



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Ninety Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 3, 2026 5:00 p.m.**

- 1. Call to order**
- 2. Unfinished Business**
- 3. New Business**

- A. **PUBLIC HEARING on AMENDMENT TO COMPREHENSIVE PLAN – APPENDIX D. CREATING VIBRANT COMMUNITIES - GLENDALE** Public comments on amendment to the Comprehensive Plan titled, *Comprehensive Development Guide, 2024*. (Resolution Number 2026-002).
- B. Review of potential Zoning Ordinance Text Amendments regarding public hearing notifications and non listed uses.
- C. Consideration and action on the Minutes for the meeting held on February 17, 2026. (*Attached pgs.3-4*)
- D. Informational Items
- E. Adjourn

State Capitol Visit On February 19, 2026 Director King and Attorney Cooper spent the day in Frankfort, KY to meet with our legislators to discuss Planning & Zoning issues in the Commonwealth.

The next Commission meeting is scheduled for Tuesday, March 17, 2026 at 5:00 p.m.



Commission Agenda
 March 3, 2026
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SUBDIVISION PLATS RECORDED IN FEBRUARY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF MAMAW & PAPAW LOT 1C AND REVISED BOUNDARY SURVEY	202 & 451 MCMILLEN LOOP, ELIZABETHTOWN, KY 42701	1	0.0000	1/23/2026	2/3/2026
B AND D ACRES	733 JAMES DUVALL LANE	2	23.9800	1/21/2026	2/17/2026
CHIEFS WAY SUBDIVISION, LOT 2 & RECORD PLAT OF CHIEFS WAY SUBDIVISION, SECTION 2	CECILIA SMITH MILL ROAD	1	11.5350	2/12/2026	2/24/2026
ALL ABOUT DIRT ESTATES	59 BOTTO AVE	2	4.2820	10/15/2025	2/25/2026
		6	39.7970		

Total Records: 4

3/3/2026

FEBRUARY 2026 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 12 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 12 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 16 SFD Permits for the year • 92 Total Building Inspections for the month • 157 Total Building Inspections for the year • 64 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 54 Total Permits for the month • 103 Total Permits for the year • 91 Total Electrical Inspections for the month • 192 Total Electrical Inspections for the year



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F. Consideration and action on the following Preliminary Plat:

Eden Grove Subdivision

This proposed single family residential development is a 30.075 acre site located off Thompson Road in Rineyville, KY. The developers, VJP Properties and Tim Driver are proposing the creation of 21 residential lots with 3 new streets proposed. (*Review Comments Attached pgs.3-7*)

G. Consideration and action on the First Reading of the FY 2027 Budget. (*Copy Provided*)

H. Consideration and action on the Financial Report FY 2026 # 7 January 2026 (*Attached pg. 8*).

I. Consideration and action on the Minutes for the meeting held on January 20, 2026. (*Attached pgs.9-12*)

J. Informational Items

K. Adjourn

18 years of Service On February 15, 2026 Director King celebrated his 18th year of service with the Planning Commission!

1 year of Service On January 24, 2026 Administrative Assistant, Hunter Geoghegan celebrated his 1st year of service with the Planning Commission!

The next Commission meeting is scheduled for Tuesday, March 3, 2026 at 5:00 p.m.



Commission Agenda
 February 17, 2026
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SUBDIVISION PLATS RECORDED IN JANUARY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MERRIFIELD SUBDIVISION AND BOUNDARY SURVEY OF THE JOANN MERRIFIELD PROPERTY	LEE SCHOOL RD	1	9.6250	12/17/2025	1/2/2026
BUELS ACRES SUBDIVISION, LOTS 2B & 3A	1972 SOLWAY MEETING RD	0	0.0000	12/9/2025	1/7/2026
JEFFRIES FARM DIVISION	603 EASTVIEW RD	1	29.1360	12/15/2025	1/7/2026
SALEM SCHOOL SUBDIVISION & BOUNDARY SURVEY OF LESLIE & LAURA WHELAN PROPERTY	980 SALEM SCHOOL ROAD	2	38.9400	12/9/2025	1/9/2026
AMENDED RECORD PLAT OF ARNOLD VIEW SUB LOTS 1, 2 & 3	555 CUNDIFF LN	2	0.0000	12/29/2025	1/9/2026
CHINOE SUBDIVISION, SEC 2, LOT 24A	KALI CT	0	0.0000	12/29/2025	1/15/2026
WADE ESTATES LOT 1	229 BOB WADE RD	0	24.2150	9/22/2025	1/22/2026
ELJEN ESTATES, LOT 1	594 THOROUGHbred LANE	0	3.8320	1/22/2026	1/30/2026
		6	105.7480		

Total Records: 8

2/3/2026

JANUARY 2026 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 8 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 6 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 5 SFD Permits for the month • 5 SFD Permits for the year • 65 Total Building Inspections for the month • 65 Total Building Inspections for the year • 27 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 49 Total Permits for the month • 49 Total Permits for the year • 100 Total Electrical Inspections for the month • 100 Total Electrical Inspections for the year



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L. **MAP AMENDMENT & CONDITIONAL USE PERMIT:** C & L PG LLC is requesting a Zone Change from the Heavy Industrial Zone (I-2) to the Convenience Commercial Zone (C-1) to allow for wholesale sales of motorcycles, utv and atvs on site. The property is a 10.414 acre site located at 100 Noble Ridge Court in Elizabethtown, KY known as Lot 32 of Waco Subdivision, Section 3. (Resolution #2026-001)

M. Consideration and action on the 2025 Annual Report.*(Provided)*

N. Consideration and action on the Financial Report FY 2026 # 6 December 2025
(Attached pg. 3).

O. Consideration and action on the Minutes for the meeting held on January 6, 2026.
(Attached pg.4)

P. Informational Items

Q. Adjourn

The next Commission meeting is scheduled for Tuesday, February 17, 2026 at 5:00 p.m.



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SUBDIVISION PLATS RECORDED IN DECEMBER 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CWJ ESTATES	1414 HOGAN ROAD, SONORA, KY	2	13.0630	11/17/2025	12/1/2025
THE HORNBACK PLACE	248 HORNBACK LN	1	3.0000	11/21/2025	12/2/2025
PERKINS/MILLER SUB, SEC 2 LOT 3 & SEC 3	946 FLINT HILL RD	2	1.5000	12/3/2025	12/11/2025
TRAQUILLITY ESTATE SECTION 1 LOT 1	1814 RINEYVILLE SCH RD	0	9.3017	8/26/2025	12/15/2025
BELLA WOODS LOTS 13 & 14	SHEPHERDS WAY	-1	0.0000	11/24/2025	12/18/2025
MCGUFFIN ACRES LOT 1	1303 WONDERLAND CAVERN	1	0.0000	12/10/2025	12/19/2025
		5	26.8647		

Total Records: 6

1/6/2026

DECEMBER 2025 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 94 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 182 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 2 SFD Permits for the month • 91 SFD Permits for the year • 106 Total Building Inspections for the month • 1,340 Total Building Inspections for the year • 480 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 61 Total Permits for the month • 897 Total Permits for the year • 118 Total Electrical Inspections for the month • 1,731 Total Electrical Inspections for the year



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- 1. Call to order**
- 2. Unfinished Business**
- 3. New Business**

- R. Consideration and action on the Minutes for the meeting held on December 16, 2025.
(Attached pgs.2-6)
- S. Discussion on Creating Vibrant Communities Small Area Plan for Glendale
- T. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- U. Adjourn

The next Commission meeting is scheduled for Tuesday, January 20, 2026 at 5:00 p.m.