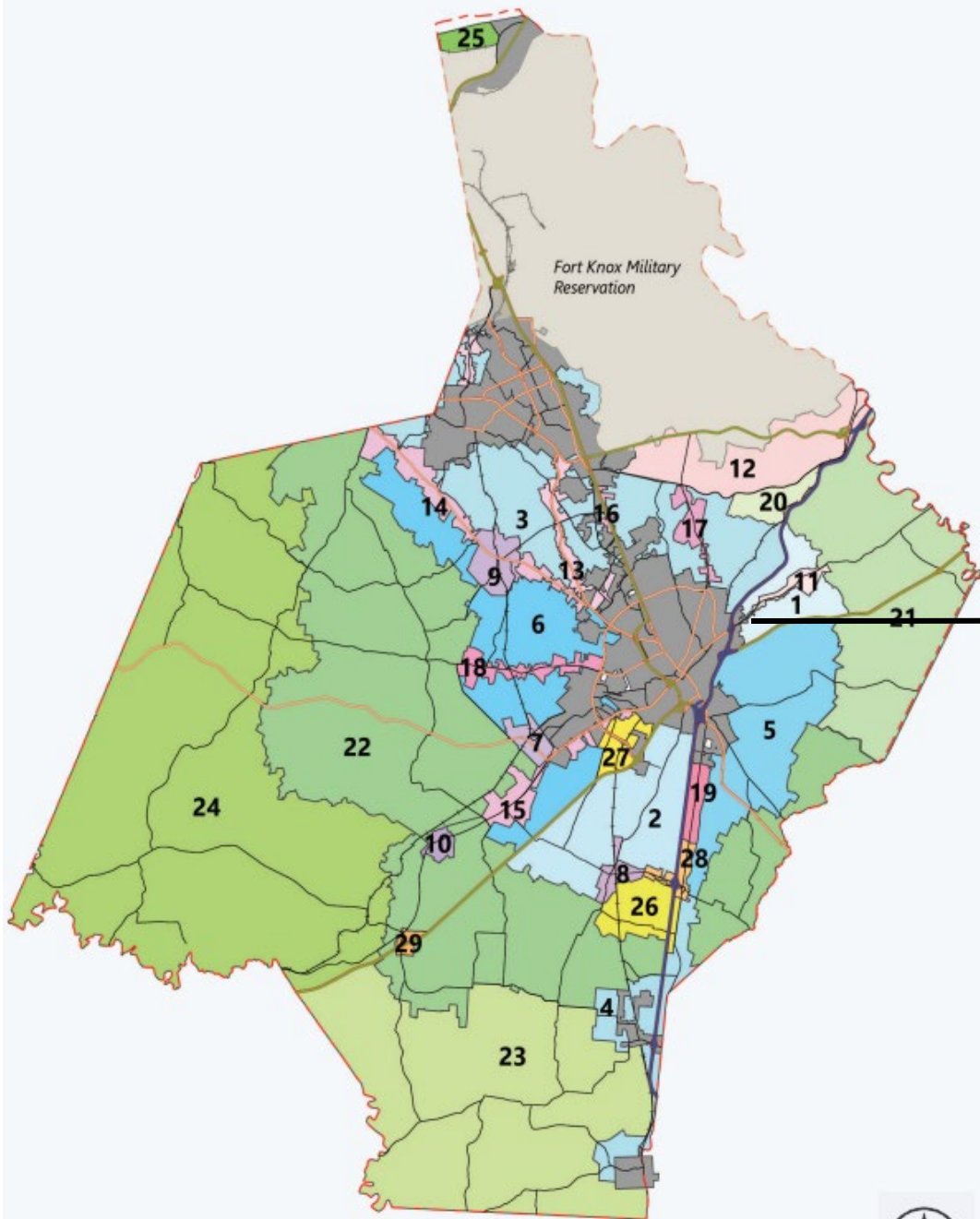
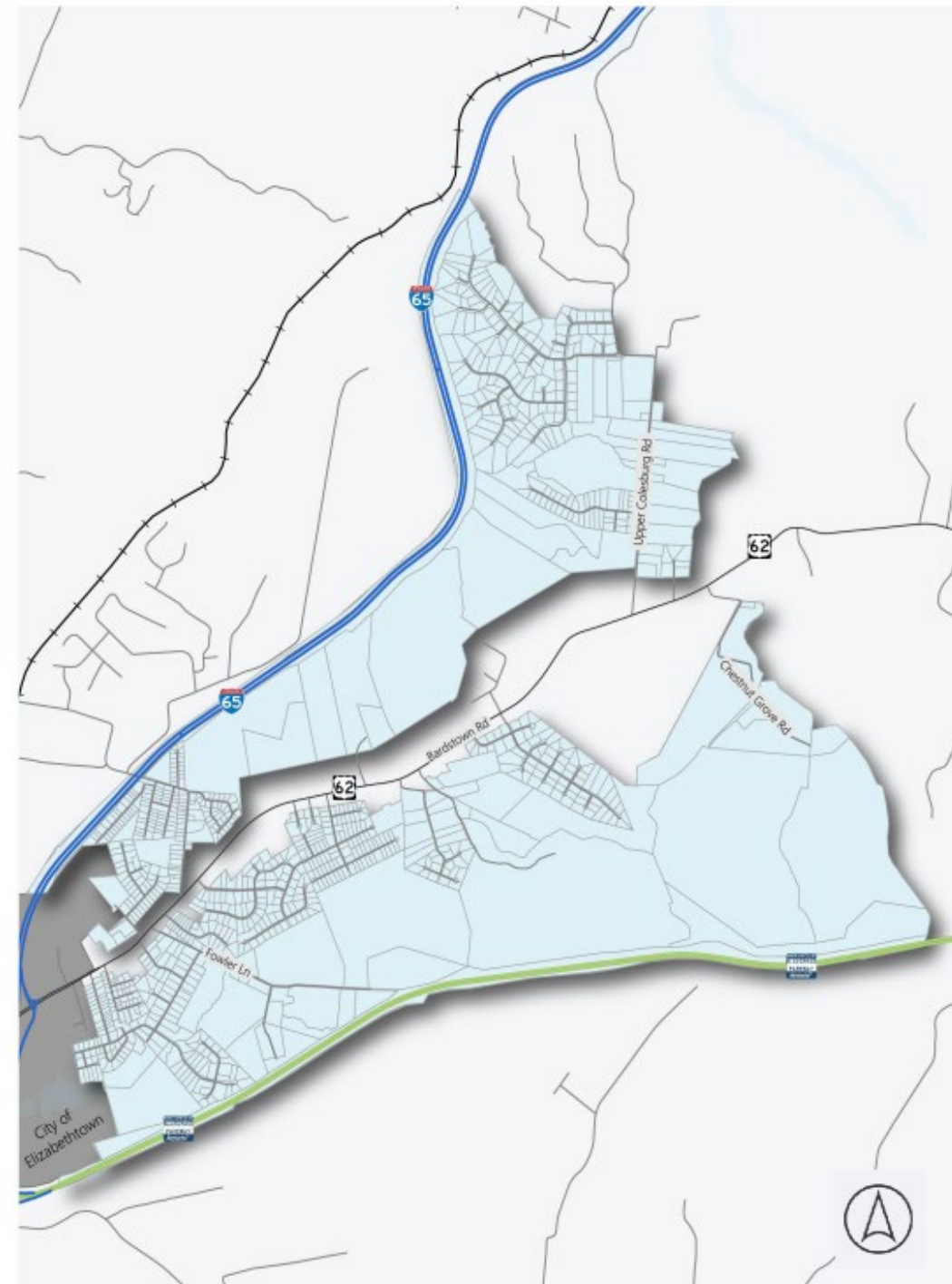


Figure 2-2: Planning Areas

1-East Urban Area



East Urban Area

This planning area is part of the Urban Area future land use group on the Future Land Use Map in Step 2. Bordered by the City of Elizabethtown to the west, I-65 to the north and the Bluegrass Parkway to the south, the East Urban Area extends east beyond Upper Colesburg Road. The East Urban Planning Area is approximately 5.64 square miles (3,607 acres) in size. Located adjacent to the city limits of Elizabethtown, this planning area faces annexation pressures as Elizabethtown continues to grow. This can present difficulties for future planning efforts if it is not coordinated.

Existing Land Use

The majority of this planning area is considered developed. Most of the existing residential development was developed in the mid-1950's and 1970's, which includes Lincoln Meadows, Mockingbird Hills and Hillsdale Subdivisions. Other subdivisions, such as Bentcreek, Den Ang, Magnolia Forrest, Huntington Ridge, and Santa Fe Subdivisions, were built after 1995. This area does have some existing multi-family housing duplex units.

Natural Features

This area has a gently rolling terrain with few environmental constraints. There are some areas with steep terrain near Upper Colesburg Road, and there are flood hazards associated with the drainage area of Valley Creek and the Valley Creek Reservoir No. 3.

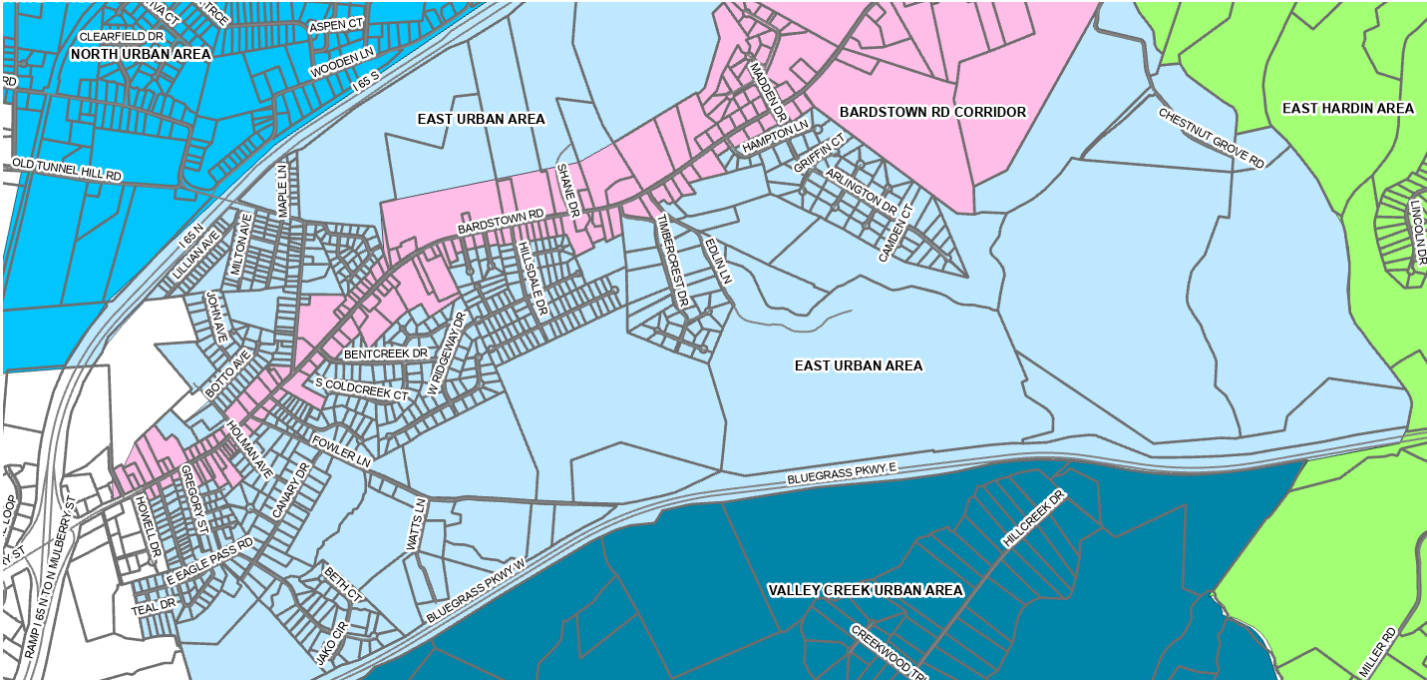
Transportation Features and Public Facilities

This area, along with the northern half of the East Hardin Planning Area, has a relatively low level of accessibility due to I-65 and the Bluegrass Parkway. There are only six points that provide access to more than 3,600 acres and 1,140 parcels in this planning area. Bardstown Road (US 62) is the one major highway servicing this planning area.

Two bridges provide access to Elizabethtown over I-65 to the west at Bardstown Road and Tunnel Hill Road and access across I-65 also exists to the north leading into Colesburg. There is a bridge across the Bluegrass Parkway that provides access along Younger's Creek Road (KY 583) and an underpass along Miller Road. Nelson County, which is located to the east, is accessed by a bridge on Bardstown Road and a bridge on the Bluegrass Parkway that crosses the Rolling Fork River.

A total of 70 county-maintained subdivision streets exist within this planning area that provide access to nearly 1,000 residential lots that are largely located in more than 27 subdivisions. The East Elizabethtown Connectivity Study was completed in September of 2021. The goal of this study was to identify existing safety and congestion issues in this area of the county's transportation and pedestrian networks and to identify and prioritize short and long-term recommended projects to alleviate these issues.

This area is served by the Central Hardin Fire District and Lincoln Trail Elementary School. Hardin County Water District No. 2 provides water service to the planning area and has sewer service available in the western portion of the planning area inside the city limits of Elizabethtown.



Recommended Land Use and Development Criteria

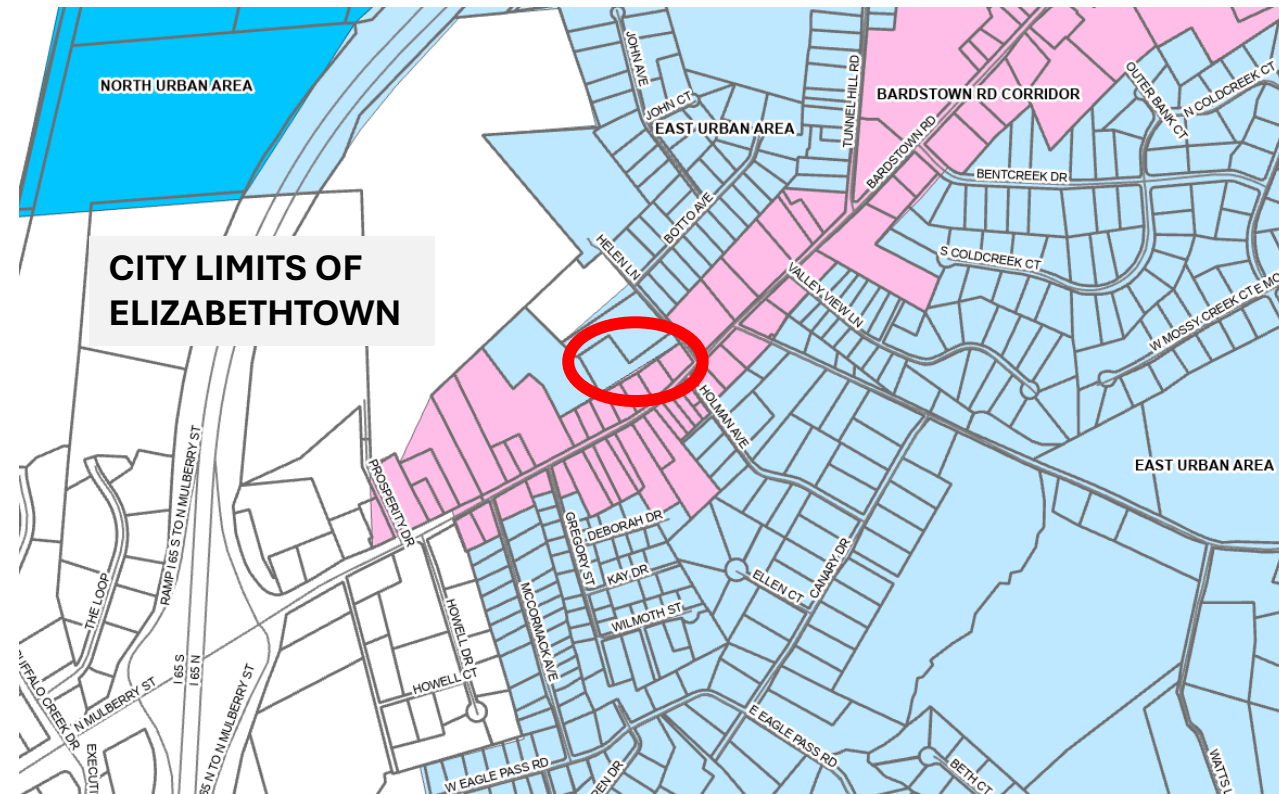
In addition to the development criteria outlined in Step 2 for Urban Areas, proposed projects within this planning area should also be evaluated against the following criteria:

Recommended Land Uses

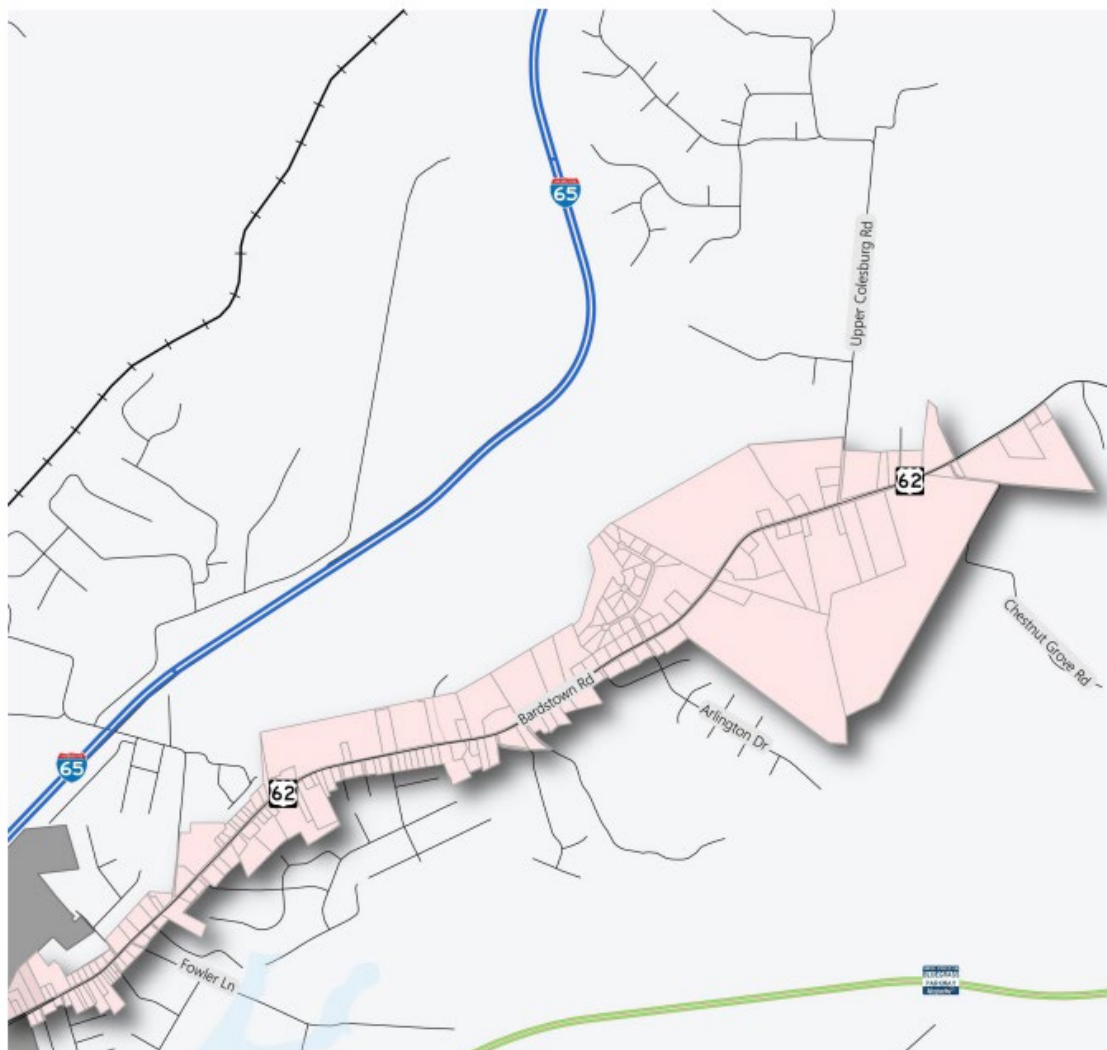
- The recommended land use pattern is predominately urban residential.
- In order to preserve farmland and open spaces and also reduce urban sprawl, decreases in minimum lot sizes should be permitted where adequate access and utility infrastructure is available.
- Redevelopment of existing lots or infill development should be primarily residential that is similar in use and density to the surrounding area, but higher densities are appropriate if it can be reasonably accommodated and has necessary infrastructure in place.
- Multi-family residential developments may be appropriate at strategic sites with adequate landscaping and screening.
- If and when public sanitary sewer service is provided to this area, higher residential densities should not only be encouraged but also required.

Access Criteria

- Due to the lack of accessibility within this area, interconnectivity is critical in this area. Current roadway connections should be preserved and enhanced through limiting or consolidating access points (the number of curb cuts) onto existing public roads and requiring (where possible) vehicular connections between adjacent existing and future developments.



11-Bardstown Rd Corridor



11-Bardstown Rd Corridor

Recommended Land Use and Development Criteria

In addition to the development criteria outlined in Step 2 for Urban Areas, proposed projects within this planning area should also be evaluated against the following criteria:

Recommended Land Uses

- Because nearly half of the properties in this planning area are zoned for non-residential use, the recommended land use pattern is to continue a mix of residential, commercial, and industrial.
- Non-residential uses should be limited to those portions of the area that are immediately adjacent to Bardstown Road (US 62).
- Where public sanitary sewer service and necessary infrastructure are provided, higher residential densities should not only be encouraged, but required.
- Multi-family development should be encouraged in areas with adequate access and utilities.
- Residential subdivisions with access to individual residential lots from internal streets are appropriate.
- All development should be reviewed through a development review process in order to ensure it does not create stormwater drainage issues, noise or light pollution issues, or other concerns.
- In order to reduce urban sprawl and maximize public infrastructure, decreases in minimum lot sizes should be permitted where adequate access and utility infrastructure is available.
- Areas with steep slopes and natural features that constrain development should not be developed if not appropriately and adequately addressed during the development review process.

Access Criteria

- Development should be carefully reviewed so it does not create traffic congestion or capacity problems along major corridors.
- Impacts to the road network, such as turning lanes or new signals, should be proportionally assessed as new development occurs.
- Many lots or parcels, particularly those zoned for non-residential use, have direct access to Bardstown Road. The mobility function of this high traffic roadway must be maintained with appropriate access management.
- Access points to the roadway should be limited through the development review process and other appropriate controls (such as right-of-way dedication) should be used to preserve the function of the roadway.

Utility Criteria

- If septic is used, the lot sizes must be adequate for long term maintenance and repair.
- If public sewer is not available, new development is recommended to employ decentralized wastewater systems (including on-site septic) and treatment that would facilitate the eventual connection to the regional sewer system in the future.

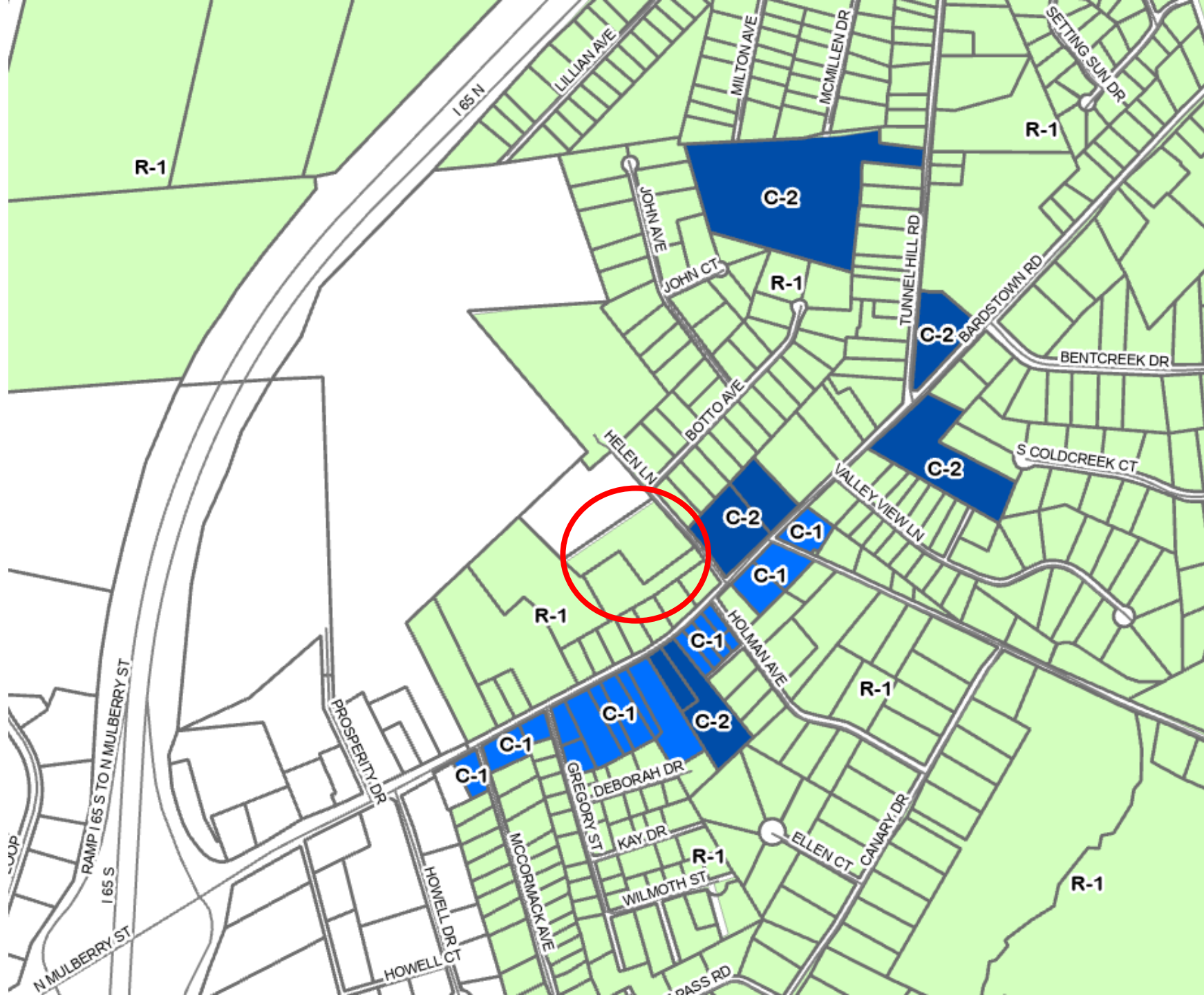
Character Criteria

- Signs should be low, monument-style signs that visually blend with the high-quality design desired along this corridor. Signs should not be internally-illuminated with no digital components.
- Additional landscaping and other visual site improvements should be required for non-residential development.
- Non-residential development should use high-quality, durable, visually pleasing exterior finishes and materials that reflect the character of the county.

☐ ☒ MasterZone

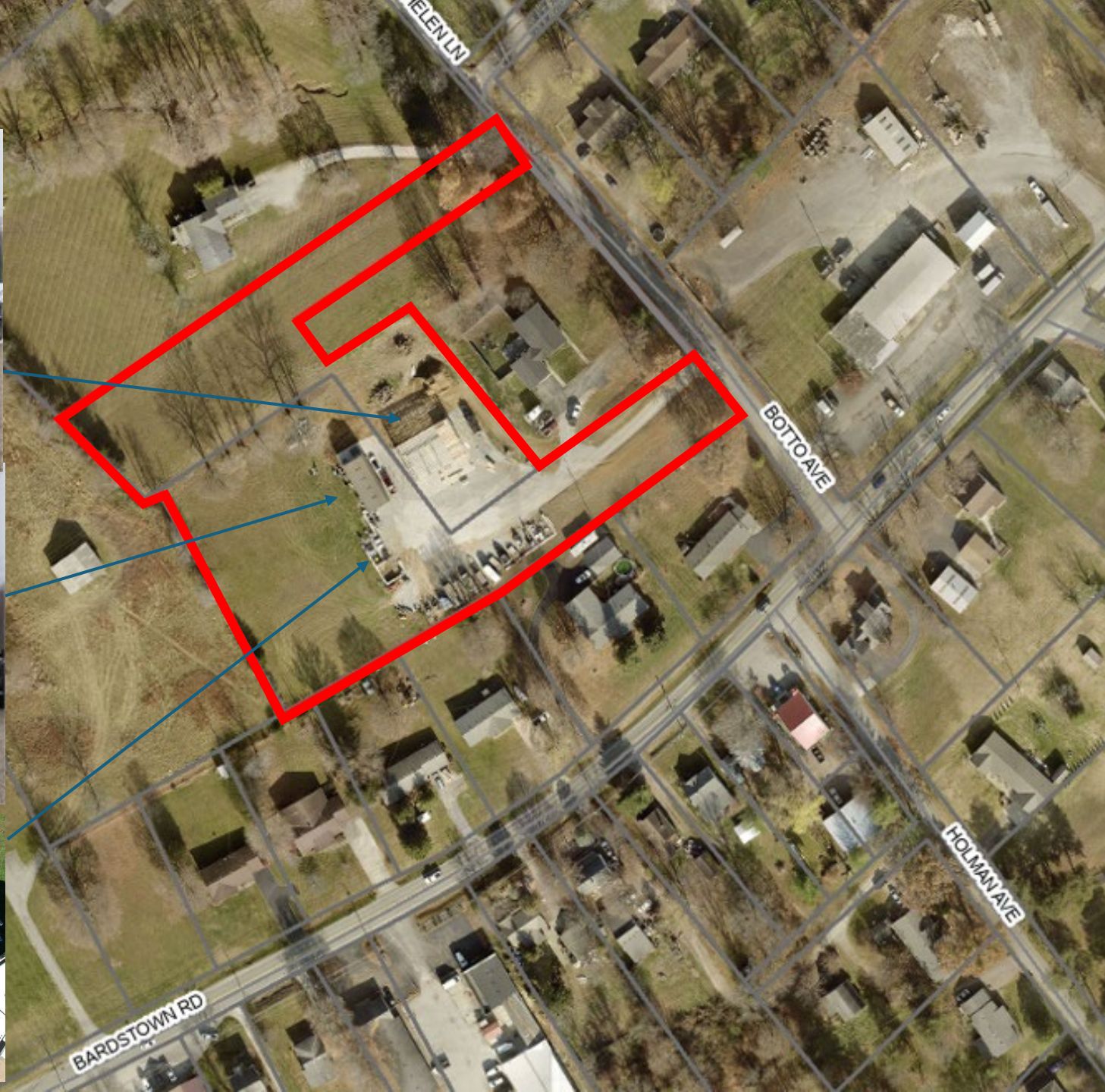
DISTRICT

- 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





Character of the
3.102 acre site



COMPLIES WITH 201 KAR 18:150.

RECORD PLAT OF

ALL ABOUT DIRT ESTATES

43 AND 59 BOTTO AVENUE, ELIZABETHTOWN, KY

OWNER AND DEVELOPER: JOHN BEAMER
59 BOTTO DRIVE
ELIZABETHTOWN, KY 42701

SURVEYED BY: CLEMONS AND ASSOCIATES - DARREN L. CLEMONS
522 NORTH MULBERRY STREET, ELIZABETHTOWN, KY. 42701

Existing drive into Johnson property. In use for more than 36 years (1988) according to historic aerial maps.

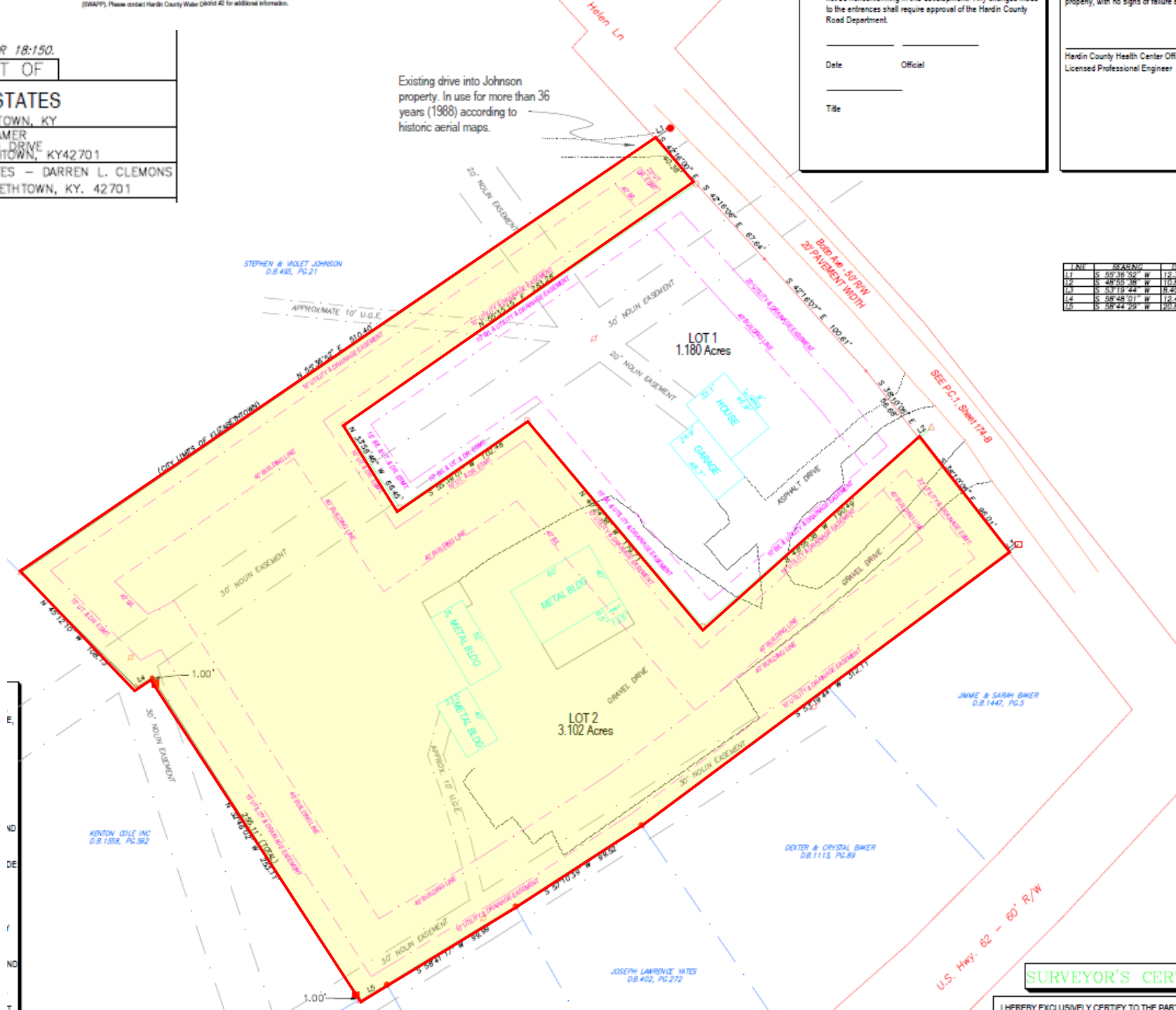
to the entrances shall require approval of the Hardin County Road Department.

Date _____ Official _____

Title _____

Hardin County Health Center Official
Licensed Professional Engineer

LINE	BEARING	DIST.
11	S 55°36'52" W	12.34
12	S 45°03'38" W	10.81
13	S 51°19'42" W	14.49
14	S 58°48'01" W	12.41
15	S 58°44'29" W	20.81



SURVEYOR'S CERT

I HEREBY EXCLUSIVELY CERTIFY TO THE PART

ALL ABOUT DIRT ESTATES, LOT 2, P.C. 1, SHEET-

OWNER/ DEVELOPER: JOHN BEAMER
43 BOTTO AVE, ELIZABETHTOWN, KY 42701

STEPHEN & VIOLET JOHNSON
D.B.495, PG.21
ZONED IN ELIZABETHTOWN CITY LIMITS

APPROXIMATE 10' U.G.F.

JOHN BEAMER
D.B.1572, PG. 904
ALL ABOUT DIRT ESTATES, LOT 1
P.C. 1, SHEET-----

SMITH FAMILY HOMES INC.
D.B.1481, PG.1296
ZONED C-2

SEE P.C.1, Sheet 174-B.

JIMMIE & SARAH BAKER
D.B. 1447, PG.5
TOMATO, D. 1

KENTON COLE INC
D.B.1558, PG.562
ZONED R-1

LOT 2
3.102 Acres

DEXTER & CRYSTAL BAKER
D.B.1115, PG.89
ZONED R-1

JOSEPH LAWRENCE YATES
D.B.402, PG.272
ZONED R-1





JOHN BEAMER
D.B.1561, PG.1297
ZONED R-1

LINE	BEARING	DISTANCE
L1	S 55°36'52" W	12.34'
L2	S 48°55'38" W	10.83'
L3	S 53°19'44" W	8.40'
L4	S 58°48'01" W	12.43'
L5	S 58°44'29" W	20.83'

SITE STATISTICS TABLE

	EXISTING	PROPOSED
LOT SIZE	3.102 ACRES (136,123 SF)	3.102 ACRES (135,123 SF)
ZONING	R - 1	C - 2
#DWELLING UNITS	1	1
USE	OFFICE/ SHOP	OFFICE/ SHOP
BUILDING COVERAGE	4625 SQ. FT. / 3%	4625 SQ. FT. / 3%
BUILDING HEIGHT	21'	21'
FLOOR AREA	4625 SQ. FT. / 3%	4625 SQ. FT. / 3%
PARKING/ PAVED AREA	30,990 SQ. FT. / 23%	30,990 SQ. FT. / 23%
OPEN AREA	99,508 SQ. FT. / 74%	99,508 SQ. FT. / 74%
#PARKING SPACES	0	12 - 9' X 18'
OUTDOOR DISPLAY	NA	NA

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QTY. (EACH)
	TYP. EVERGREEN (75%)SHRUB	5
	TYP. DECIDUOUS (25%)SHRUB	5
	EXISTING TREE	3
	BUFFER (WHITE PINES 5' TALL, 10' ON-CENTER)	54







40'X60' detached garage (2023)
- Will require a Change of Use
Building Permit to Commercial.
Currently used as garage and offices













This 10'x12' shed needs a zoning permit







Zoning Ordinance requires either a solid privacy fence (6' in height) or evergreen trees (5' tall, planted 10' on center) where Commercial property adjoins residential property.



No electrical permits or inspections on these electrical pedestals











Similar businesses/activity
in the immediate area

Smith
Family
Homes

Paul Davis
Restoration

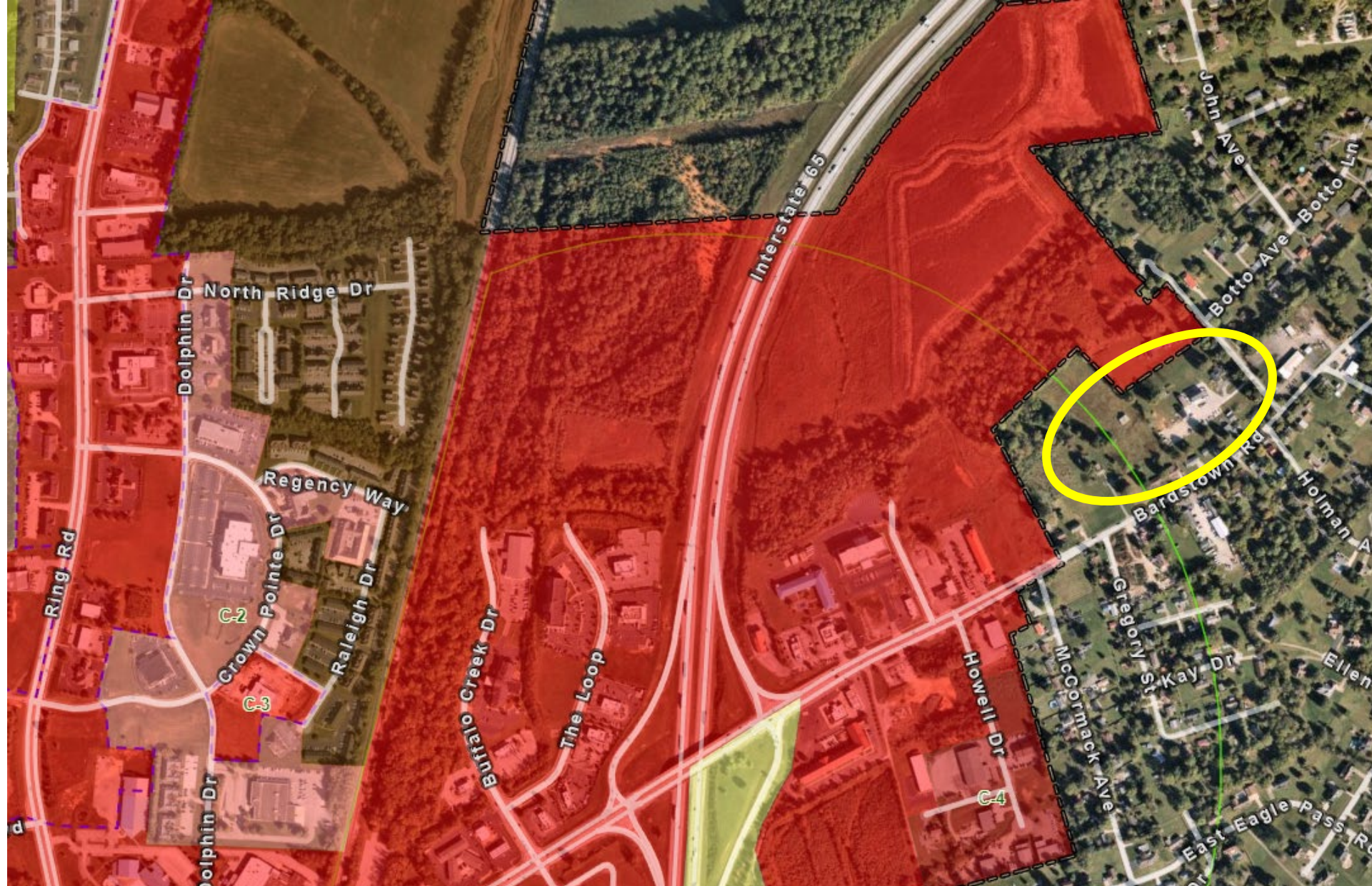
Central KY
Wholesale
Nursery



Botto Avenue is a dead end residential street maintained by the County with 20' of pavement width in a 50' dedicated right-of-way with a 35 mph speed limit it serves as access to approximately 46 homes (Botto Avenue, Helen Lane, John Avenue and John Court)



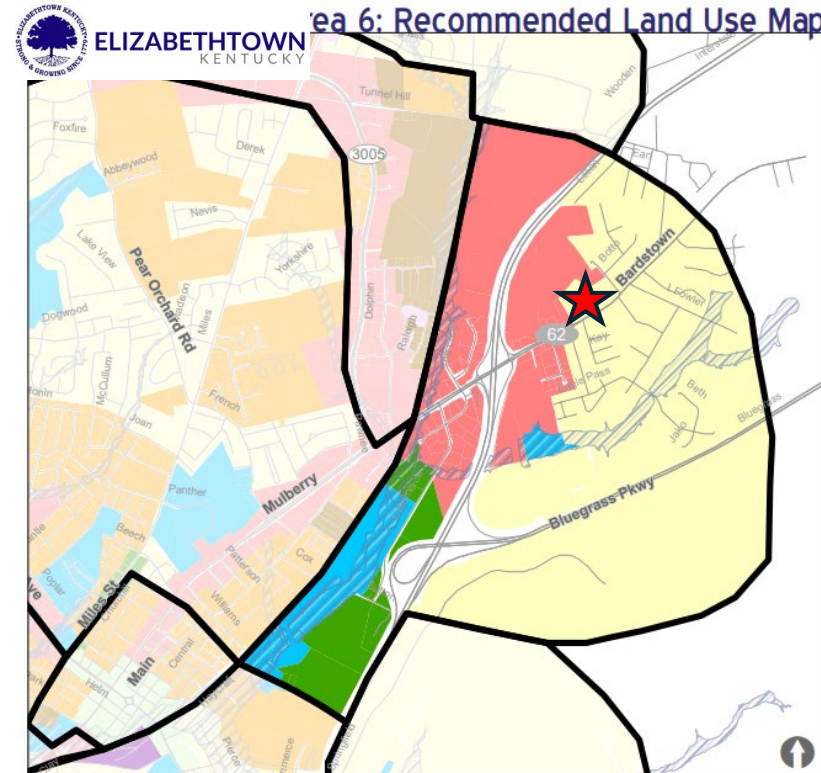
 C-3 Regional
Commercial



§ 154.063 C-3 REGIONAL COMMERCIAL.

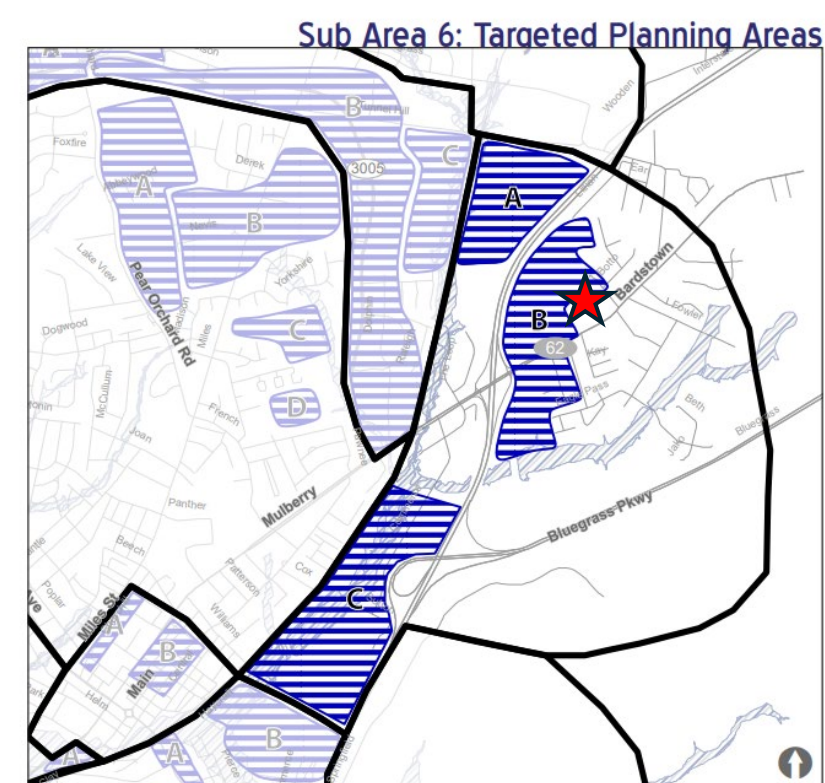


(A) *Generally.* This district is composed of areas to be used for businesses which require a high volume of passing vehicular traffic to provide the support necessary for successful operations. These are commonly retail and other uses which are necessary for the economic viability of the community and 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.



Recommended Land Use Patterns

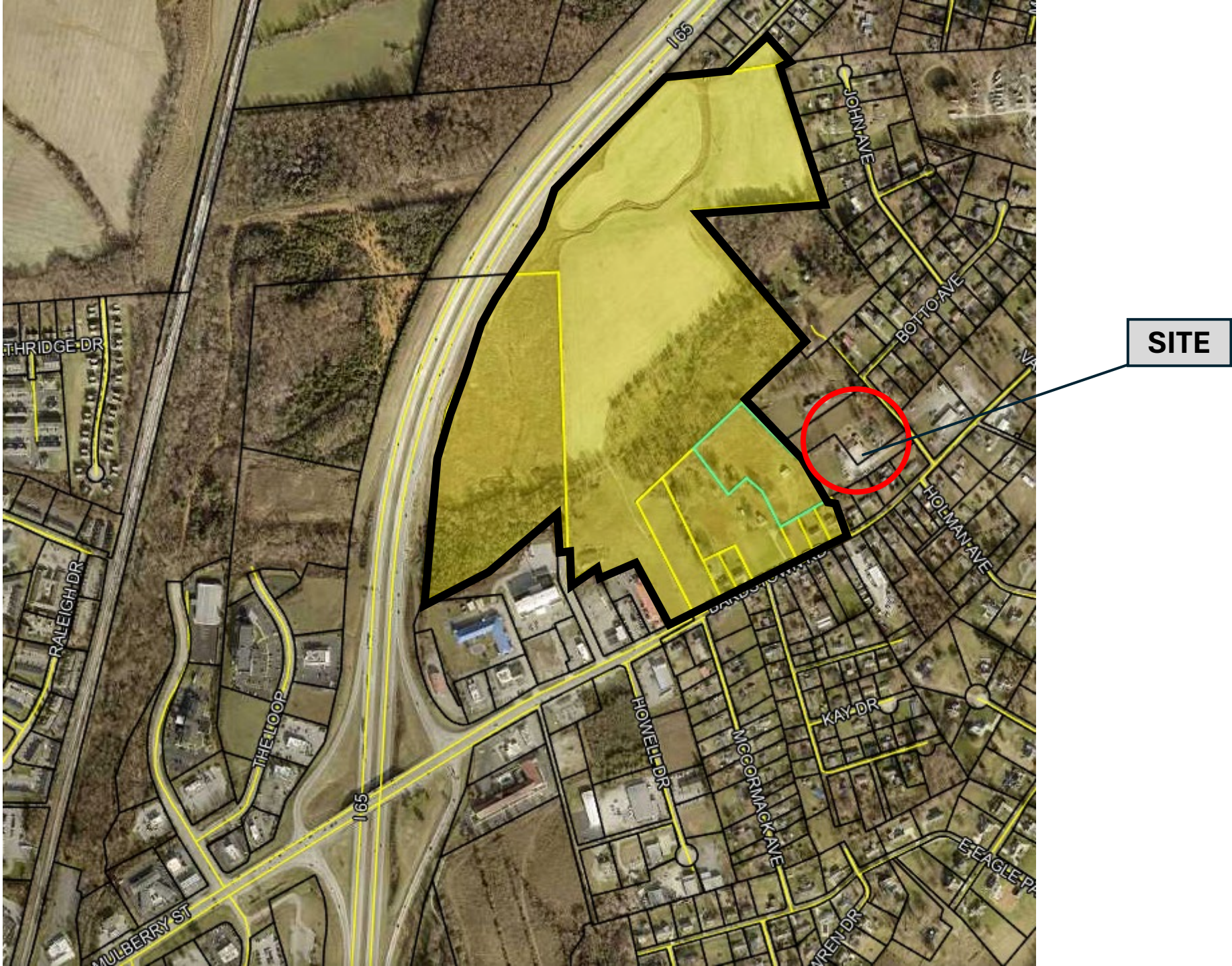
The recommended land use pattern of this sub area is dominated by Regional Commercial land uses in the area around the interchange. This development will benefit from easy highway access being located immediately adjacent to the interchange of I-65 and U.S. 62/North Mulberry Street. Commercial growth is also recommended for areas north of the interchange with appropriate roadway connections. Urban Residential is identified for the southern portion of this area that is between Buffalo Lake and I-65, but a public gathering space and supporting small-scale commercial could be appropriate as well. The remainder of the area is recommended for Suburban Residential uses.



Targeted Planning Area B: This area currently has various commercial uses along U.S. 62 that cater to travelers along I-65, but the majority of this targeted planning area is undeveloped. Some Suburban Residential also exists on the eastern portion of this area. It is bordered by I-65 to the west and north, undeveloped property to the south, and existing development to the east. U.S. 62 intersects this target area. A stormwater basin is also located south of this area. Similar to Targeted Planning Area A, this area is highly visible and accessible with its proximity to I-65. Utilities are not currently available in the entire targeted planning area but could possibly be extended if contiguous growth occurs.

- ☐ This area should develop with Regional Commercial as the primary use.
- ☐ Due to the visibility of this area from I-65, all development should include high levels of design standards to provide a positive community image. This area can serve as a gateway to Elizabethtown and should aid in welcoming and attracting people to the community.
- ☐ Prior to development, utilities (specifically sewer) would need to be extended into this area.
- ☐ Access to this site should be from U.S. 62 with proper access management considerations so it does not create additional traffic congestion and safety issues. Access to this site should be consolidated into the minimum number of curb cuts possible. The area south of U.S. 62 has poor vehicular access which must be addressed as development occurs.

Multiple tracts
totaling over 83
acres owned by
Kenton Cole Inc.
(Pence Family)

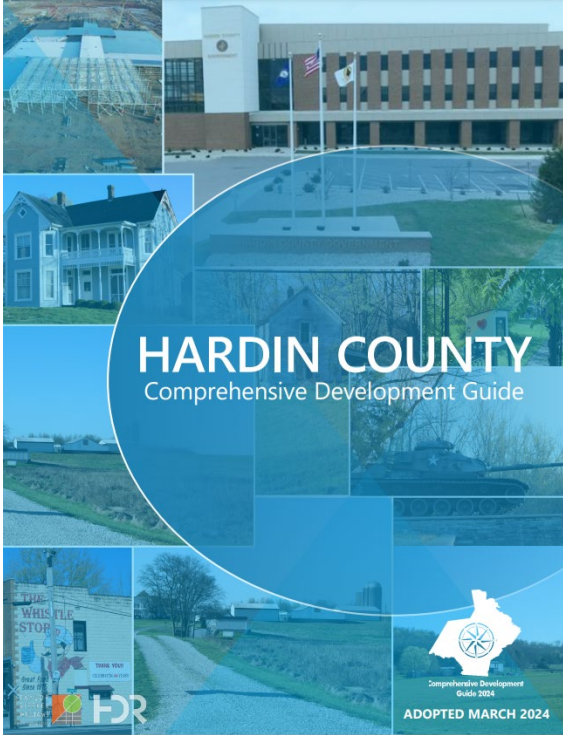


Reasons for Granting a Map Amendment

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 owner, John Beamer is proposing to rezone a 3.102 acre site located at 43 Botto Avenue, Elizabethtown, KY to be known as Lot 2 of All About Dirt Estates from Urban Residential (R-1) to General Commercial (C-2) to allow for a proposed contractor business on site (All About Dirt & Remodeling LLC).

Pre-application Conference:	October 17, 2025	Owner: John Beamer 59 Botto Avenue Elizabethtown, KY 42701
Public Hearing Date:	December 2, 2025	
Location of Proposed Zone Change: 43 Botto Avenue, Elizabethtown, KY		Zone Map Amendment Request:
Acreage: ± 3.102		FROM: R-1 (Urban Residential) TO: C-2 (General Commercial)
PVA Parcel Number: 231-40-00-034 and a portion of 231-40-00-033		Land Use Group: Urban Area
Flood Plain: The property is not located within the floodplain according to FEMA Map 21093C0302D & 21093C0304D (dated 16 August 2007).		Planning Area: East Urban Area
History of the Property: The property was purchased by Beamer in November of 2016 from David McCullum. John Beamer purchased the house at 59 Botto Avenue in October of 2020.		Existing Land Uses: Residential & a Contracting Business is being operated without the necessary zoning or building code approvals
There is a detached garage with an apartment that was built in 2016.		Zoning History: R-1 (Urban Residential) is the original zoning for the Subject Properties since July of 1995.
John Beamer built a 40'x60' detached garage in 2023.		Adjacent Zoning: North – C-3 (Etown Regional Commercial), Johnson South – R-1, 5 tracts used for residential purposes East – R-1 & C-2, Beamer & Robinson, Smith Family Homes West – R-1, Kenton Cole Inc.
John Beamer built a 24'x40' detached equipment shed in 2025.		Transportation Considerations: The county road department is satisfied with the existing gravel driveway entrance.
Utility Services: Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 6" line on the opposite side of Botto Avenue.		City of Elizabethtown: The property is adjacent to a 4 acre site at 75 Botto Avenue that is zoned Regional Commercial (C-3) inside of the city limits of Elizabethtown.
Wastewater Treatment: Sewage disposal is accomplished by an on-site septic system.		Within the Envision Elizabethtown 2040 Comprehensive Plan; this site is adjacent to the Interstate Sub Area (#6) and also Targeted Area B.

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 located within the Urban Area and the East Urban Planning Area and is also adjacent to the city limits of Elizabethtown.
<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 3.102 acre site is similar in size to the adjoining properties to the north, east and west. Additionally the proposed site is in character with the adjoining Smith Family Homes site across Botto Avenue.
<i>New development should follow current and anticipated growth trends within the county in order to adequately respond to the needs of current and future residents and businesses.</i>	This area of the county adjacent to the city limits of Elizabethtown and in close proximity to the transportation hubs of Interstate 65 and Bardstown Road (US 62). The site is also adjacent to multiple tracts totaling over 83 acres owned by a local real estate developer.
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 on the opposite side of Botto Avenue.
<i>Where the expansion of public utilities is required, this should be the responsibility of the developers with public agency participation where increased demand for services is anticipated.</i>	The developer will be responsible for getting any necessary utilities to the site.
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 Central Hardin Volunteer Fire Department on Ring Road is approximately 2.9 miles away. The closest fire hydrants is approximately 250' from the site on Bardstown Road.
Road and Access Policies:	
<i>Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.</i>	The site has a single existing gravel driveway entrance onto Botto Avenue with a connection provided to the adjoining home at 59 Botto Avenue also owned by the applicant.
<i>New development should be allowed only where roadways meet minimum standards or will be improved to meet such standards before completion of the development as outlined in the Zoning Ordinance and Subdivision Regulations.</i>	Botto Avenue is a county maintained road with 20' of pavement width in a 50' dedicated right-of-way and a 35 mph speed limit.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Urban Area	STEP 2: Agreement with the Future Land Use Map & Guidelines
<p>“The Urban Areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities”.</p> <p>The Recommended Land Use Pattern and Development Criteria notes that, “future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities,” and that “convenience and general commercial uses are appropriate along state highways and at major intersections.”</p> <p>The plan also notes, “lower intensity uses that serve a smaller geographic area” may be appropriate further away from the major and minor arterials.</p>	
Comprehensive Plan Policy – PA #1 East Urban Area	STEP 3: Compliance with the Planning Area Map & Guidelines
<p>The recommended land use pattern is predominately urban residential. The plan also states that “redevelopment of existing lots or infill development should be primarily residential that is similar in use and density to the surrounding area”.</p> <p>However, this site is directly adjacent to the Bardstown Road Corridor (Planning Area #11). Within that area, nearly half the properties are zoned for non-residential use and the recommended land use pattern is to continue a mix of residential, commercial, and industrial. It goes on to explain that, “Non-residential uses should be limited to those portions of the area that are immediately adjacent to Bardstown Road (US 62).</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 Botto Avenue, a limited access, county maintained road with 20' of pavement width within a 50' dedicated right-of-way and is approximately 190' from the intersection with Bardstown Road (US 62),
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The property is located in the Urban Area Future Land Use Group and East Urban Planning Area (and adjacent to Bardstown Road Corridor),
- The property adjoins the city limits of Elizabethtown,
- 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 due to the the surrounding development,
- The proposed map amendment to C-2 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 2025-008
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 East Urban Planning Area (#1);
- WHEREAS** this proposal is a request to rezone from Urban Residential (R-1) to General Commercial (C-2) for a 3.102 acre site located at 43 Botto Avenue, Elizabethtown, KY.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by John Beamer known as PVA #231-40-00-034 and a portion of 231-40-00-033 and being a 3.102 acre site located at 43 Botto Avenue, Elizabethtown, KY to be known as Lot 2 of All About Dirt Estates be granted a zone change from the existing Urban Residential Zone (R-1) to the 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:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area
Step 3:	Planning Area: East Urban Area

- Goal 5:** ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.
- Objective 5.9:** Promote the expansion of existing businesses and industries within Hardin County.
- Objective 5.10:** Support small business development and entrepreneurship within Hardin County.
- Objective 5.13:** Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

ADOPTED THIS SECOND DAY OF DECEMBER 2025.

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 2025-008 as presented

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

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area
Step 3:	Planning Area: East Urban Area

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

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

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

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

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





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

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

A large, modern metal building with a white upper half and black lower half. It features three large white roll-up doors and a small covered entrance on the right side. The building is situated on a gravel lot under a clear blue sky. In the background, there are bare trees and a smaller white building with a dark roof. A silver pickup truck is parked in front of the smaller building.



SITE STATISTICS TABLE		
	EXISTING	PROPOSED
LOT SIZE	3.102 ACRES (135, 133 SF)	3.102 ACRES (135, 123 SF)
ZONING	R - 1	C - 2
#DWELLING UNITS	1	1
USE	OFFICE/ SHOP	OFFICE/ SHOP
BUILDING COVERAGE	4625 SQ. FT. / 3%	4625 SQ. FT. / 3%
BUILDING HEIGHT	21'	21'
FLOOR AREA	4625 SQ. FT. / 3%	4625 SQ. FT. / 3%
PARKING/ PAVED AREA	30,990 SQ. FT. / 23%	30,990 SQ. FT. / 23%
OPEN AREA	99,508 SQ. FT. / 74%	99,508 SQ. FT. / 74%
#PARKING SPACES	0	12 - 9' X 18'
OUTDOOR DISPLAY	NA	NA

LANDSCAPE LEGEND		
SYMBOL	DESCRIPTION	QTY. (EACH)
	TYP. EVERGREEN (75%)SHRUB	5
	TYP. DECIDUOUS (25%)SHRUB	5
	EXISTING TREE	3
	BUFFER (WHITE PINES 5 TALL, 10' ON-CENTER)	54

MOTION

I make a motion to Conditionally Approve the Development Plan of All About Dirt & Remodeling:

- Pending correction of the 37 items listed in the Staff Review Comments and any additional items as deemed necessary by the Planning Commission based on testimony presented during the public hearing.

