



**Hardin County
Planning & Development
Commission
17 March 2026**

Hardin County Government Center
2nd Floor Meeting Room

**MAP AMENDMENT &
CONDITIONAL USE PERMIT &
VARIANCES (x 2)**

Owners: Linda & Steven Dalton

Applicant: Kyle Dalton

17 March 2026

Zoning Map Amendments:

FROM: IH (Industrial Holding)

**TO: C-1 (Convenience Commercial)
R-1 (Urban Residential)**

Conditional Use Permit: “Auto Sales”

**Variances: 1:3 lot width-to-length ratio and from the 40’
building setback where commercial adjoins residential
for the existing garage/office**



Summary: The applicant is requesting a Zone Change from Industrial Holding (IH) to Urban Residential (R-1) for proposed Lot 1A and a Zone Change to Convenience Commercial (C-1) for proposed Lot 1B . Lot 1B also requires a Conditional Use Permit to allow for sales of atv, utv and rv (Big Kid Powersports), a Variance from the lot width-to-length ratio and a Variance from building setbacks (where commercial adjoins residential) for an existing garage on a 3.59 acre site located at 1832 & 1840 Bacon Creek Road, Elizabethtown, KY currently known as Lot 1 of Covey Way Subdivision.

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. Analysis of Industrial Holding Zone (IH)
- G. Environmental Features
- H. Character of the Site Analysis
- I. Plat of Covey Way Subdivision (1998)
- J. Proposed Amended Plat of Covey Way Subdivision, Lot 1
- K. Proposed Development Plan for Big Kid Powersports
- L. Photos of the Site
- M. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- N. Hearing Election Forms
- O. Conditional Use Permit Analysis
- P. Variance Analysis
- Q. *Comprehensive Development Guide
- R. *Development Guidance System Ordinance

*Not provided in PowerPoint

Newspaper Ad on Saturday March 7, 2026

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, 17 March 2026, in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the zoning map from the IH – Industrial Holding Zone to the R-1 – Urban Residential Zone & C-1 – Convenience Commercial Zone for 1832 Bacon Creek Road, Elizabethtown, KY, 42701. The applicants are also requesting a Conditional Use Permit for Auto Sales and Variances from building setbacks and the 1:3 lot width-to-length ratio.



2 Signs posted on site since February 27, 2026



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

COPY

February 27, 2026

NOTICE OF PUBLIC HEARING

To Surrounding Property Owners:

The purpose of this letter is to notify you of the scheduled public hearing before the Hardin County Planning and Development Commission for the property located at 1832 BACON CREEK ROAD, ELIZABETHTOWN, KY, 42701. The owners, STEVEN & LINDA DALTON, and applicant, KYLE DALTON are requesting a Zoning Change, Conditional Use Permit and Variances for 1832 BACON CREEK ROAD – See Enclosed Map

The hearing will be held as follows:

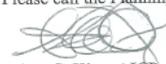
- DATE: 17 MARCH 2026
- TIME: 5:00 PM
- PLACE: Hardin County Government Building
150 N. Provident Way, 2nd Floor Meeting Room
Elizabethtown, KY 42701
- EXISTING ZONE: IH - INDUSTRIAL HOLDING ZONE
- PROPOSED ZONE: C-1 - CONVENIENCE COMMERCIAL ZONE & R-1 - URBAN RESIDENTIAL ZONE
- REQUEST: ZONE CHANGE TO C-1 TO ALLOW FOR "AUTO SALES" AS A CONDITIONAL USE PERMIT ON LOT 1B AND ZONE CHANGE TO R-1 TO ALLOW FOR SINGLE FAMILY RESIDENTIAL ON LOT 1A. VARIANCES ALSO REQUIRED FROM THE 1:3 LOT WIDTH-TO-LENGTH RATIO AND FROM BUILDING SETBACKS FOR AN EXISTING GARAGE

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.

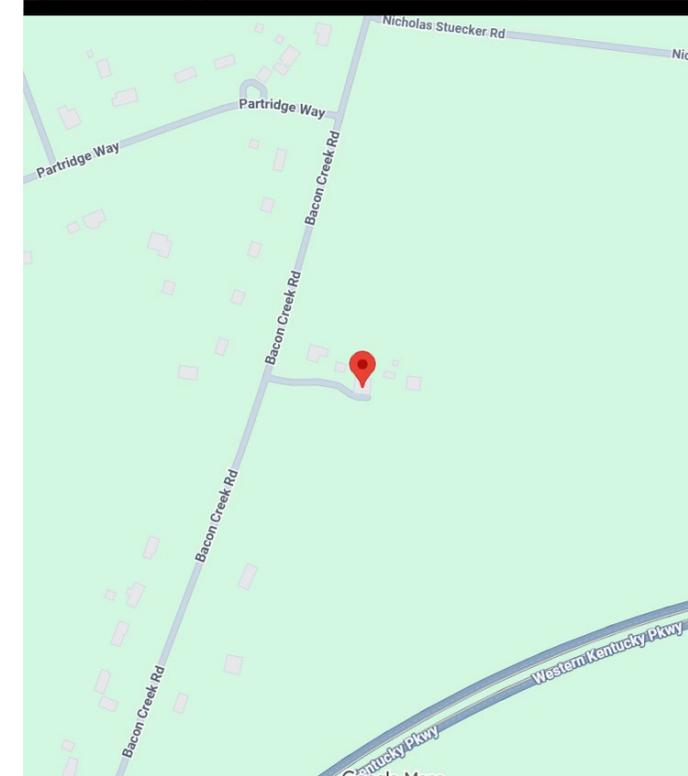
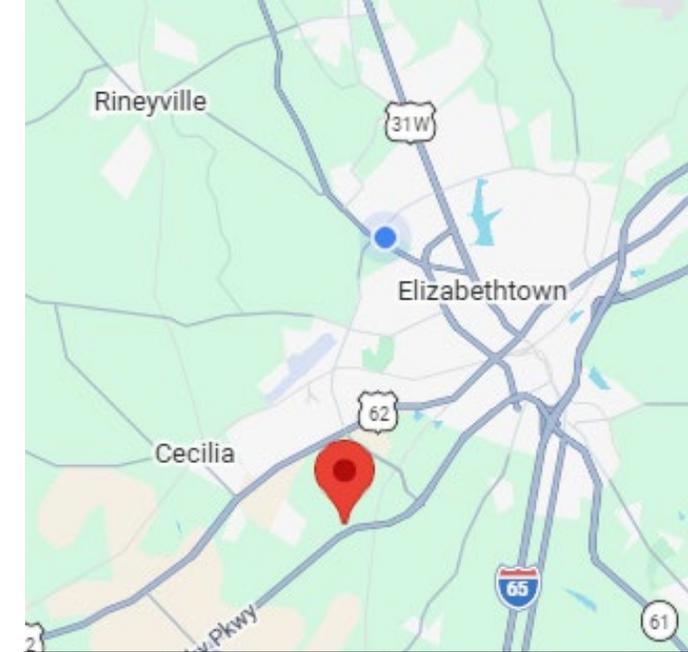
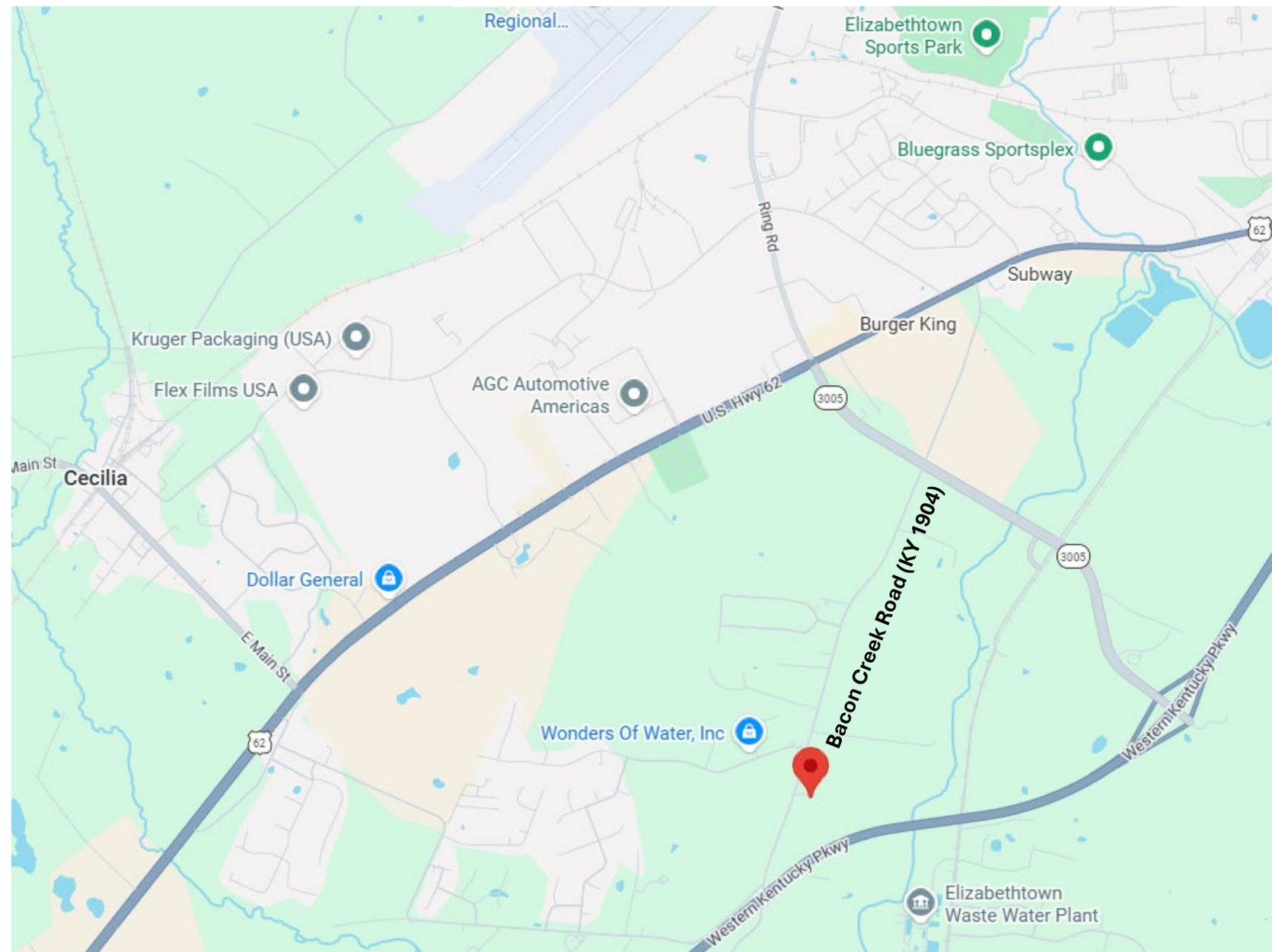
Please call the Planning Commission office at 270-769-5479 if you have any questions.



Adam C. King, AICP
 Director

First class mailings sent to 25 owners that adjoin or are within 1200' of road frontage

VICINITY MAPS



INDUSTRIAL AREA

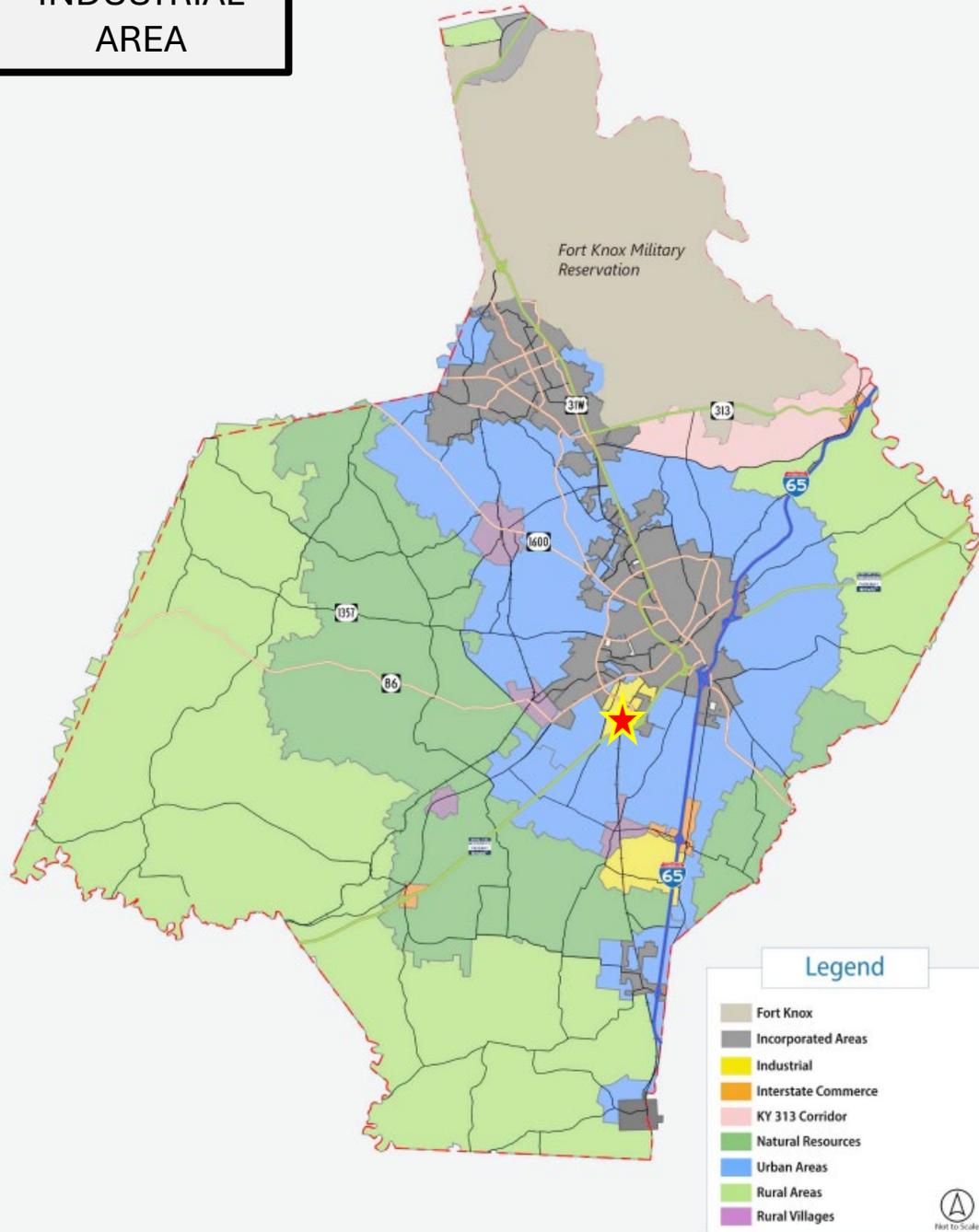


Figure 2-1: Future Land Use Map

Industrial Areas

Introduction: Industrial areas are generally located adjacent to existing or future industrial parks, such as the TJ Patterson Industrial Park within the City of Elizabethtown and the new BlueOval SK Battery Park in Glendale. These areas are primarily vacant but do include some manufacturing, fabrication, and distribution of goods.

Natural Features: These areas have some rolling terrain and wet areas adjacent to streams, but they are generally flat and unencumbered by environmental concerns or hazards.

Existing Land Use: The existing land uses include, or are adjacent to, more intense commercial uses as well as light and heavy industrial uses. Some limited and scattered residential uses are also in these areas with the remaining areas currently undeveloped or agricultural uses.

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

Recommended Land Uses

- Light and heavy industrial uses should be encouraged.
- Larger industrial developments should incorporate amenities, such as walking paths or open spaces, that serve employees and/or the community.
- Lots should be adequately sized and ready for industrial development in order to streamline and attract industrial users.
- General and convenience commercial uses (such as daycares, banks, and restaurants) that serve employees and the surrounding area should be encouraged.
- Opportunities for appropriate mixed-use development should be explored.
- Residential uses should be limited and discouraged unless appropriately incorporated into a mixed-use development.
- If these areas serve as a gateway to the community, they should have improved appearance and character. Enhanced building materials, higher design standards for buildings, and additional site standards (such as landscaping and signs).
- Non-residential development should include adequate screening and buffering when adjacent to residential uses.

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.

Utility Criteria

- Adequate utilities (including water, sewer, natural gas, and other infrastructure) and adequate right-of-way and pavement widths should be required in order to serve future development.
- New growth should be located in areas with adequate emergency services and fire protection.

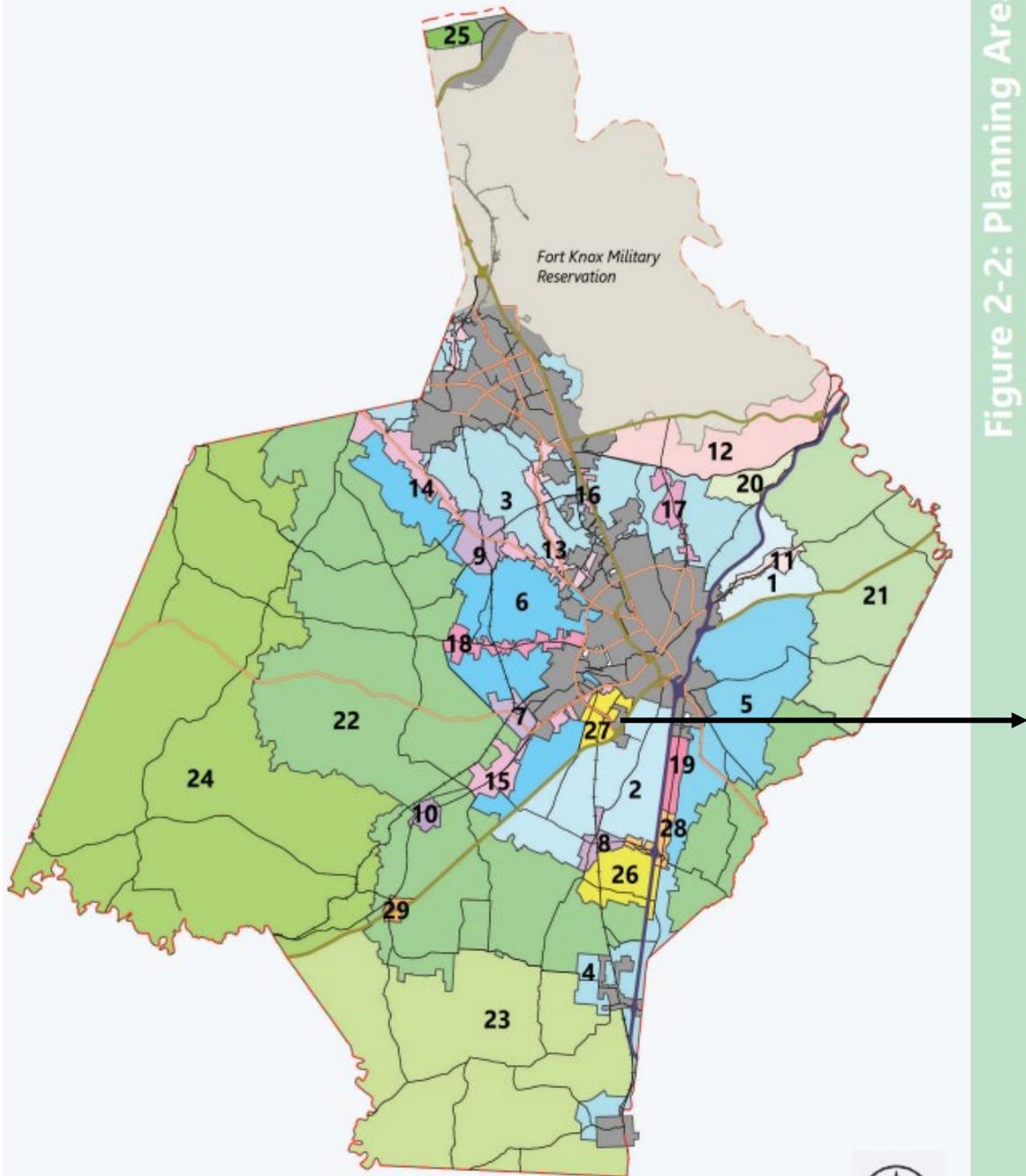
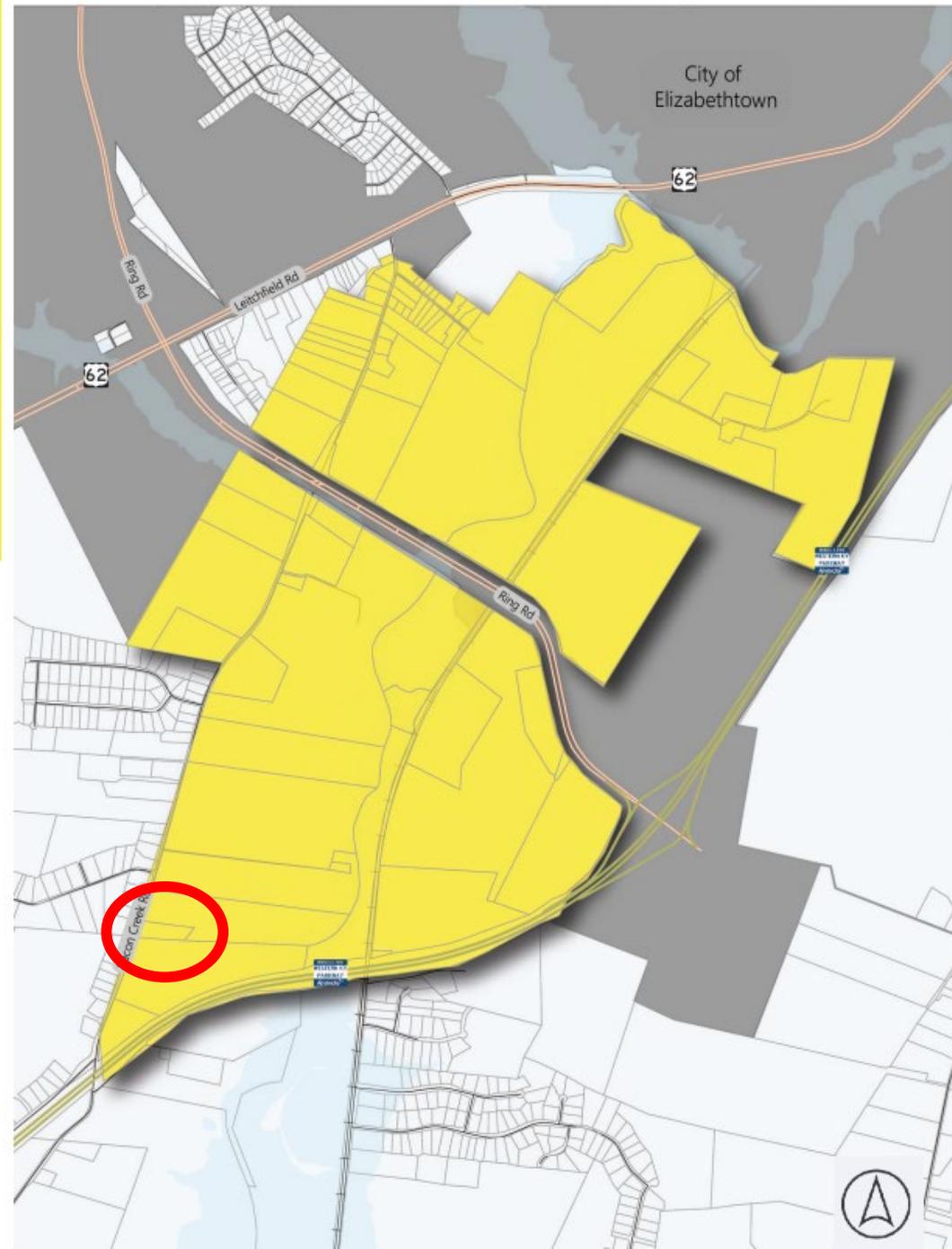


Figure 2-2: Planning Areas

27-Industrial Park



Industrial Park

This planning area is part of the Industrial Areas future land use group and is located to the south of the Elizabethtown city limits. It generally includes areas between the Western Kentucky Parkway to the south and east, Bacon Creek Road (KY 1904) to the west, and Leitchfield Road (US 62) and Valley Creek to the north. Gaithers, the former railroad stop, is also located in this planning area. This planning area also faces annexation pressures as Elizabethtown continues to grow, which can present difficulties for future planning efforts if it is not coordinated.

This planning area is a logical expansion of the T.J. Patterson Industrial Park, which is currently at capacity. Most of the 2.05 square miles (1,291 acres) has been zoned Industrial Holding (IH) since the adoption of zoning in 1995 being "held" with a ten acre minimum lot size for future industrial developments.

Existing Land Use

The property in this planning area is largely undeveloped or agricultural. Most developed parcels are located along Bacon Creek Road, north of Ring Road. Limited, scattered residential uses are also located in this area.

Natural Features

This planning area is characterized by open fields that are gently rolling to flat. The Valley Creek drainage area and associated flood hazards cross this planning area. There are no other significant constraints to development.

Transportation Features and Public Facilities

Ring Road (KY 3005) is a major throughfare that crosses this planning area and provides east-west access. Leitchfield Road (US 62) and the Western Kentucky Parkway also provide access to the larger region. The extension of Ring Road may present increased traffic concerns within the planning area. The railroad also crosses this planning area and can provide rail service.

There is an electrical substation operated by Kentucky Utilities (KU) in this area as well as the Hardin County Road Department. There are no schools within the planning area; however, Central Hardin High School is in close proximity, as well as the Hardin County Cooperative Extension Office. This area is served by the Central Hardin Fire Department. The Elizabethtown Wastewater Treatment Plant is located just outside of this planning area on the south side of the Western Kentucky Parkway on Gaither Station Road. Water service is provided to the planning area by Hardin County Water District No. 2. There is an 8-inch water line that is parallel to Ring Road as well as along Gaither Station Road. The Elizabethtown Sewer Department has a 42-inch gravity sewer line along Gaither Station Road that ends south of the Western Kentucky Parkway and connects into an 8-inch force main that is owned and maintained by Hardin County Water District No. 2.

Recommended Land Use and Development Criteria

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

Recommended Land Uses

- The recommended land use pattern includes industrial uses and complementary service-oriented commercial uses.
- Residential should be limited or prohibited in this planning area.
- As infrastructure allows, higher intensity development should be encouraged.
- The land uses must provide for the protection of the economic viability of the properties within this planning area to be used for industrial activities.
- A transition should be provided in land use intensity, scale, and massing from this planning area to less intense uses in the adjacent planning areas.
- It is anticipated that much of this area will be annexed as development occurs, especially properties that front Ring Road (KY 3005).

Access Criteria

- Impacts to the road network, such as turning lanes or new signals, should be proportionally assessed as new development occurs.
- 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.
- Shared driveways and vehicular connections between adjacent existing and future developments should be encouraged.
- Development should be carefully reviewed so it does not create traffic congestion or capacity problems along major corridors.
- Opportunities for on-site shared parking should be identified and encouraged.
- New and infill development should be connected and pedestrian-friendly.

Utility Criteria

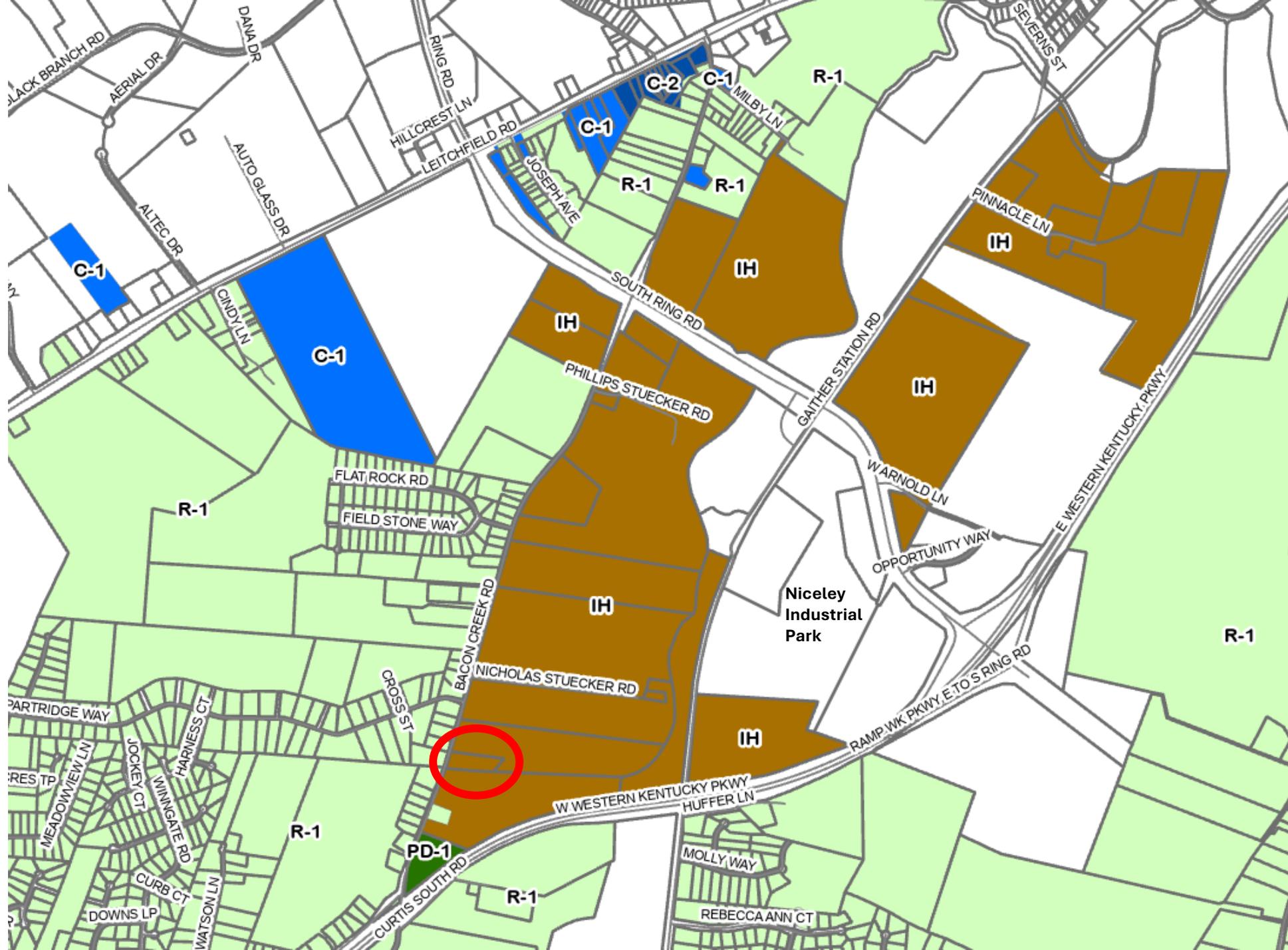
- Water and sewer service should be extended to this planning area prior to intense development.

Character Criteria

- Non-residential development should use high quality, durable, visually pleasing exterior finishes and materials that reflect the character of the community.
- Industrial development should have a variety of materials as well as varying building facades and rooflines.
- Facade materials should be 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.
- Campus-style industrial development, with a focus on green areas and less intrusive site development standards, should be encouraged.
- Industrial and commercial areas should be screened from less intense uses, such as residential.
- Transition between uses, such as a change in density and intensity of uses, should be encouraged. Preferred transitions include increased setbacks with landscaping and buffering.
- Additional landscaping and other visual site improvements should be required for non-residential development. For highly visible developments, landscape requirements should create a visual interest that provides a screen between the roadway and development.
- Signs should be low, monument-style signs that visually blend with the surrounding character. Signs should not be internally-illuminated with no digital components.
- Industrial and commercial buildings should be located closer to the right-of-way with parking in the rear, where appropriate.
- Community facilities/amenities to serve industries (such as walking paths and pocket parks) should be provided.

ZONING MAP

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



3-14 INDUSTRIAL HOLDING ZONE (IH)

A. INTENT

The purpose of this Zone is to provide for the expansion of Municipal Industrial Parks and to earmark areas of the county which have the appropriate utilities and infrastructure needed to support industrial development. This Zone shall reserve portions of the County for the development of certain types of business and industry, characterized by manufacturing, fabricating, warehousing and wholesale distribution, which are relatively free from offense and which, with proper landscaping will not detract from residential desirability of adjacent properties. A map amendment to either an I-1 or I-2, as appropriate, shall be a prerequisite to development.

B. USES FOR THE ZONE

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

C. DIMENSION AND AREA REGULATIONS

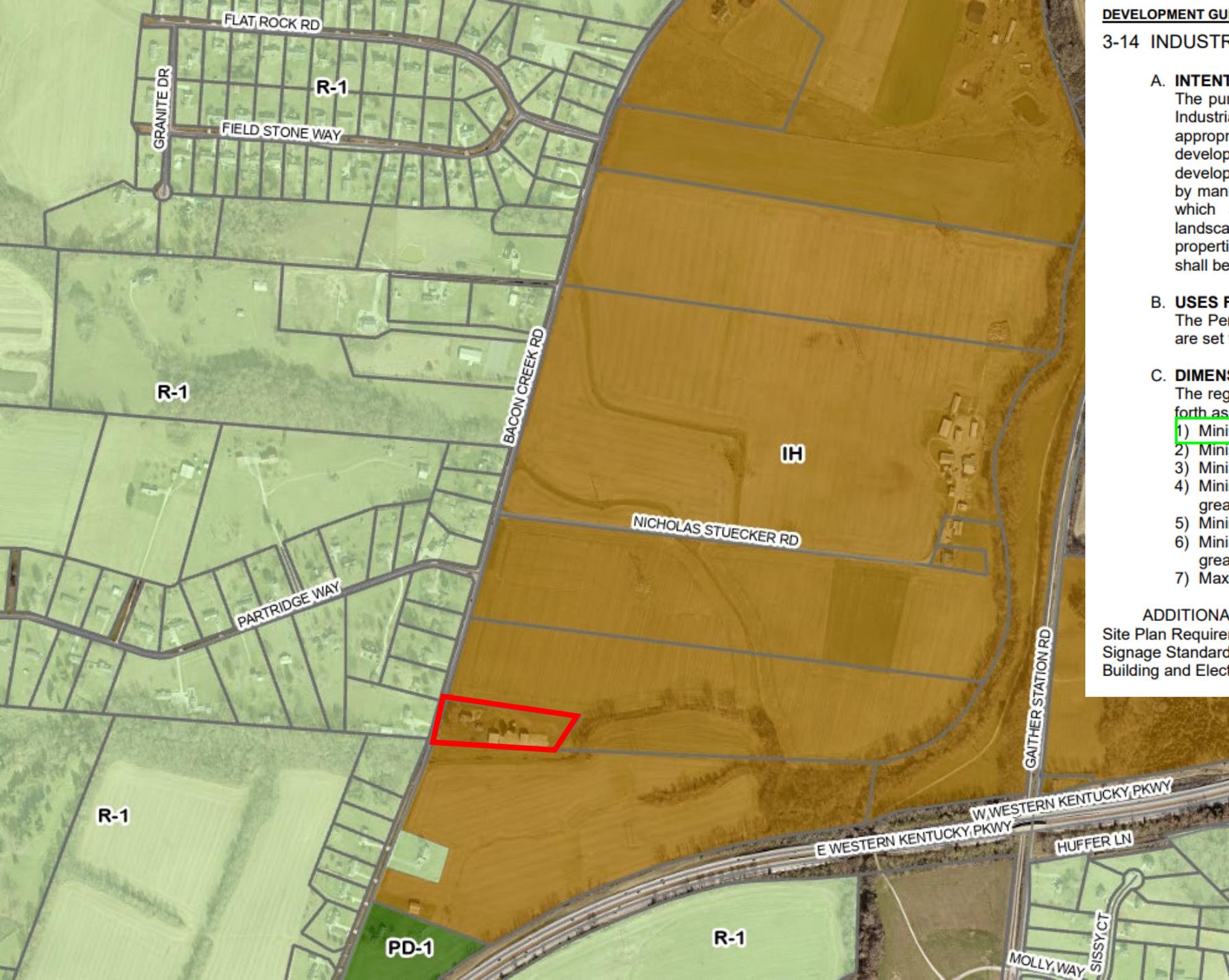
The regulations on the dimensions and area for lots and yards are set forth as follows:

- 1) Minimum Lot Size – 10.0 acres;
- 2) Minimum Lot Frontage – 300’;
- 3) Minimum Width to Length Ratio – 1:3 until 300’ of frontage
- 4) Minimum Front Yard Setback – 40’; 70’ for property 3 acres or greater.
- 5) Minimum Side Yard Setback - 20’;
- 6) Minimum Rear Yard Setback - 15’; 50’ for property 3 acres or greater;
- 7) Maximum Lot Coverage – 0.75

ADDITIONAL STANDARDS THAT MAY APPLY

Site Plan Requirements, Pg. 85
 Signage Standards, Pg. 97
 Building and Electric Permits, Pg. 117

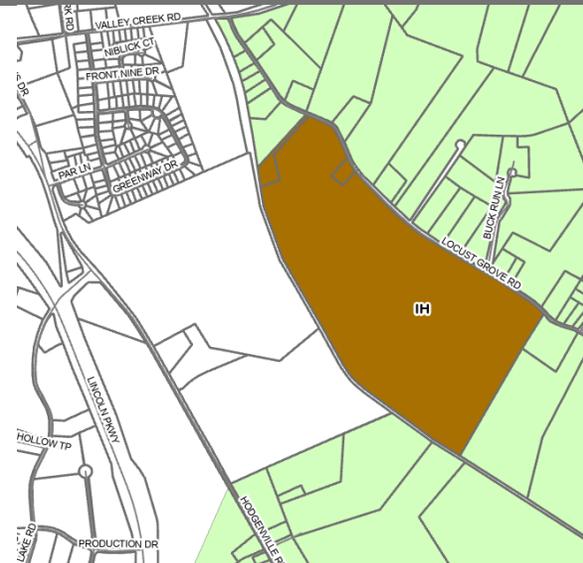
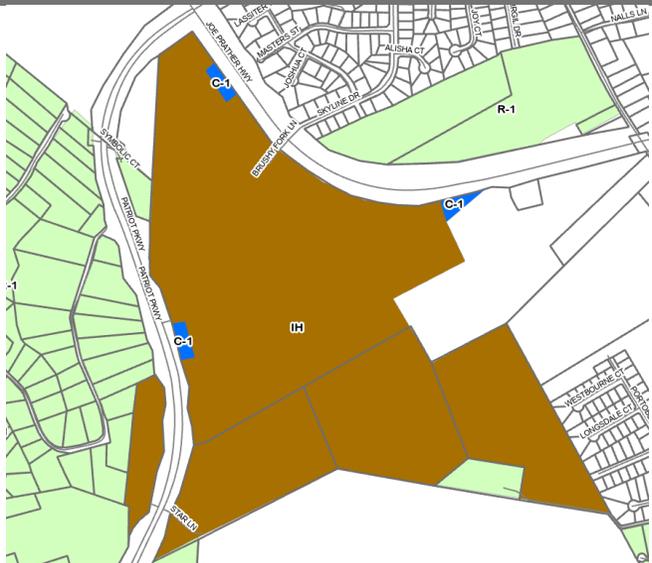
Special Provisions, Pg. 143
 • OUTDOOR STORAGE AND DISPLAY, Pg. 147
 • REFUSE / GARBAGE DISPOSAL CONTAINERS,
 Pg. 148



Other Zone Changes out of the Industrial Holding (IH) Zone

Permit Date	Owner	PVA Map Number	Type	Zone	Proposed Zoning (Map Amendments)	Project / Subdivision Name	Request	Site Address	Status
02/11/2026	DALTON STEVEN & LINDA	187-00-00-023	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	COVEY WAY SUBDIVISION, LOT 1 - BIG KID POWERSPORTS & RV	ZONE CHANGE TO C-1 TO ALLOW FOR "AUTO SALES" ON LOT 1B AND ZONE CHANGE TO R-1 TO ALLOW FOR SINGLE FAMILY RESIDENTIAL ON LOT 1A	1832 BACON CREEK ROAD, ELIZABETHTOWN, KY, 42701	PENDING
01/11/2024	REESOR JAMES V & NOREIDA H	162-00-00-042	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	REESOR ZONE CHANGE	TO ALLOW FOR A MAP AMENDMENT FROM THE INDUSTRIAL HOLDING ZONE (IH) TO THE CONVENIENCE COMMERCIAL ZONE (C-1) TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED AND BILLBOARDS PLACED ON THE NEW LOTS	JOE PRATHER HIGHWAY, RADCLIFF, KY 40160	APPROVED
04/28/2023	MAGGARD GLAY E C/O ESTATE OF GLAY MAGGARD	208-00-00-022.02	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	C-2 - GENERAL COMMERCIAL ZONE	MAGGARD ZONE CHANGE	TO ALLOW FOR A MAP AMENDMENT FROM THE IH TO THE C-2 ZONE WITH NO PROJECT PROPOSED AT THIS TIME	S DIXIE HWY	APPROVED
08/17/2022	CENN LLC	208-00-00-023	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	I-2 - HEAVY INDUSTRY ZONE	CENN LLC/HOBBS ZONE CHANGE - NO PROJECT PROPOSED	ZONE CHANGE TO HEAVY INDUSTRIAL (I-2) WITH NO PROJECT PROPOSED AT THIS TIME	8839 S DIXIE HIGHWAY, ELIZABETHTOWN, KY 42701	APPROVED
01/24/2006	CMW FAMILY REALTY MANAGEMENT LLC %PNC BANK (TRUSTEE)	187-00-00-009, 187-10-00-001, 002, 003	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	US 62 PROJECT / KENNEDY SUBDIVISION, LTS 20-33A	TO REZONE A 138 AC SITE CONSISTING OF FOUR DEEDED TRACTS	3365 LEITCHFIELD ROAD (US 62)	APPROVED
07/05/2000	EARLES	188-00-00-016	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	PD-1 - PLANNED UNIT DEVELOPMENT	I-H:PD-1 /			APPROVED
10/20/1999	NORMA BEELER	181-00-00-044.01	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	R-1 - URBAN RESIDENTIAL ZONE	SINGLE FAMILY RESIDENTIAL / TWELVE STONES SUBD, LT 1	I-H TO R-1	SOUTH WILSON ROAD (KY 447)	APPROVED
05/04/1999	MAGGARD GLAY	208-00-00-022	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	R-2 - RURAL RESIDENTIAL ZONE	I-H:R-2 /			APPROVED

Records 1 to 8 (of 8)



- Hardin_Wetlands
- Hardin_100Flood
- Streams 2023
- hardin_sinkhole



30 acres

33 acres

PARTRIDGE WAY

BACON CREEK RD

WESTERN KY PKWY



3,075 sq ft house (1977)



528 sq ft garage (1980)



2,500 sq ft garage (1999)



1,600 sq ft garage (2003)



3.59 acre site

Plat was approvable in 1998 because existing deeded tract was getting larger and coming more into compliance with the IH Zone

Record Plat of Covey way ~~Stuecker~~ Subdivision

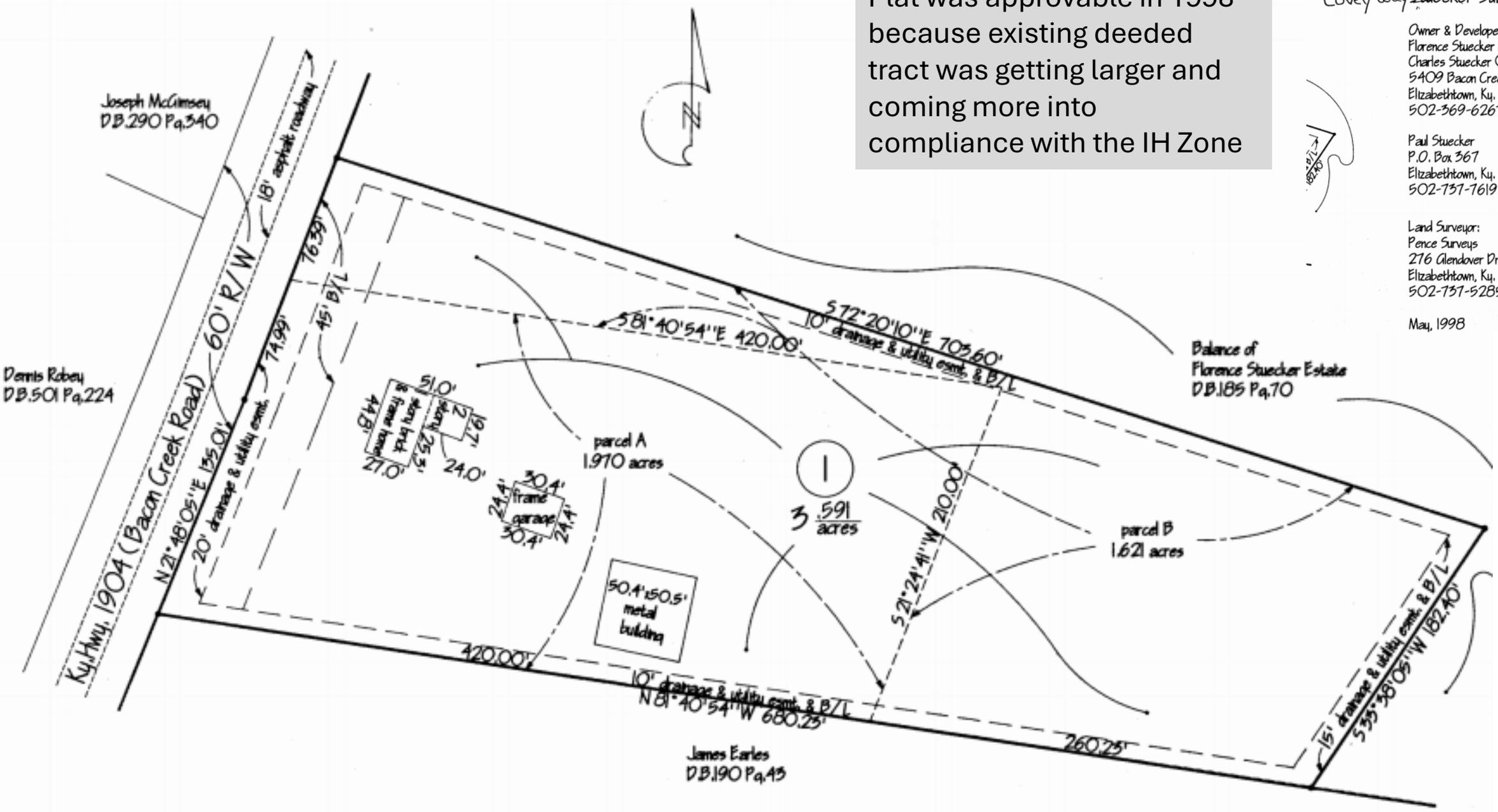
Owner & Developer:
 Florence Stuecker Estate
 Charles Stuecker (exec.)
 5409 Bacon Creek Road
 Elizabethtown, Ky. 42701
 502-369-6267

Paul Stuecker
 P.O. Box 367
 Elizabethtown, Ky. 42701
 502-737-7619

Land Surveyor:
 Pence Surveys
 276 Glendover Drive
 Elizabethtown, Ky. 42701
 502-737-5285

May, 1998

PLAT FOR A.M. 35
 P. Stuecker
 #2240



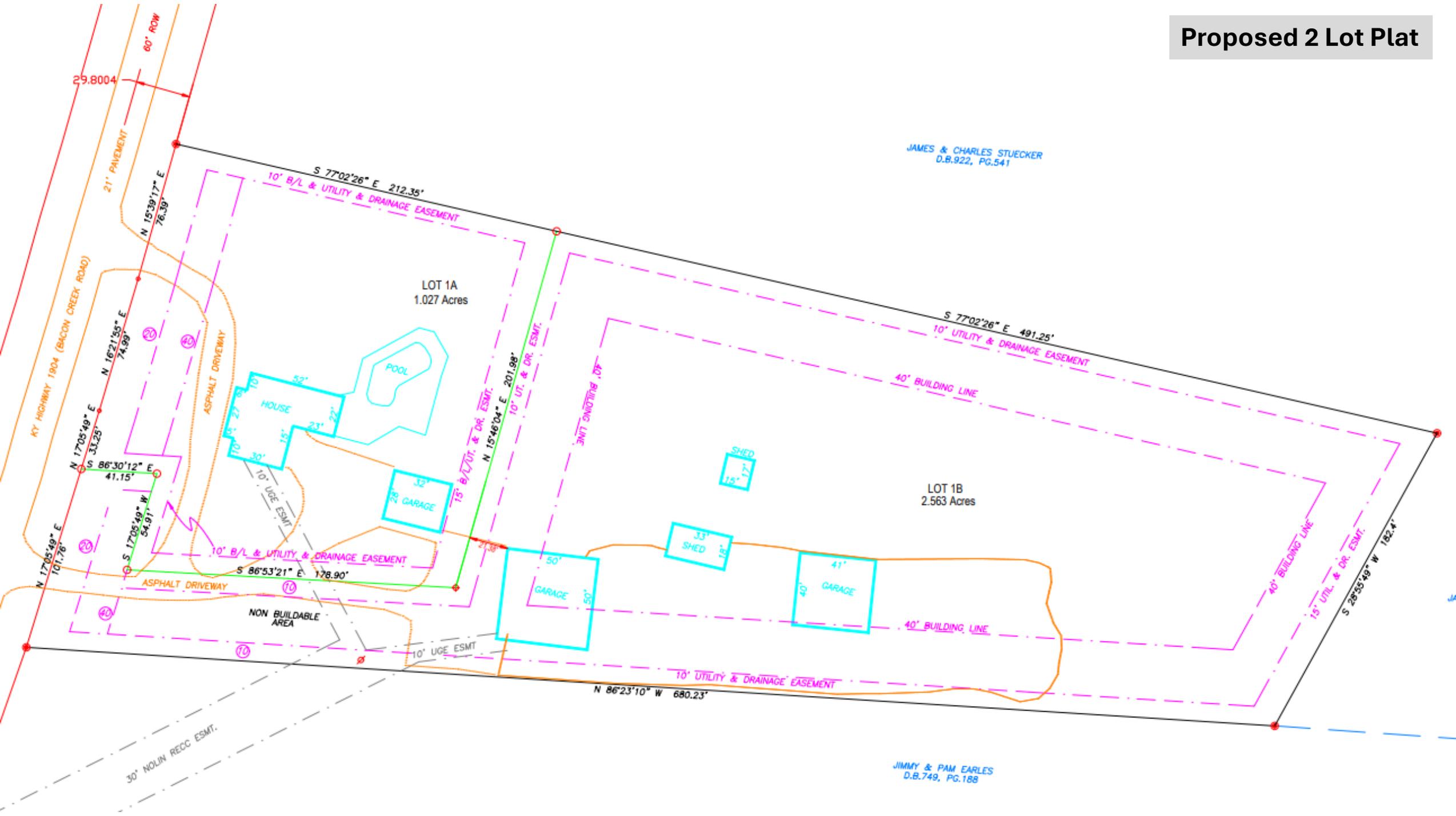
Balance of Florence Stuecker Estate DB.185 Pg.70

Joseph McGimsey DB.290 Pg.340

Dennis Robey DB.501 Pg.224

James Earles DB.190 Pg.43

Proposed 2 Lot Plat

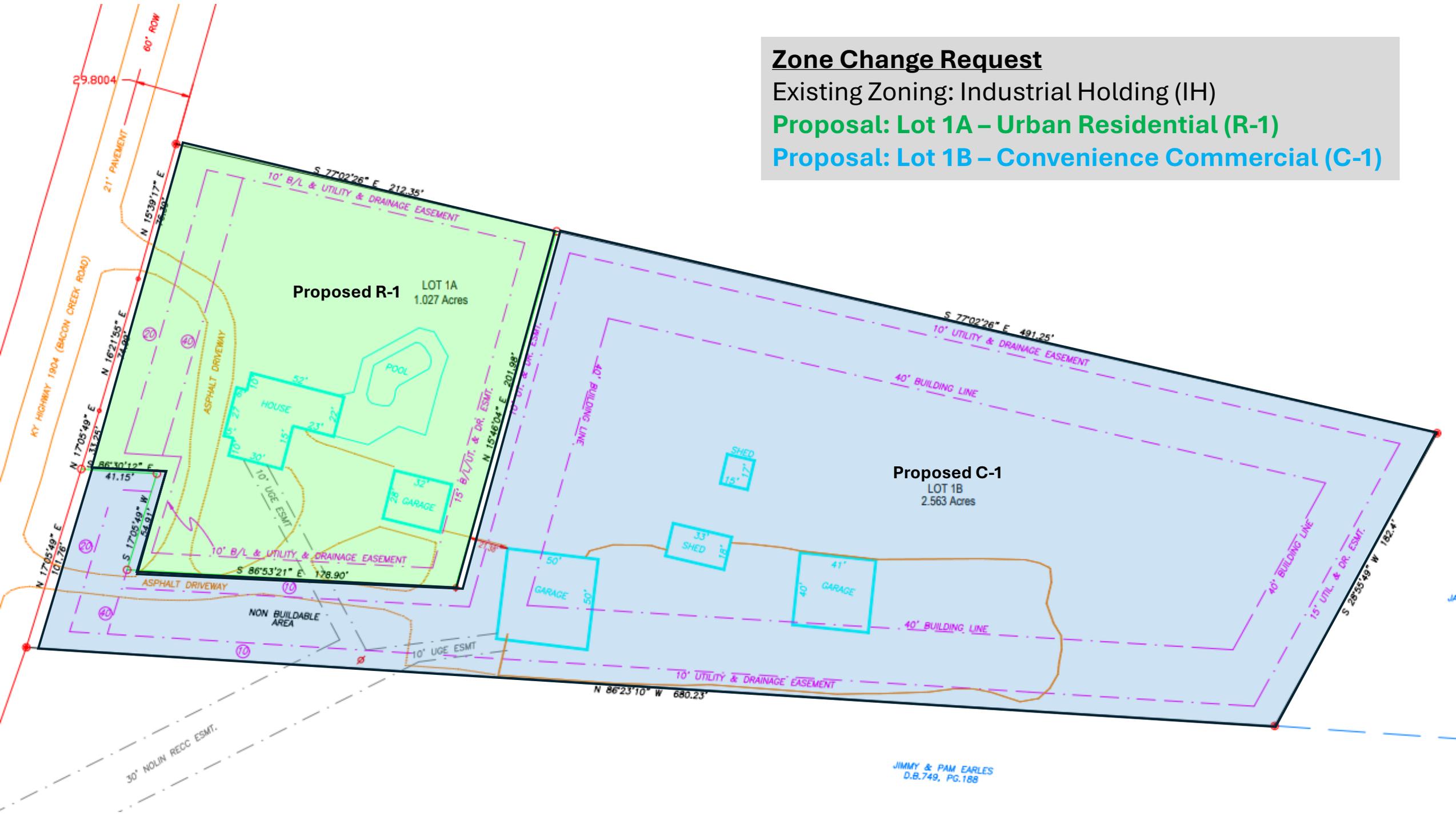


Zone Change Request

Existing Zoning: Industrial Holding (IH)

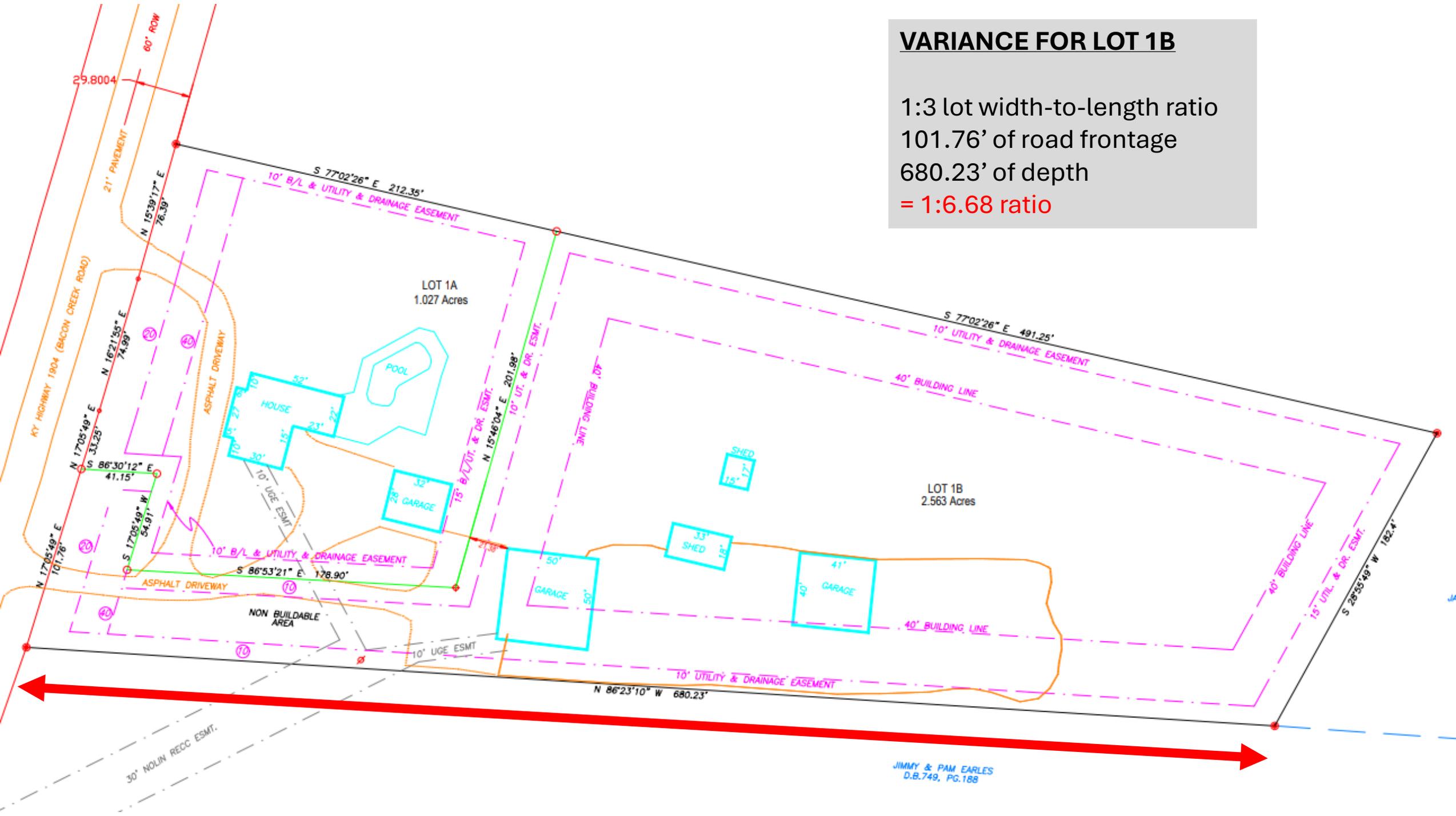
Proposal: Lot 1A – Urban Residential (R-1)

Proposal: Lot 1B – Convenience Commercial (C-1)

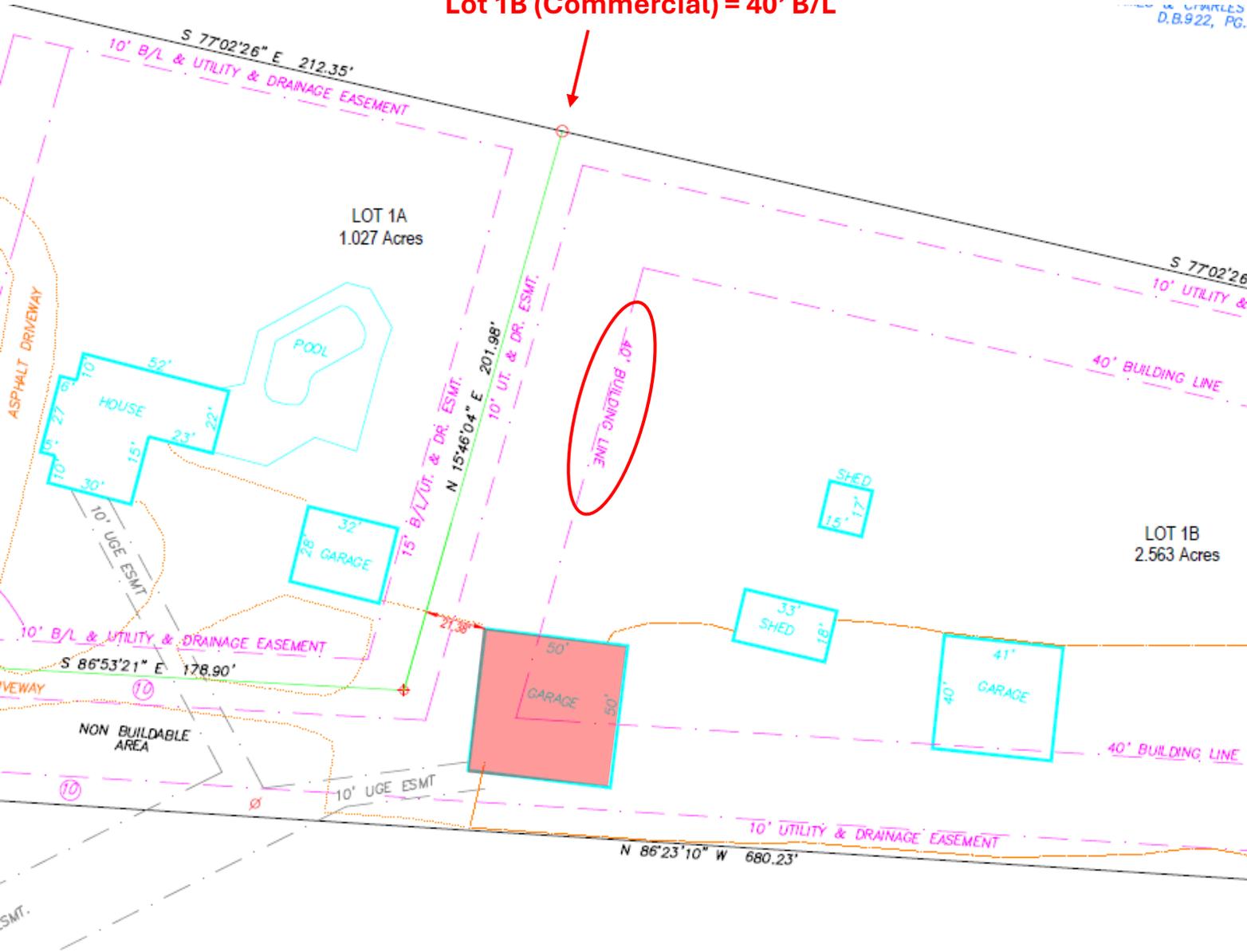


VARIANCE FOR LOT 1B

1:3 lot width-to-length ratio
101.76' of road frontage
680.23' of depth
= 1:6.68 ratio



Newly Created property line
between Lot 1A (Residential) and
Lot 1B (Commercial) = 40' B/L



VARIANCE FOR LOT 1B

Existing 50'x50' garage
40' building setback line where
commercial property adjoins
residential property

Proposal is 21.38' off the property
line

18.62' variance









ZONING CHANGE
PUBLIC HEARING | H to C1
TIME: 5:00 DATE: 3-17
**PLACE: HARDIN COUNTY
GOVERNMENT BUILDING 2ND FLOOR**
 **HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION**
150 N. PROVIDENT WAY, ELIZABETHTOWN KY 42701 PHONE 270-759-5479





ZONING CHANGE

PUBLIC HEARING IH to R1

TIME: 5:00 DATE: 3-17

PLACE: HARDIN COUNTY GOVERNMENT BUILDING 2ND FLOOR

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







Property was previously owned by Paul Stuecker. He operated his electrician business on site from 1982-2023 as Stuecker Electric Inc. growing from one employee to now over ten.

He first operated out of the home and the detached garage and built the 50'x50' shop/office in 1999.





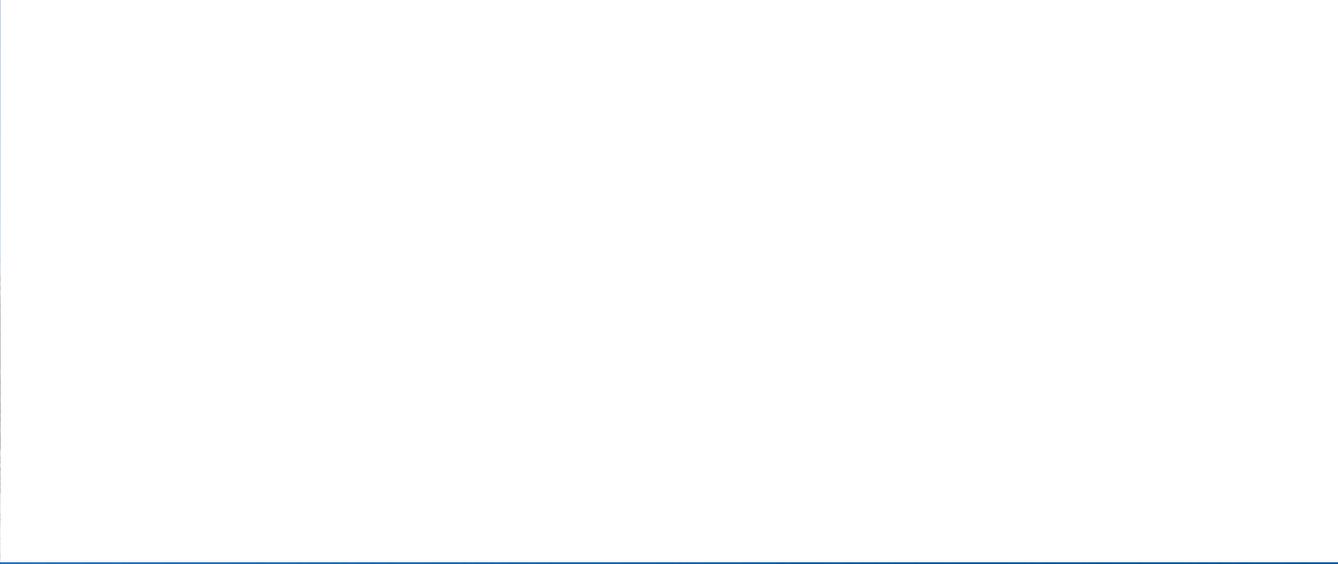












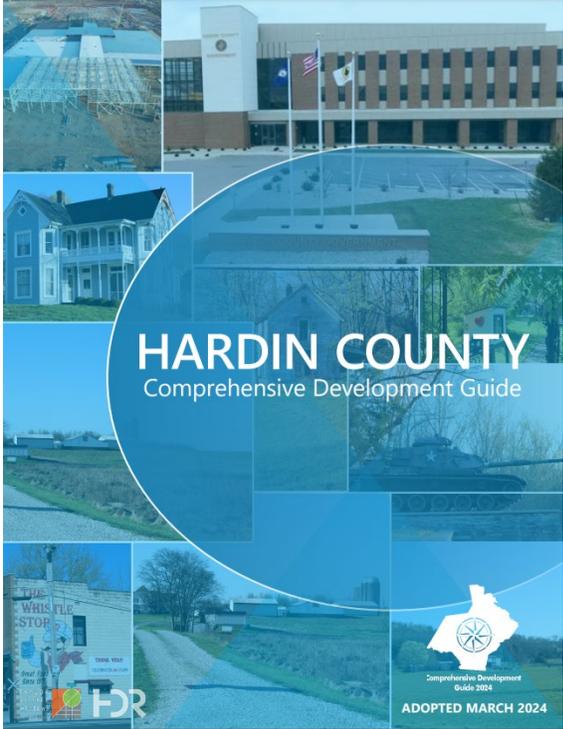


Reasons for Granting a Map Amendment

KRS 100.213

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

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



HOW TO USE THE RECOMMENDED LAND USE PLAN

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

Step 1: Compliance with Community-Wide Development Policies

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

Step 2: Compliance with the Recommended Future Land Use Patterns

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

Step 3: Compliance with the Planning Area Guidelines

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



ZONE CHANGE STAFF REPORT

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

Summary: The owners, Linda & Steven Dalton and applicant, Kyle Dalton are proposing to rezone a 3.59 acre site located at 1832 Bacon Creek Road, Elizabethtown, KY known as Lot 1 of Covey Way Subdivision from Industrial Holding (IH) to Urban Residential (R-1) for a 1.027 acre lot (Lot 1A) around the existing house and Convenience Commercial (C-1) for a 2.563 acre portion (Lot 1B) and a Conditional Use Permit to allow for sales of atv, rv and powersports.

Pre-application Conference:	February 11, 2026	Owner:	Linda & Steven Dalton 1832 Bacon Creek Road Elizabethtown, KY 42701
Public Hearing Date:	March 17, 2026	Zone Map Amendment Request:	
Location of Proposed Zone Change:	1832 & 1840 Bacon Creek Road, Elizabethtown, KY	FROM:	IH (Industrial Holding)
Acreage:	± 3.59	TO:	R-1 (Urban Residential) & C-1 (Convenience Commercial)
PVA Parcel Number:	187-00-00-023	Land Use Group:	Industrial Area
Flood Plain:	The property is not located within the floodplain according to FEMA Map 21093C0293D (dated 16 August 2007).	Planning Area:	Industrial Park
History of the Property:	The property was planned as Lot 1 of Covey Way Subdivision in 1998.	Existing Land Uses:	Single Family Residential and Chemical Sales Business
	The lot was previously owned by Paul Stuecker. He operated his electrician business on site from 1982-2023 as Stuecker Electric Inc growing from one employee to now over ten.	Zoning History:	IH (Industrial Holding) is the original zoning for the Subject Properties since July of 1995.
	He first operated out of the home and the detached garage and built the 50'x50' shop/office in 1999.	Adjacent Zoning:	North – IH, Stuecker (30 acres) South – IH, Earles (33 acres) East – IH, Stuecker (30 acres) West – R-1, Robey (2 acres)
Utility Services:	Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 4" line along Bacon Creek Road (KY 1904).	Transportation Considerations:	Property has two existing paved driveways onto Bacon Creek Road (KY 1904), a state maintained highway with 21' of pavement in a 60' right-of-way. KYTC will require improvements to the southern most entrance to improve the turning radii.
Wastewater Treatment:	Sewage disposal is accomplished by an on-site septic system for the house and detached garage.	Other Necessary Approvals:	The proposed zone change and lot division also requires Variances from the 1:3 lot width-to-length ratio and from the 40' building setback where commercial property adjoins residential property for the existing 50'x50' shop/office.
			Additionally, a Conditional Use Permit for "Auto Sales" is requested to allow for sales of rv, atv and powersports.

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 Industrial Area directly across Bacon Creek Road (KY 1904) from the Urban Area.
<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>	No new building are proposed. The existing home will continue to be used as a home and the existing shop/office will continue to be used as a shop/office.
<i>New development should follow current and anticipated growth trends within the county in order to adequately respond to the needs of current and future residents and businesses.</i>	The nearby area has existing established residential uses across Bacon Creek Road (KY 1904). The Industrial area nearby continues to be used for large agricultural operations. However the Elizabethtown-Hardin County Industrial Foundation has purchased approximately 150 acres nearby from the Niceley family for a future Industrial Park.
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 4" line along Bacon Creek Road (KY 1904).
<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 additional 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 Nicholas Street is approximately 4.7 miles away. The closest fire hydrant is across Bacon Creek Road (KY 1904) and to the south approximately 550'.
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 two existing asphalt driveways that interconnect the two properties.
<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>	Bacon Creek Road (KY 1904) is a state maintained highway with 21' of pavement width in a 60' right-of-way that meets minimum standards.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Industrial Area	STEP 2: Agreement with the Future Land Use Map & Guidelines
<p>“The Industrial Areas are generally located adjacent to existing or future industrial parks”.</p> <p>The Recommended Land Use Pattern and Development Criteria notes that, “general and convenience commercial uses that serve employees and the surrounding area should be encouraged and that non-residential development should include adequate screening and buffering when adjacent to residential uses.”</p> <p>The plan also notes, “residential uses should be limited and discouraged unless appropriately incorporated into a mixed-use development”. In a sense, this is a mixed used proposal and the single family dwelling is pre-existing.</p>	
Comprehensive Plan Policy – PA #27 Industrial Park	STEP 3: Compliance with the Planning Area Map & Guidelines
<p>The Comprehensive Plan explains that this planning area will face annexation pressure as Elizabethtown continues to grow and is the, “logical expansion of the TJ Patterson Industrial Park”. The planning area is 1,291 acres in size and has been zoned Industrial Holding (IH) since the adoption of zoning in July of 1995, “holding” the land essentially, with a ten acre minimum lot size for future industrial development.</p> <p>The recommended land use pattern, “includes industrial uses and complementary service-oriented commercial uses”. The plan states that, “residential should be limited or prohibited” in the planning area. However, this is an existing single family dwelling and a case of allowing the zoning to match the existing use.</p> <p>The Comprehensive Plan also states, “a transition should be provided in land use intensity, scale and massing from this planning area to less intense uses in the adjacent planning areas”. This proposed commercial business could help provide this transition.</p> <p>For the Access Criteria of the Industrial Park Planning Area, “shared driveways and vehicular connections between adjacent existing and future developments should be encouraged”.</p> <p>For the Character Criteria of the Industrial Park Planning Area the plan notes that, “industrial and commercial areas should be screened from less intense uses, such as residential” and it also notes, “additional landscaping and other visual site improvements should be required for non-residential development” and that signs should be “low, monument-style”.</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 Bacon Creek Road (KY 1904), a state maintained highway with a 60' right-of-way and 21' of pavement width,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The property is located in the Industrial Area Future Land Use Group and Industrial Park Planning Area,
- The property has historically been used for single family residential use (existing house since 1977) and for commercial purposes (Stuecker Electric since 1982)
- The existing IH Zone assigned to the subject property in 1995 may now be inappropriate and the proposed map amendment to R-1 and C-1 may be more appropriate due to the existing lot that is less than ten acres and the existing established uses,
- The proposed map amendment to R-1 & C-1 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

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

RESOLUTION 2026-003

MAP AMENDMENT

Industrial Holding (IH) to Urban Residential (R-1) & Convenience Commercial (C-1)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Industrial Area of Hardin County and within the Industrial Park Planning Area (#27);
- WHEREAS** this proposal is a request to rezone from Industrial Holding (IH) to Urban Residential (R-1) for Lot 1A (1.027 acres) and Convenience Commercial (C-1) for Lot 1B (2.563 acres) of Covey Way Subdivision located at 1832 & 1840 Bacon Creek Road, 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 Linda & Steven Dalton known as PVA #187-00-00-023 and being a 3.59 acre site located at 1832 & 1840 Bacon Creek Road, Elizabethtown, KY known as Lot 1 of Covey Way Subdivision be granted a zone change from the existing Industrial Holding Zone (IH) to Urban Residential (R-1) and Convenience Commercial Zone (C-1) based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

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

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Industrial Area
Step 3:	Planning Area: Industrial Park

- Goal 1:** HOUSING: Promote Hardin County as a place to live.
Objective 1.4: Support a supply of housing that responds to population and employment growth.

- Goal 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 5.10: 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 SEVENTEENTH DAY OF MARCH 2026.

MOTIONS

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

- the testimony provided by Staff and those in attendance at the Public Hearing
- I hereby adopt the Staff Report and the exhibits entered in as the Record
- To adopt Resolution 2026-003 as presented

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

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Industrial Area
Step 3:	Planning Area: Industrial Park

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

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

Goal 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 5.10: 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 IH to R-1 & C-1 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.

Conditional Use Permit Election

KRS 100.203(5) and (6) provide that an Applicant for a Zoning Map Amendment, at the time of the filing of the Application for the Zoning Map Amendment, may elect to have any Variance(s) or Conditional Use Permit(s) for the same development to be heard and finally decided by the Planning Commission at the same public hearing set for the Zoning Map Amendment, or by the Board of Adjustments.

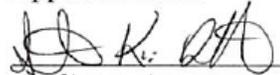
Please indicate below how you wish to proceed with your Application for a Conditional Use Permit by initialing your election. Check only one.

Option 1:

I wish for my Application for a Conditional Use Permit to be heard and decided by the Planning Commission in the same hearing as the Application for a Zoning Map Amendment. I am waiving the option of having the Conditional Use Permit hearing in a separate hearing by the Board of Adjustment.

Steven Kyle Dalton
Applicant Name

2.11.26
Date


Applicant signature

Option 2:

I wish for my Application for a Conditional Use Permit to be heard and decided by the Board of Adjustment in a hearing which is separate from the hearing on my Zoning Map Amendment with the Planning Commission. I am waiving the option of having both my Application for a Zoning Map Amendment and my Application for a Conditional Use Permit in the same hearing in front of the Planning Commission.

Applicant Name

Date

Variance Election

KRS 100.203(5) and (6) provide that an Applicant for a Zoning Map Amendment, at the time of the filing of the Application for the Zoning Map Amendment, may elect to have any Variance(s) or Conditional Use Permit(s) for the same development to be heard and finally decided by the Planning Commission at the same public hearing set for the Zoning Map Amendment, or by the Board of Adjustments.

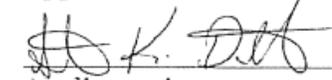
Please indicate below how you wish to proceed with your Application for a Variance by initialing your election. Check only one.

Option 1:

I wish for my Application for a Variance to be heard and decided by the Planning Commission in the same hearing as the Application for a Zoning Map Amendment. I am waiving the option of having the Variance hearing in a separate hearing by the Board of Adjustment.

Steven Kyle Dalton
Applicant Name

2.11.26
Date


Applicant signature

Option 2:

I wish for my Application for a Variance to be heard and decided by the Board of Adjustment in a hearing which is separate from the hearing on my Zoning Map Amendment with the Planning Commission. I am waiving the option of having both my Application for a Zoning Map Amendment and my Application for a Variance in the same hearing in front of the Planning Commission.

Applicant Name

Date

CONDITIONAL USE PERMIT – “AUTO SALES”



KRS 100.203 (5) & (6)

- (5) The text may empower the planning commission to hear and finally decide applications for variances or conditional use permits when a proposed development requires a map amendment and one (1) or more variances or conditional use permits;
- (6) In any regulation adopted pursuant to subsection (5) of this section:
 - (a) The text shall provide that the planning commission shall assume all powers and duties otherwise exercised by the board of adjustments pursuant to KRS 100.231, 100.233, 100.237, 100.241, 100.243, 100.247, and 100.251, in a circumstance provided for by subsection (5) of this section; and
 - (b) The text shall provide that the applicant for the map amendment, at the time of the filing of the application for the map amendment, may elect to have any variances or conditional use permits for the same development to be heard and finally decided by the planning commission at the same public hearing set for the map amendment, or by the board of adjustments as otherwise provided for in this chapter;

Explanation of Request Selling ATVs/RV/Powersports. 2 owners of business, 8am-8pm hours Mon-Sun.
No more than 5 vehicles outside for sale.

- Appointment only
- 2'x3' sign

storage in back garage
parking behind back garage

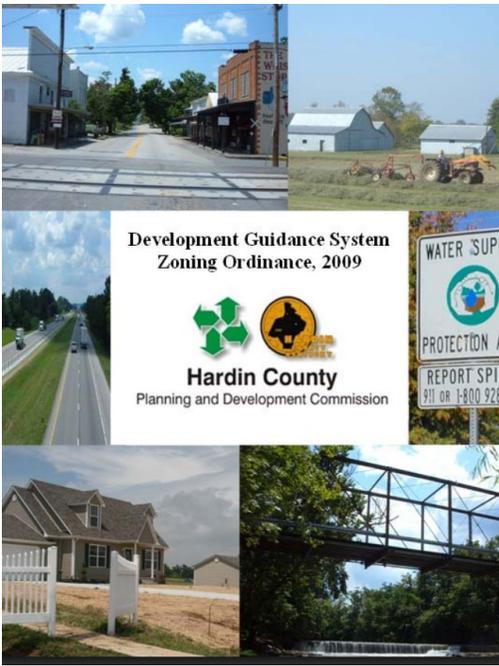
Conditional Use Permits for Auto Sales (since 2009 Zoning Ordinance)

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Expiration Date	Status	Final Date
02/11/2026	DALTON STEVEN & LINDA	187-00-00-023	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	COVEY WAY SUBDIVISION, LOT 1B - BIG KID POWERSPORTS & RV	AUTO SALES TO ALLOW FOR ATV, UTV AND RV SALES	1832 BACON CREEK ROAD, ELIZABETHTOWN, KY 42701	05/22/2026	PENDING	
12/19/2025	C & L PG LLC	243-00-07-032	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	FUN FOR ALL MOTORSPORTS - WACO SUBDIVISION, SECTION 3, LOT 32	WHOLESALE SALES OF MOTORCYCLES, ATV & UTV	100 NOBLE RIDGE COURT, ELIZABETHTOWN, KY	01/20/2036	APPROVED	01/20/2026
12/30/2020	COUNTRY CROSSROADS INVESTMENTS, LLC	103-00-00-019	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	COUNTRY CROSSROADS INVESTMENTS LLC	TO ALLOW FOR THE CONSTRUCTION OF A 2,140 SQ. FT. AUTOMOTIVE SALES BUILDING ON SITE IN ADDITION TO THE 1,316 SQ. FT. EXISTING BARN AND THE 1,014 SQ. FT. EXISTING MANUFACTURED HOME	4447 HARDINSBURG ROAD, CECILIA KY 42724	02/04/2024	APPROVED	02/04/2021
05/15/2019	BROWN WENDELL & MARILYN L	089-00-00-006	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	84 AUTO RECYCLERS & USED AUTO SALES	TO ALLOW FOR AUTOMOTIVE SALES WITHIN THE C-1 ZONE.	12208 SONORA HARDIN SPRING RD.		APPROVED	06/06/2019
01/09/2018	SHAWN GOFF PROPERTIES LLC	143-10-00-003.01	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	GOFF AUTO STORE, LLC	TO ALLOW FOR AUTOMOTIVE SALES (2 EMPLOYEES & UP TO 10 VEHICLES; 9 AM-6 PM, MON-SAT, NO SALES ON SUNDAY)	23 POINTERS CT		APPROVED	02/08/2018
11/09/2017	RAY MARK	217-00-00-002	CONDITIONAL USE PERMIT	R-3 - RESIDENTIAL ESTATE ZONE	RAY'S AUTO SALES	TO REZONE FROM RESIDENTIAL ESTATE (R-3) TO CONVENIENCE COMMERCIAL ZONE(C-1) TO ALLOW FOR AN AUTO SALES BUSINESS	2832 BATTLE TRAINING RD		APPROVED	12/13/2017
03/02/2017	HACK TIM	222-00-00-026	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	GREEN STATE METALS, LLC	TO ALLOW FOR AN AUTOMOTIVE SALES LOT	2732 S DIXIE HWY		APPROVED	03/23/2017
01/20/2016	STONE MARK ENTERPRISES LLC	182-40-02-002	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	HARDIN COUNTY HONDA	TO ALLOW FOR THE EXPANSION OF HARDIN COUNTY HONDA ONTO ADJOINING PROPERTY.	5608 N DIXIE HWY		APPROVED	03/03/2016
06/15/2015	JMG LLC	243-00-08-001	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	LOT 1, HUNTINGTON RIDGE	TO ALLOW FOR USED CAR SALES	4400 BLOCK OF BARDSTOWN ROAD		APPROVED	07/09/2015
11/01/2013	ROY & DENISE HAWKINS	243-00-07-001	CONDITIONAL USE PERMIT	I-2 - HEAVY INDUSTRY ZONE	AUTO SALES / WACO, LOT 1	AUTO SALES	4480 BARDSTOWN ROAD	12/21/2013	APPROVED	
01/28/2010	JIM AND ELIZABETH CUTTS	182-40-00-029	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	AUTOMOTIVE SALES - CREEKSIDE AUTO #2 /	AUTOMOTIVE SALES	5679 NORTH DIXIE HIGHWAY (US-31W)	05/18/2010	APPROVED	

16-3 STANDARDS FOR ISSUANCE

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

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



16-12 **AUTOMOTIVE REPAIR**

1. Number of Vehicles. The Board may regulate the maximum number of vehicles that shall be located on the property at one time.
2. Number of Wrecked Vehicles. The Board may regulate maximum number of wrecked vehicles that are allowed to be on the property at one time. Wrecked vehicles must be screened from view from public rights-of-way and all adjoining properties.
3. Emergency Response Plan. An emergency response/spill prevention plan shall be required.
4. Screening. Vehicles must be appropriately screened from view from public rights-of-way and all adjoining properties.
5. Location. The designated vehicles must be located on the subject property as shown on the Site/Development Plan.

16-13 **AUTOMOTIVE SALES** (General Conditions, Pg. 128)

16-14 **AUTOMOTIVE STORAGE (2-5 VEHICLES)**

1. Number of Vehicles. The Board may regulate the maximum number of vehicles that shall be located on the property at one time.
2. Screening. Vehicles must be appropriately screened from view from public rights-of-way and all adjoining properties.
3. Location. The designated vehicles must be located on the subject property as shown on the Site/Development Plan.
4. Parking Surface. The designated parking area must be of an appropriate type surface such as gravel, concrete or pavement.

16-4

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

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

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

DGS [5-3(A)]

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

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

- 1. Business Hours of Operation shall be from 8am – 8pm Monday – Sunday.**
- 2. There shall be no more than 5 vehicles parked outdoors on site for sale.**
- 3. This Conditional Use Permit shall allow for “Automotive Sales” to allow for the sale of utv, atv, motorcycles and RV/Campers.**
- 4. This property shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.**
- 5. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.**
- 6. This Conditional Use Permit shall be issued to the current property owners and applicant, Linda, Steven & Kyle Dalton and is transferable after an additional hearing before the Board of Adjustment.**
- 7. All building activities shall conform to provisions of the Kentucky Building Code.**
- 8. This Conditional Use Permit shall be for a period of _____ years and expire on 17 March _____.**
- 9. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**
- 10. There shall be no wrecked or inoperable vehicles, parts, etc. stored outside at any times.**
- 11. The existing landscaping and screening is sufficient as shown on the approved development plan.**

Other Variances for setbacks adjacent to residential zones

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
02/19/2026	DALTON STEVEN & LINDA	187-00-00-023	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	COVEY WAY SUBDIVISION, LOYT 1B - VARIANCE FROM THE 40' SIDE BUILDING SETBACK LINE WHERE COMMERCIAL ADJOINS RESIDENTIAL FOR AN EXISTING 50'X50' GARAGE	VARIANCE FROM THE 40' SIDE BUILDING SETBACK LINE WHERE COMMERCIAL ADJOINS RESIDENTIAL FOR AN EXISTING 50'X50' GARAGE	1832 BACON CREEK ROAD, ELIZABETHTOWN, KY	PENDING	
01/12/2026	BEAMER, JOHN M	231-40-00-034	VARIANCE	C-2 - GENERAL COMMERCIAL ZONE	ALL ABOUT DIRT ESTATES, LOT 2	VARIANCE FROM THE BUILDING SETBACKS WHERE COMMERCIAL ADJOINS RESIDENTIAL TO ALLOW FOR A PROPOSED LEAN-TO ADDITION TO THE EXISTING OFFICE/SHOP	43 BOTTO AVENUE, ELIZABETHTOWN, KY	APPROVED	02/05/2026
10/16/2025	NALL & SONS LLC	243-00-07-004	VARIANCE	I-2 - HEAVY INDUSTRY ZONE	WACO SUBDIVISION, LOT 4A - NALL TRUCKING	VARIANCE FROM THE 100' BUILDING SETBACK WHERE INDUSTRIAL ZONED PROPERTY ADJOINS RESIDENTIAL ZONE TO ALLOW FOR A 60'X80' ADDITION TO THE EXISTING SHOP	4880 BARDSTOWN ROAD, ELIZABETHTOWN, KY	APPROVED	11/06/2025
03/21/2025	4TH GENERATION PROPERTIES, LLC	234-00-00-018	VARIANCE	C-1 - CONVENIENCE COMMERCIAL ZONE	KERR LANDSCAPING, LLC/4TH GENERATION PROPERTIES, LLC	TO ALLOW FOR A 16' X 8' COVERED FRONT PORCH WITHIN THE BUILDING 40' SIDE BUILDING SETBACKS ADJACENT TO RESIDENTIALLY ZONED PROPERTIES	1415 HODGENVILLE ROAD	APPROVED	05/08/2025
05/03/2023	VH PROPERTIES LLC	216-00-00-038.05	VARIANCE	I-1 - LIGHT INDUSTRY ZONE	ABSOLUTE SERVICES	TO ALLOW FOR A PROPOSED 100'X120' WAREHOUSE TO BE WITHIN THE 100' SETBACK THAT ADJOINS RESIDENTIAL PROPERTY	6671 SHEPHERDSVILLE ROAD, ELIZABETHTOWN, KY 42701	APPROVED	06/08/2023
10/17/2018	CARDIN, BRIAN & NINA	190-30-00-038	VARIANCE	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE	ACROSS THE TRACKS B&B	TO ALLOW FOR A VARIANCE FROM THE 40' REAR SETBACK LINE (WHERE COMMERCIAL ADJOINS RESIDENTIAL)	223 HIGH STREET	APPROVED	11/08/2018

Other Variances from the 1:3 ratio
in the C-1 Zone (report rounded)

Permit Date	Owner Name	Site Address	Project / Subdivision Name	Acres (All Permits)	Frontage (VAR)	Depth (VAR)	Status	RATIO
<input type="checkbox"/> Zone: C-1 - CONVENIENCE COMMERCIAL ZONE Group Count: 6								
2/11/2026	DALTON STEVEN & LINDA	1832 BACON CREEK ROAD, ELIZABETHTOWN, KY, 42701	COVEY WAY SUBDIVISION, LOT 1B	2.560	101.76	680.23	PENDING	7
11/6/2015	CATLETT BERNICE HUMBLE	LEITCHFIELD RD (US 62)	ALTEC	0.000	202.52	1,209.51	APPROVED	6
3/31/2009	THOMAS PHILIP & REBECCA	0 SAINT AMBROSE CHURCH LANE	LOT WIDTH TO LENGTH RATIO (1:3) / SKEES ACRES SUBDIVISION	12.790	275.55	1,120.50	APPROVED	4
10/25/2012	TTCC RENTALS C/O PAUL & DIANE TAYLOR	RINEYVILLE BIG SPRINGS ROAD	/ SAGEBRUSH CORNER SECTION 2, LOT 3B	3.100	163.00	514.00	WITHDRAWN	3
8/17/2020	BIRD TINA & DARRELL -ETAL-	S RAILROAD STREET, CECILIA, KY	RATIO AND MINIMUM ROAD FRONTAGE	3.900	40.10	548.94	APPROVED	14
1/23/2023	BUCHANAN PROPERTY GROUP LLC -ETAL-	LEITCHFIELD ROAD, CECILIA, KY	BUCHANAN FARM SUBDIVISION, SECTION 2	5.770	75.30	831.26	APPROVED	11

Findings necessary for Granting Variances

KRS 100.243 and DGS 5-3(B)

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

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

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

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

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

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

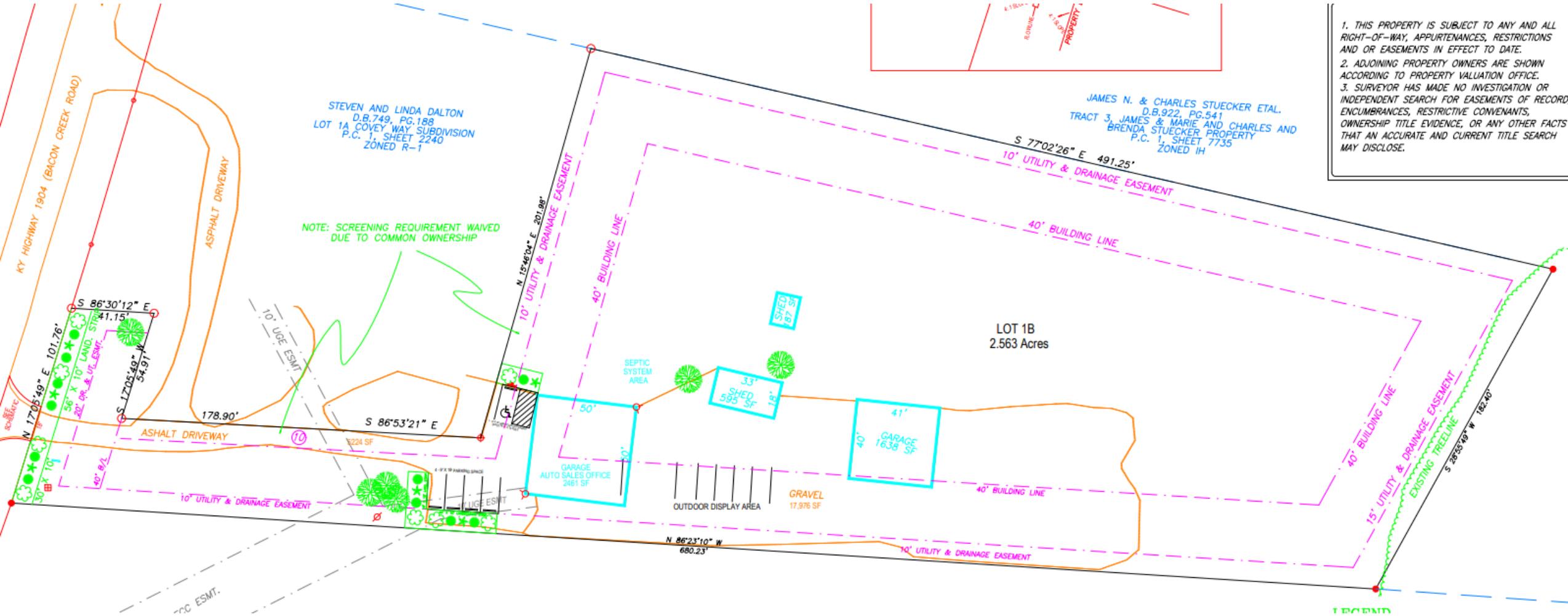
Motion to Approve the proposed Variance :

- 1. To allow for a Variance from the 40' building setback where commercial property adjoins residential property to accommodate the existing 50'x50' shop/office on site.**
- 2. To allow for a Variance from the 1:3 lot width-to-length ratio (Proposed Lot 1B) to allow for Lot 1 of Covey Way Subdivision to be further subdivided into two lots.**
- 3. An Amended Record Plat & Development Plan shall substitute for the required Site Plan.**
- 4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

DEVELOPMENT PLAN – CONSIDERATION & ACTION Big Kid Powersports & RV



1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAY, APPURTENANCES, RESTRICTIONS AND OR EASEMENTS IN EFFECT TO DATE.
 2. ADJOINING PROPERTY OWNERS ARE SHOWN ACCORDING TO PROPERTY VALUATION OFFICE.
 3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGEND

MOTION

I make a motion to Conditionally Approve the Development Plan of Big Kid Powersports & RV:

- Pending correction of the 24 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.

