



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

Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT & ROAD CLOSING

Owners: Cecilia Baptist Church

31 March 2026

Zoning Map Amendments:

FROM: C-1 (Convenience Commercial)

TO: R-1 (Urban Residential)

**Road Closing: N Mill Street and portions of Federal Street
in Cecilia, KY**



Summary: The applicant is requesting a Zone Change from Convenience Commercial (C-1) to Urban Residential (R-1) for a 0.12 acre site located on Robinson Street, in Cecilia, KY and a Road Closing Request for North Mill Street and a 495' portion of Federal Street to consolidate the sites into a single property to allow for the construction of an addition onto the church and to expand the parking area.

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. Record Plat of Gospel Place Subdivision (2014)**
- I. Record Plat of Ruritan Club Subdivision (2008)**
- J. Record Plat of Jay Hawk Subdivision (2007)**
- K. Proposed Amended Plat of Gospel Place, Lot 1; Ruritan Club, Lot 1; Jay Hawk, Lot 1; and Record Plat of Robinson Street Subdivision**
- L. Proposed Development Plan for Cecilia Baptist Church**
- M. Photos of the Site**
- N. Staff Report and COMPREHENSIVE PLAN ANALYSIS**
- O. *Comprehensive Development Guide**
- P. *Development Guidance System Ordinance**

***Not provided in PowerPoint**

Public Notification



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, 31 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 C-1 Convenience Commercial Zone to the R-1 Urban Residential Zone for a +/- 0.12 acre site located at the corner of Robinson Street and Federal Street in Cecilia, KY.

Newspaper Ad on Saturday March 21, 2026



2 Signs posted on site since March 12, 2026

COPY



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

March 13, 2026

NOTICE OF PUBLIC HEARING

To Surrounding Property Owners:

The purpose of this letter is to notify you of the scheduled hearing before the Hardin County Planning and Development Commission for the property located at ROBINSON STREET. The owner, CECILIA BAPTIST CHURCH, is / are requesting a Zoning Change for A +/- 0.12 acre site located at the corner of Robinson Street and Federal Street in Cecilia, KY – See Enclosed Map

The hearing will be held as follows:

DATE:	MARCH 31, 2026
TIME:	5:00 PM
PLACE:	Hardin County Government Building 150 N. Provident Way, 2nd Floor Meeting Room Elizabethtown, KY 42701
EXISTING ZONE:	C-1 - CONVENIENCE COMMERCIAL ZONE
PROPOSED ZONE:	R-1 - URBAN RESIDENTIAL ZONE
REQUEST:	ZONE CHANGE FROM C-1 TO R-1 TO ALLOW FOR THE PROPERTY TO BE CONSOLIDATED INTO THE CECILIA BAPTIST CHURCH CAMPUS

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.

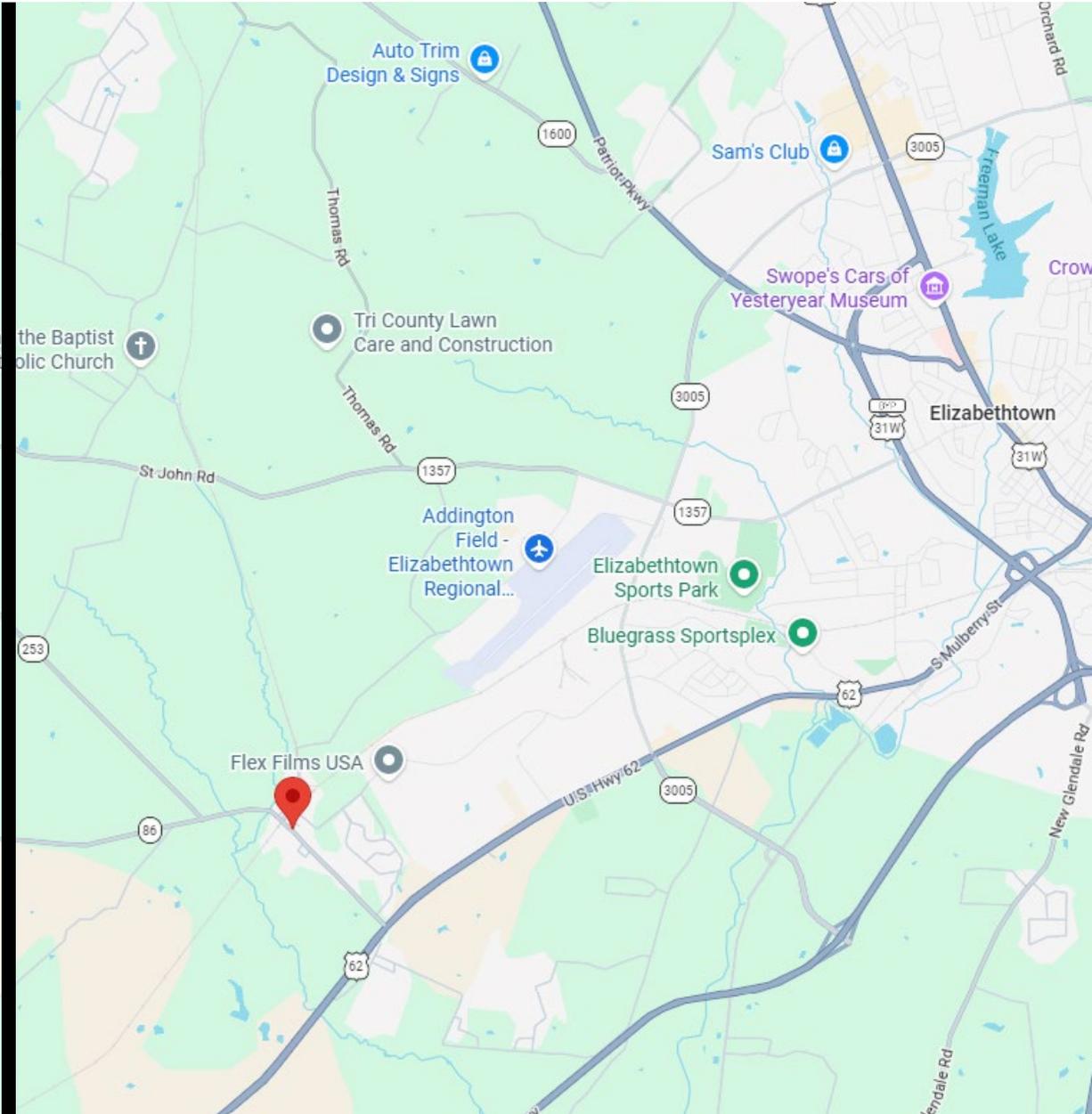
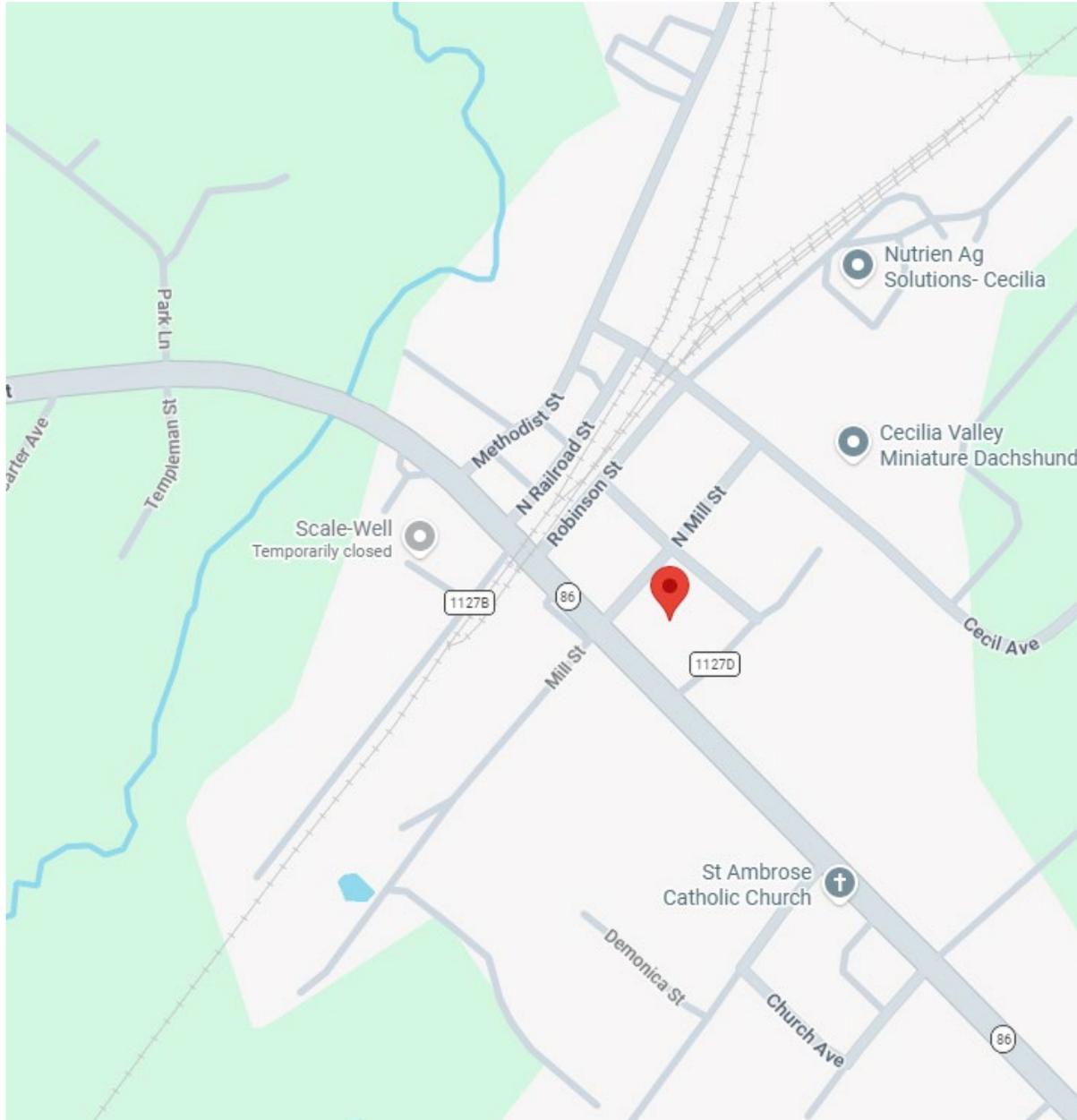
Please call the Planning Commission office at 270-769-5479 if you have any questions.


 Adam C. King, AICP
 Director

c: 7 LARRY HICKS, Magistrate

First class mailings sent to 66 owners that adjoin or are within 1200' of road frontage

VICINITY MAPS



Rural Village

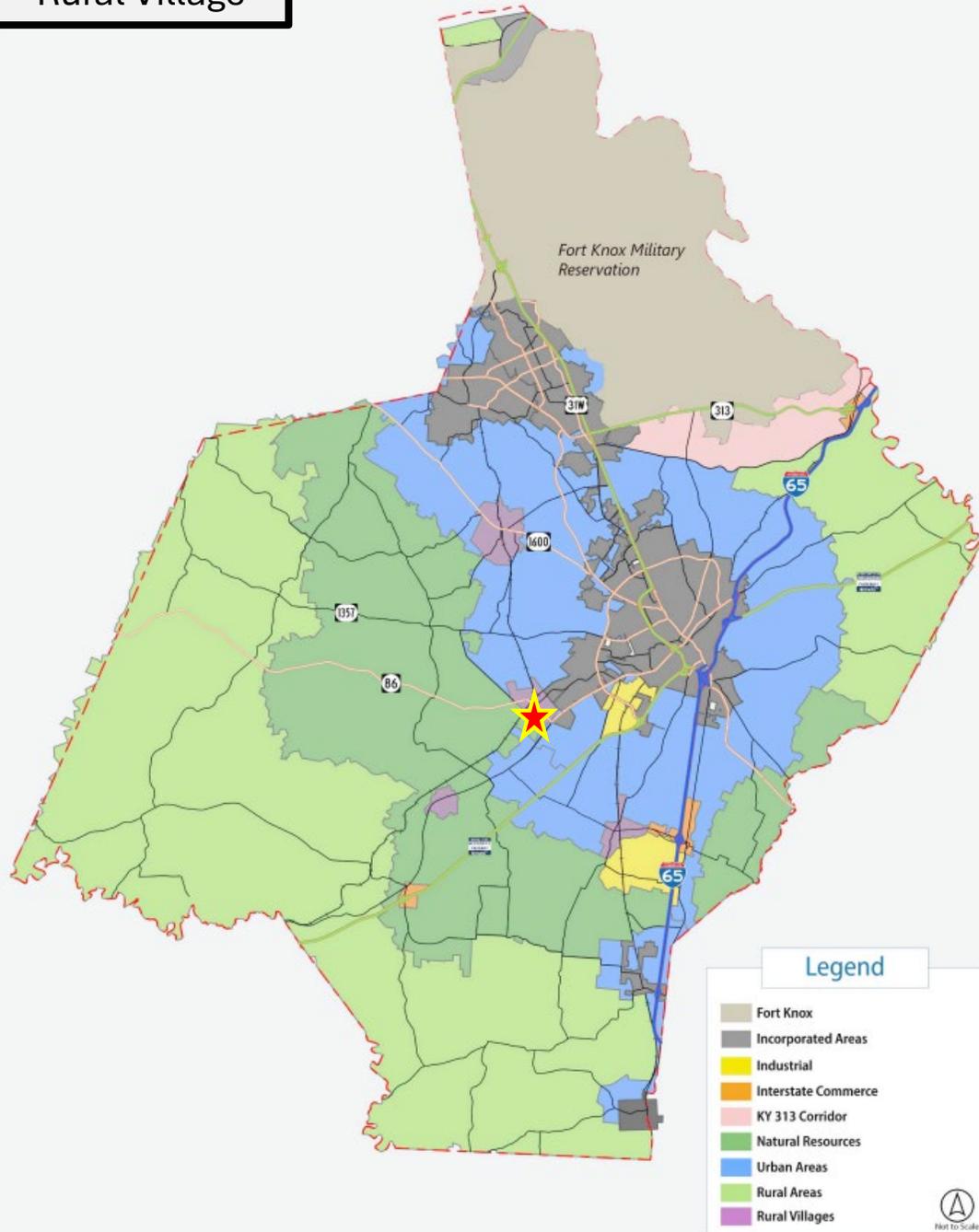


Figure 2-1: Future Land Use Map

Rural Village

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

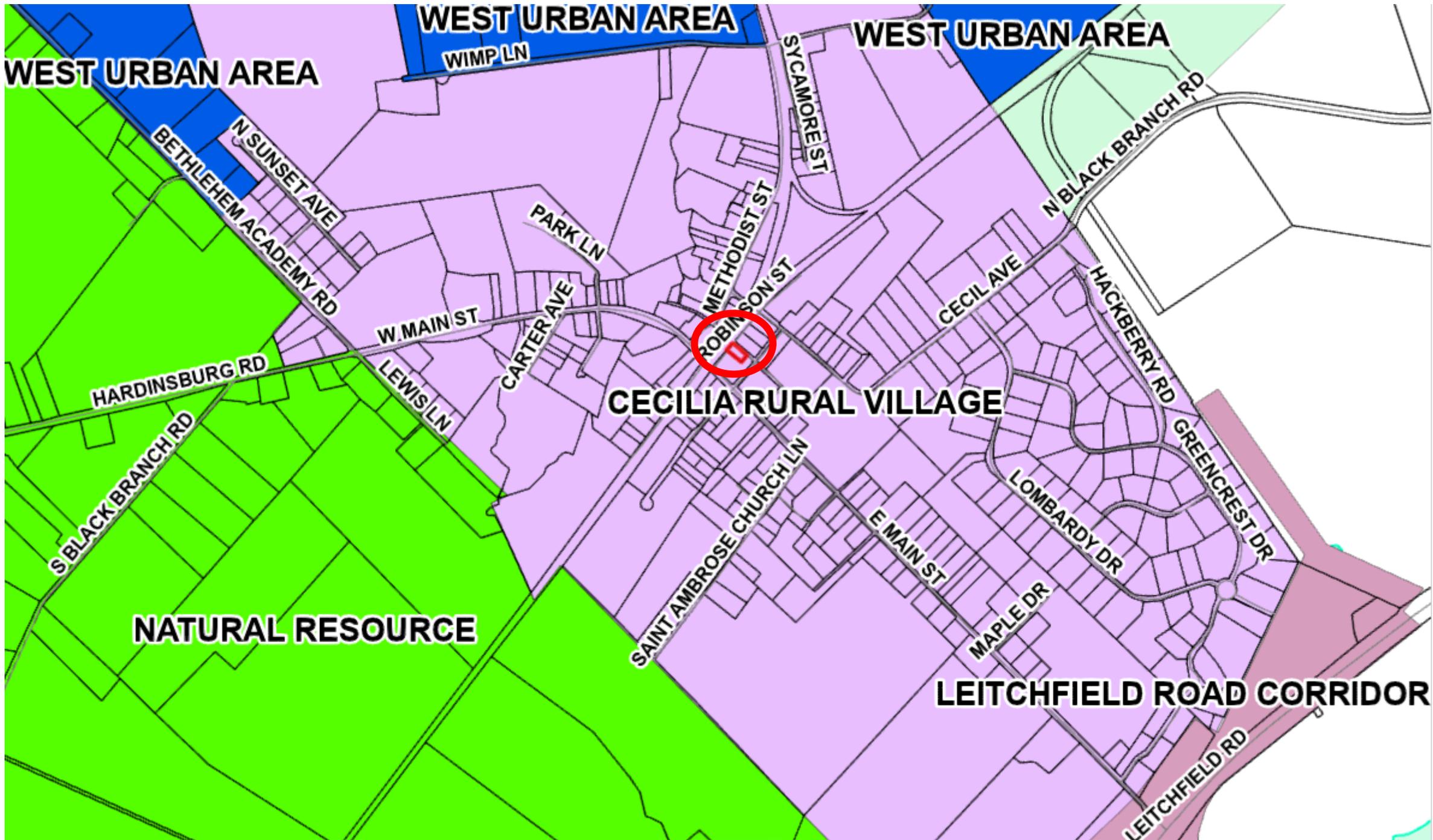
Natural Features: Rural villages often have a natural stream or other sources of water, and therefore, could have some areas within the floodplain. They usually have relatively flat terrain but can have more drastic changes in topography right outside of the village.

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

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

Recommended Land Uses

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



WEST URBAN AREA

WEST URBAN AREA

WEST URBAN AREA

NATURAL RESOURCE

CECILIA RURAL VILLAGE

LEITCHFIELD ROAD CORRIDOR

WIMP LN

SYCAMORE ST

N BLACK BRANCH RD

BETHLEHEM ACADEMY RD

N SUNSET AVE

PARK LN

METHODIST ST

CECIL AVE

HACKBERRY RD

W MAIN ST

CARTER AVE

ROBINSON ST

HARDINBURG RD

LEWIS LN

GREENCREST DR

S BLACK BRANCH RD

SAINT AMBROSE CHURCH LN

E MAIN ST

LOMBARDY DR

MAPLE DR

LEITCHFIELD RD

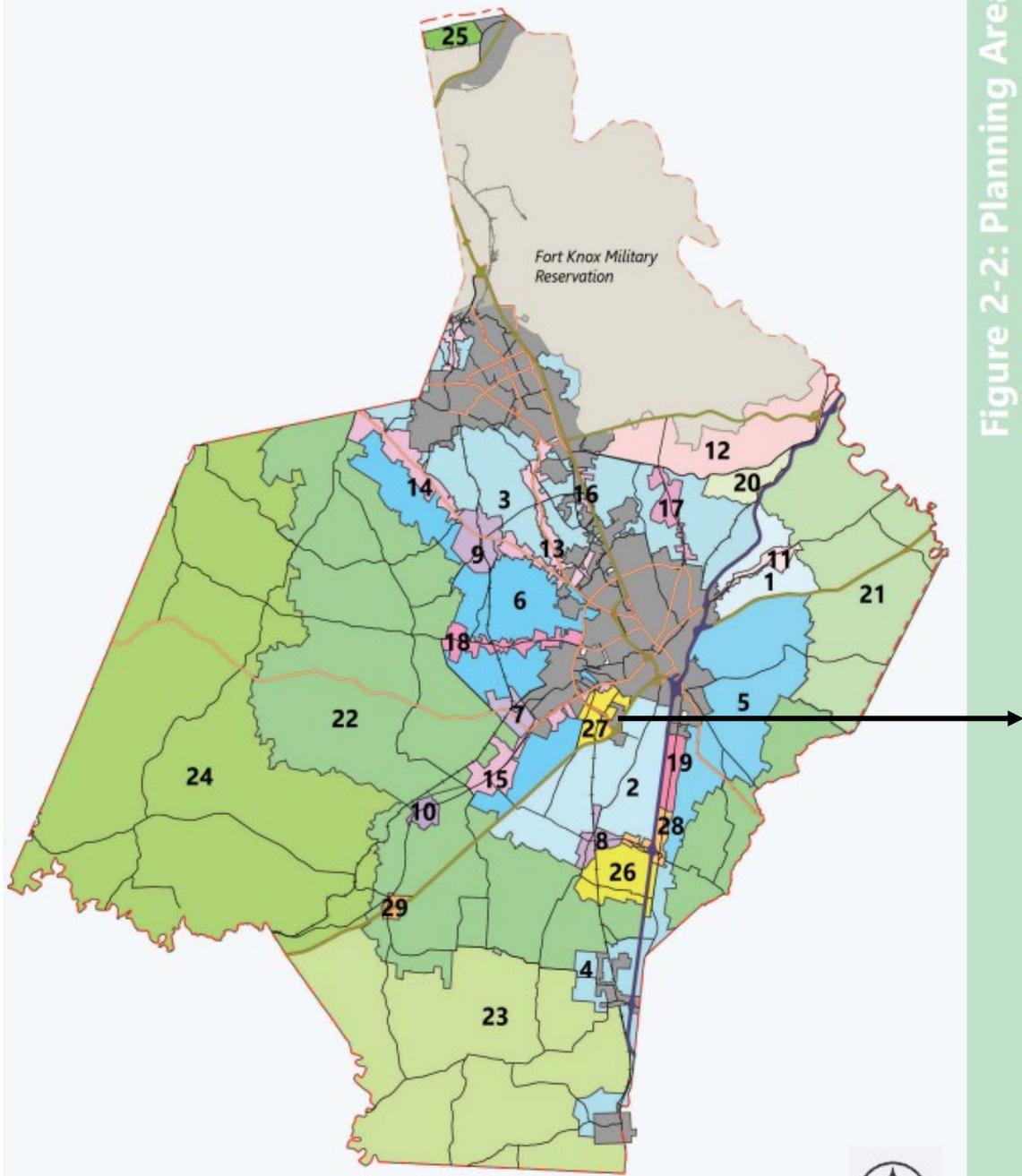
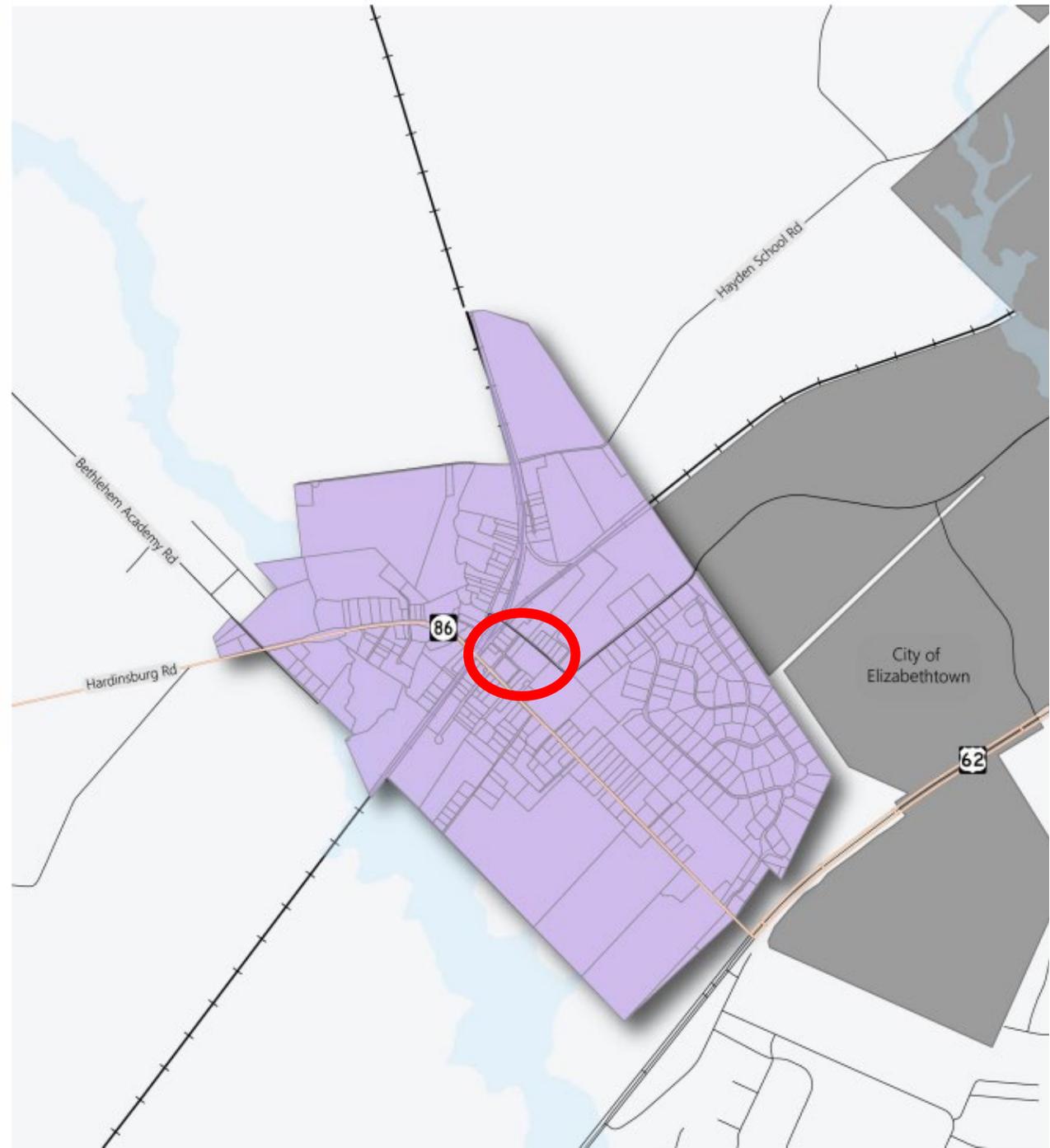


Figure 2-2: Planning Areas

7-Cecilia Rural Village



Cecilia Rural Village

This planning area is one of the four unincorporated areas that is part of the Rural Village future land use group. It is located on Hardinsburg Road (KY 86), north of Leitchfield Road (US 62), and is in close proximity of the Elizabethtown Industrial Park. Cecilia is a Census Designated Place that is focused at the junction of the Illinois Central Railroad's Louisville-Paducah main line and its branch to Hodgenville. The population of Cecilia is 575 people, according to the 2020 Decennial Census. The area was originally settled in the early 19th century, preceding the railroad. Cecilia was a major supplier of farm produce to the Louisville area. This community grew with the construction and operation of the railroad. It was designated a village because of the active citizens and social organizations that were determined to maintain its independent identity with the presence of churches, post office, Cecilian Bank, and local business establishments. This area is also known for the annual "Cecilia Days" festival.

The Cecilia Rural Village Planning area is approximately 1.41 square miles (903 acres) in size. Some development has occurred in Cecilia in recent years in the industrial park that abuts the rural village; this includes Hayden Outdoor Sports, Kruger Packaging, Metalsa, and FlexFilms, in addition to the Lotte Aluminum and Kentucky Whiskey House Distillery under construction. 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.

Due to the potential growth of this area and the need to preserve the village's identity and character, a small area /neighborhood plan or historic district should be considered. This should further define the recommended land use patterns, transportation network, public facilities, and character for Cecilia.

Existing Land Use

The majority of properties in this rural village are residentially zoned with residential uses, including the subdivisions Enchanted Acres and Lakewood. Many personal service businesses, small-scale commercial stores, and commercial businesses associated with railroad service are in operation along Hardinsburg Road (KY 86) and the railroad.

Transportation Features and Public Facilities

The Cecilia Rural Village is located at the intersection of Leitchfield Road (US 62) and Hardinsburg Road (KY 86). The only sidewalks within the village are located along KY 86. The railroad is also a major transportation element within the village and serves many nearby industrial uses.

This village is served by a post office and several community facilities. These include Cecilia Baptist Church and St. Ambrose Catholic Church, the Cecilia Ruritan Club, and the South Hardin Ball Fields. Cecilia Valley Elementary School is located on KY 86 at the intersection of Leitchfield Rd (US 62). Hardin County Schools has proposed to construct a new West Hardin Middle School behind the elementary school.

This is the only village without a fire station; however, the KY 86 Fire Department is located just outside the village. The Cecilia Rural Village is served by Hardin County Water District No. 2 for water service and septic is used for sewage disposal. Finally, the Elizabethtown Natural Gas Storage Area, which is used by the city-owned gas utility, is located to the north and northwest of Cecilia.

Recommended Land Use and Development Criteria

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

Recommended Land Uses

- The recommended land use patterns should reflect a traditional small downtown primarily with a mix of small-scale commercial businesses and urban residential that support the revitalization and preservation of the area.
- Small scale multi-family residential (duplex, triplex, and quadplex) may be appropriate at strategic locations as a transition between residential and non-residential uses if sewer is available.
- All commercial development should be limited to Neighborhood Commercial and Convenience Commercial uses and should serve local demand rather than regional or area-wide demand.
- A transition should be provided in land use intensity from the core of the village to the residential and then agricultural areas that surround the historic downtown.

Access Criteria

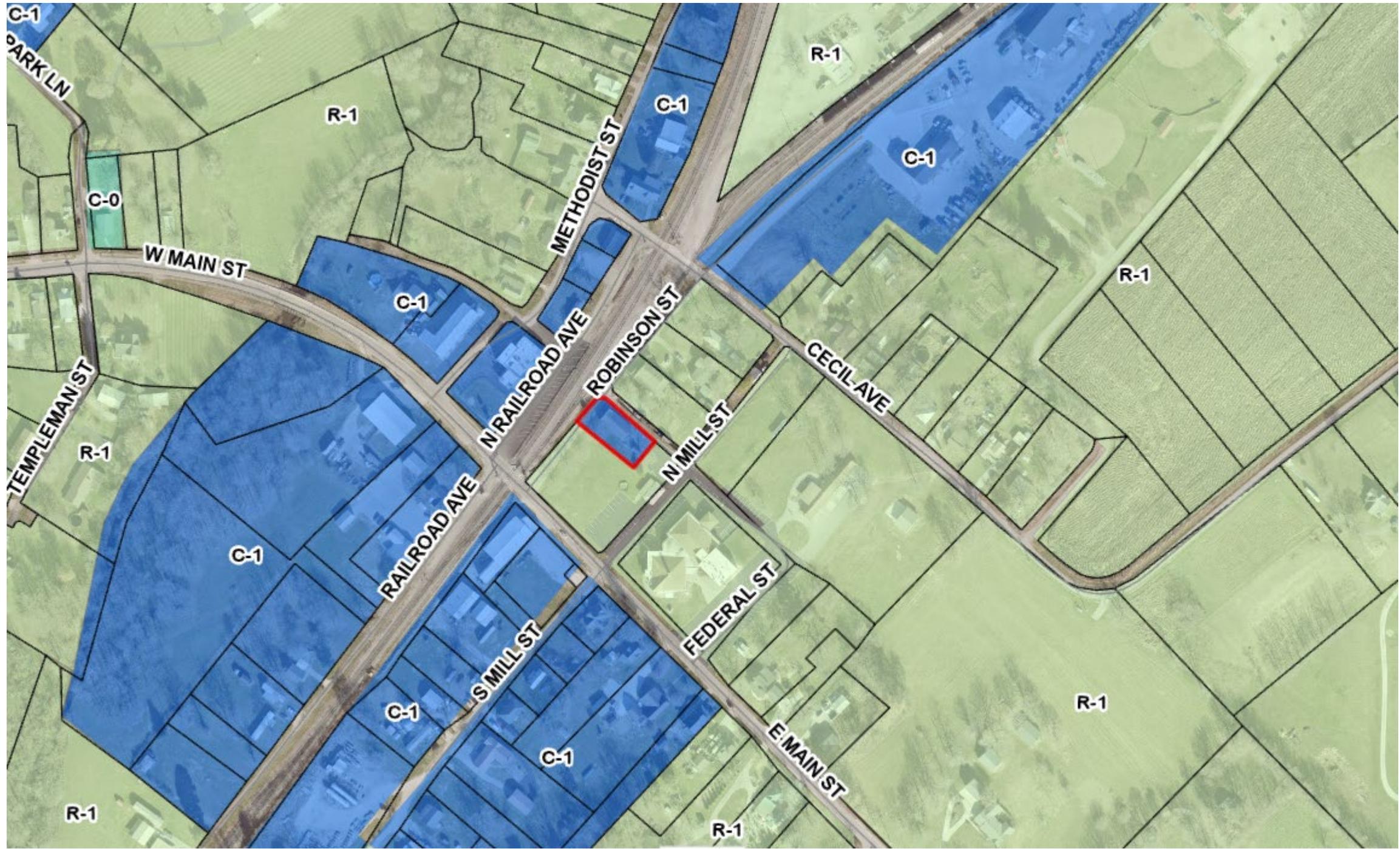
- Access to individual residential lots should be limited to collector roads and be strictly regulated along arterials in order to preserve traffic flow.
- New and infill development should be interconnected and pedestrian-friendly.
- New and existing public parking should be clearly marked and signed with uniform and attractive signage in order to effectively designate these areas and direct the public to them.
- Opportunities for on-site shared parking should be identified and encouraged. The historic grid pattern should be preserved as development occurs and land is subdivided.
- Future extension of Cecil Avenue to Hardinsburg Road (KY 86) should be considered in the future to keep truck traffic from the industrial park out of downtown Cecilia.

Utility Criteria

- If public sewer is not available, new development is recommended to employ decentralized wastewater collection and treatment that would facilitate the eventual connection to the regional sewer system in the future.
- If septic is used, the lot sizes must be adequate for long term maintenance and repair.
- The underground Natural Gas Storage Facility of the Elizabethtown Gas Department is adjacent to the Cecilia Rural Village to the north and northwest. Development near the Elizabethtown Natural Gas Storage Area should consider this use and must be in compliance with the established easements and regulations.

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



- Hardin_Wetlands
- Hardin_100Flood
- Streams 2023
- hardin_sinkhole





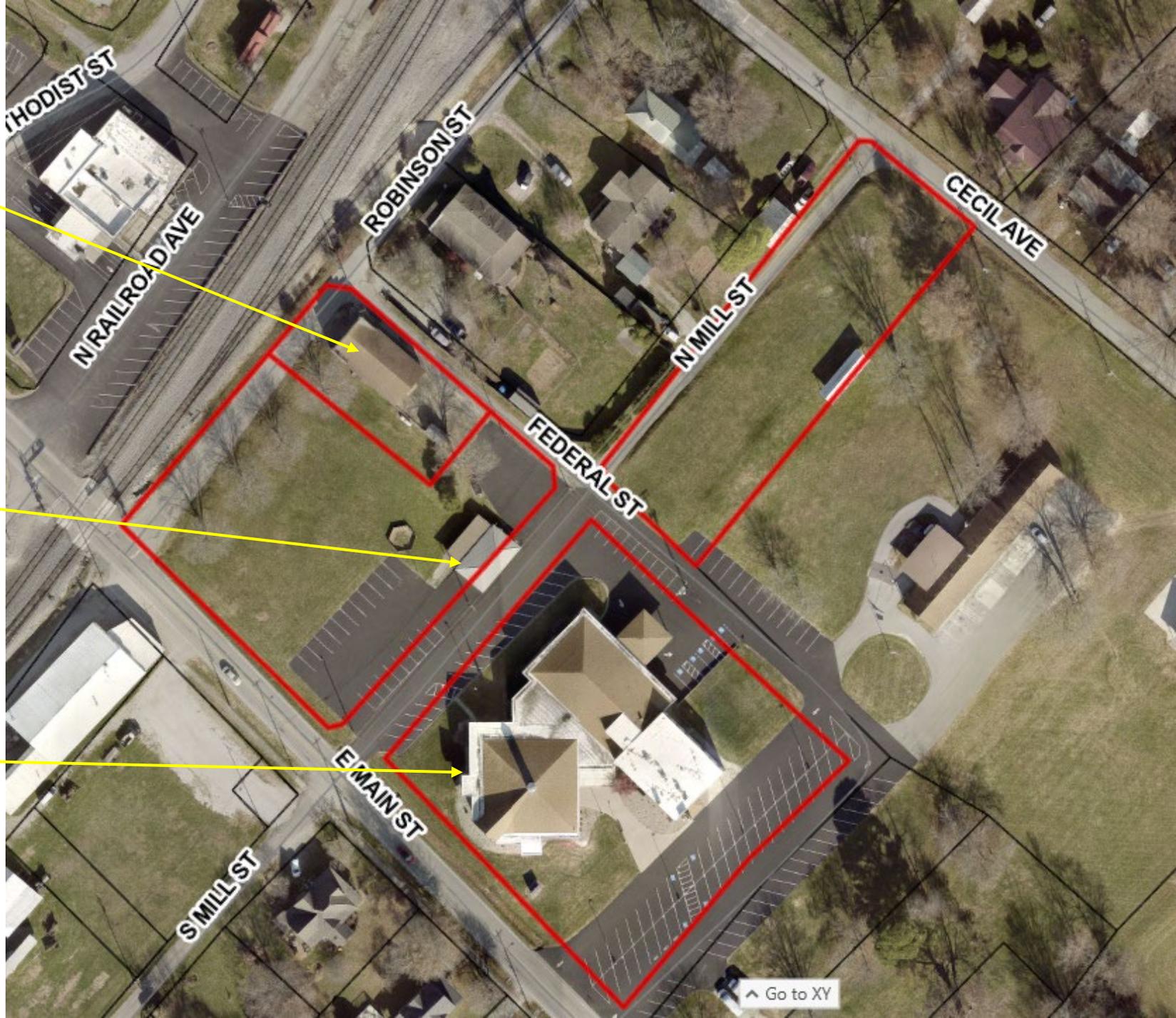
1,980 sq. ft. Block Building (1946)
(To be demolished)



832 sq. ft. Block Building



19,333 sq. ft. Church (2002)



Record Plat of Gospel Place Subdivision

Owner & Developer:
Cecilia Baptist Church
416 East Main Street
Cecilia, Ky. 42724
270-862-4228

Land Surveyor:
Tyler C. Pence w/Pence Surveys
276 Glendover Drive
Elizabethtown, Ky. 42701
270-737-5285

2014

I being a duly authorized agent of the cited utility company, accept the easements shown on this record plat on behalf of my company.

I being a duly authorized agent of the cited utility company, accept the easements shown on this record plat on behalf of my company.

<i>KVC</i> Electric Co. Rep.	Title	1-29-14	Date
<i>H.C.W.D.</i> Water Co. Rep.	Title	1-30-14	Date
<i>R.P.</i> Telephone Co. Rep.	Title	1-23-14	Date

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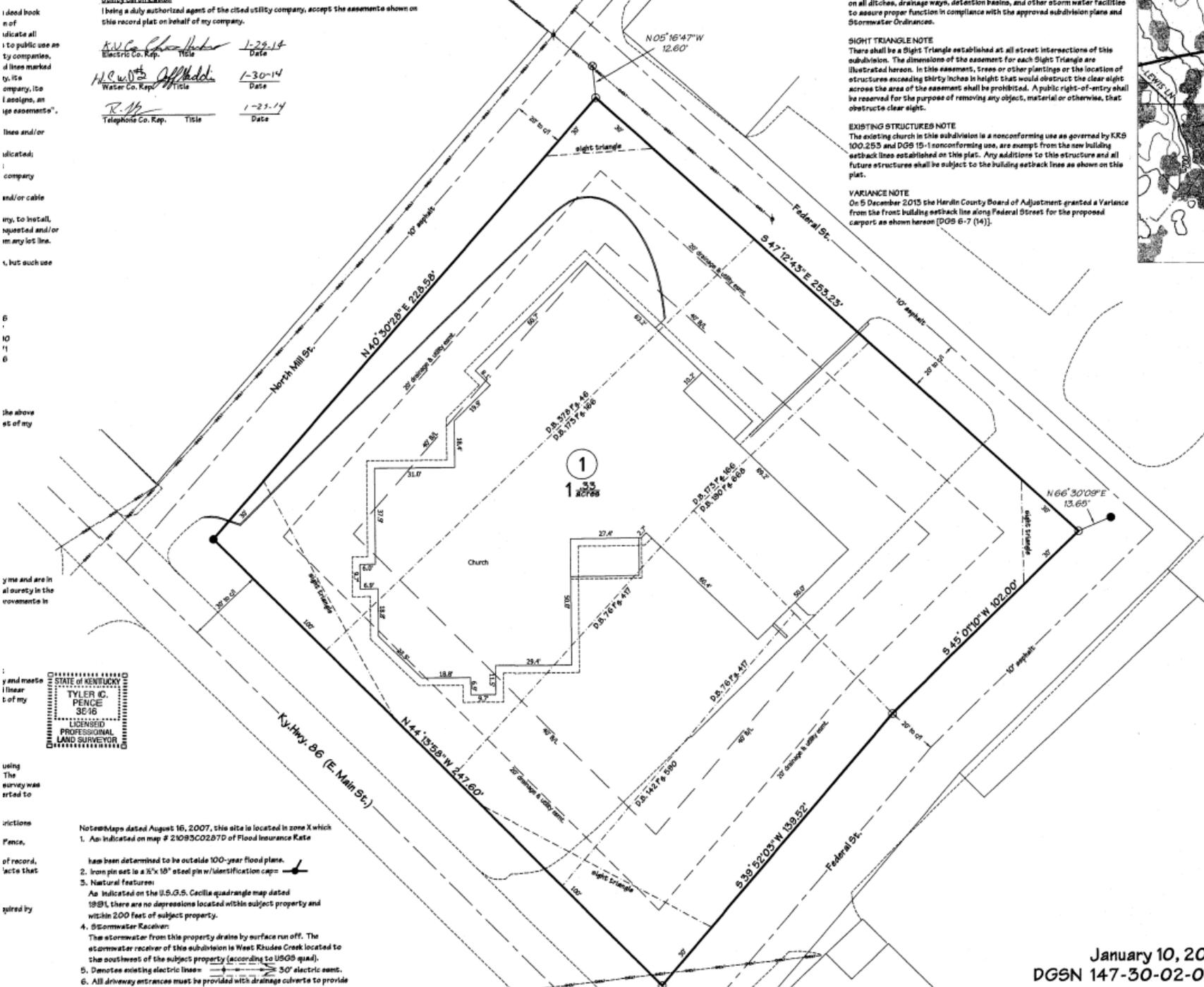


Notemaps dated August 16, 2007, this site is located in zone X which
1. As indicated on map # 21093C0287D of Flood Insurance Rate

- has been determined to be outside 100-year flood plane.
- Iron pin set in a 3/4" x 1 1/2" steel pin w/identification cap =
- Natural features:

As indicated on the U.S.G.S. Cecilia quadrangle map dated 1981, there are no depressions located within subject property and within 200 feet of subject property.

- Stormwater Receiver:
The stormwater from this property drains by surface run off. The stormwater receiver of this subdivision is West Rhudee Creek located to the southwest of the subject property (according to USGS quad).
- Denotes existing electric lines = 30' electric easement.
- All driveway entrances must be provided with drainage culverts to provide



SIGHT TRIANGLE NOTE
There shall be a Sight Triangle established at all street intersections of this subdivision. The dimensions of the easement for each Sight Triangle are illustrated hereon. In this easement, trees or other plantings or the location of structures exceeding thirty inches in height that would obstruct the clear sight across the area of the easement shall be prohibited. A public right-of-entry shall be reserved for the purpose of removing any object, material or otherwise, that obstructs clear sight.

EXISTING STRUCTURES NOTE
The existing church in this subdivision is a nonconforming use as governed by KRS 100.255 and DGS 15-1 nonconforming uses, are exempt from the new building setback lines established on this plat. Any additions to this structure and all future structures shall be subject to the building setback lines as shown on this plat.

VARIANCE NOTE
On 5 December 2013 the Harlan County Board of Adjustment granted a Variance from the front building setback line along Federal Street for the proposed carport as shown hereon (DGS 6-7 (14)).



January 10, 20
DGSN 147-30-02-0.

EN CRUTCHER & RURITAN CLUB

THE PROPERTY LINE SHOWN HEREON ADJOINING THE CECILIA COMMUNITY RURITAN CLUB PROPERTY, RECORDED IN D.B. 791, PG. 654 IN THE HARDIN COUNTY CLERK'S OFFICE, IS A MUTUALLY AGREED PROPERTY LINE WITH NINA CRUTCHER THE CURRENT OWNERS BY DEED. AS WITNESSED BY THEIR SIGNATURE NINA CRUTCHER AGREES WITH & ACCEPTS THIS BOUNDARY AS THE COMMON BOUNDARY LINE BETWEEN THEIR PROPERTY AND THE CECILIA COMMUNITY RURITAN CLUB PROPERTY WITH EACH PARTY OUTCLAIMING TO THE OTHER PARTY HEREIN, THEIR HEIRS, ASSIGNS AND SUCCESSORS, ANY INTEREST IN LANDS BEYOND THE MUTUALLY AGREED PROPERTY LINE.

Nina Crutcher
NINA CRUTCHER
6-3-08
DATE

NOTARY CERTIFICATION

I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (IS/ARE) LEGAL AND (HAS/HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NINA CRUTCHER
D.B. 272, PG. 644

Donna H. Woodberg
DATE: 3-3-08
NOTARY PUBLIC
May 18, 2010
DATE/COMMISSION EXPIRES

ROAD CLOSING NOTE

ON 13 MAY 2008, HARDIN COUNTY FISCAL COURT ADOPTED RESOLUTION NO. 2008-036 RECORDED IN FISCAL COURT ORDERS BOOK (O.C.) PAGE 0258 CLOSING THE RIGHT-OF-WAY OF THE NORTHERN PORTION OF FEDERAL STREET (PARCEL B) AND A PORTION OF AN UNNAMED ALLEY (PARCEL D).

RECORDS REQUIREMENTS
D.B. 1099, PG. 144

UTILITY CERTIFICATION

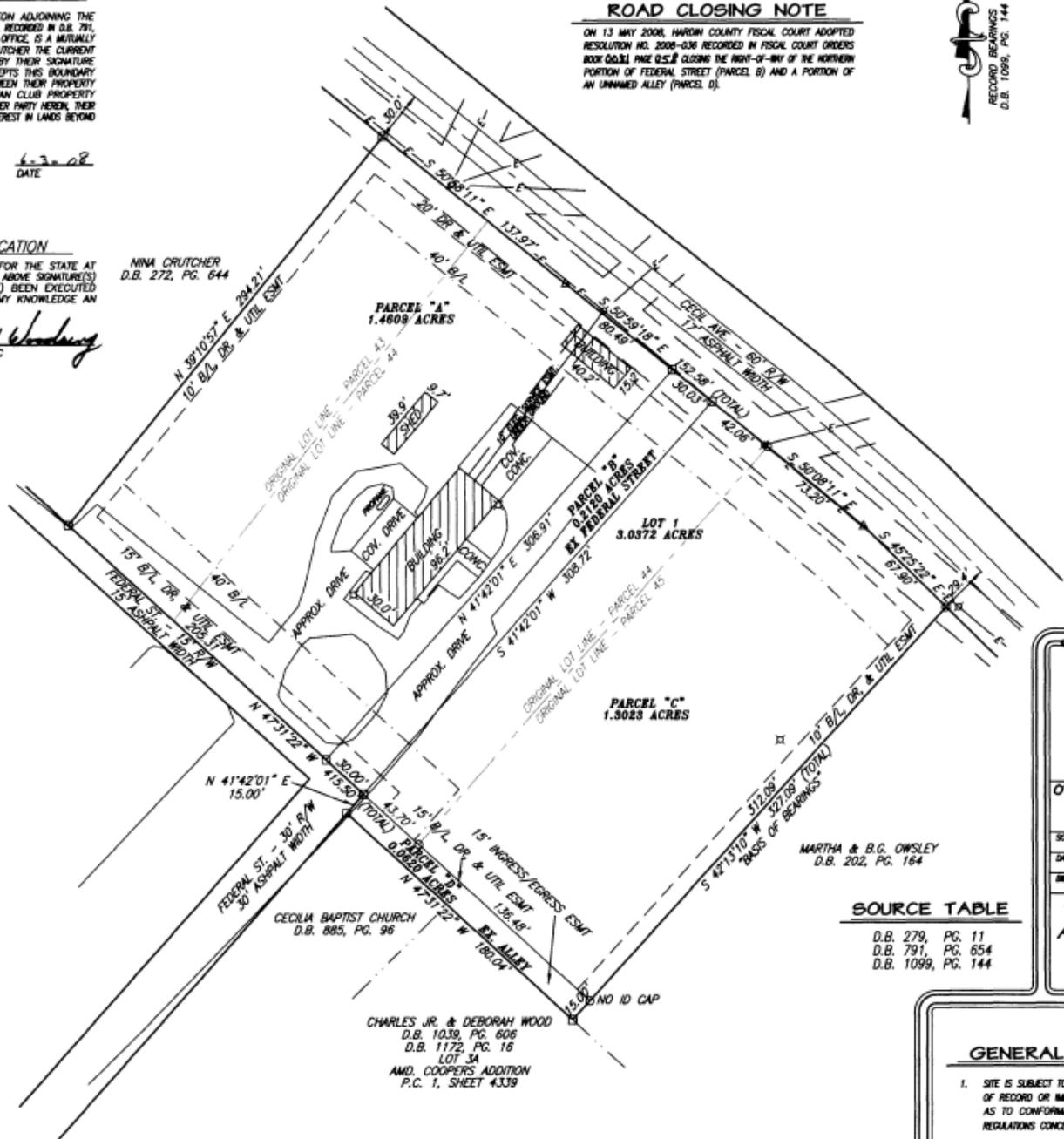
I, BEING A DULY AUTHORIZED REPRESENTATIVE OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE MY PREVIOUSLY GRANTED EASEMENTS.

06-05-08 *Road King*
DATE REPRESENTATIVE
K.U. Co.
ELECTRIC COMPANY
6-5-08 *HCW*
DATE REPRESENTATIVE
WINDSTREAM
TELEPHONE COMPANY
6-4-08 *J.P. Bach*
DATE REPRESENTATIVE
HCW
WATER COMPANY
06-05-08 *Scott*
DATE REPRESENTATIVE
CITY OF ELIZABETHTOWN
GAS COMPANY

PLAT LEGEND

- 1/2" X 24" STEEL REBAR SET WITH A YELLOW ID CAP STAMPED "G.S. TURNER PLS 2153"
- EXISTING 1/2" DIA. STEEL REBAR WITH AN ID CAP STAMPED "C.E. PENCE PLS 2032", UNLESS OTHERWISE NOTED
- △ UNMARKED ROAD MEANDER POINT
- E- C/L OF 30" ELEC. ESMT.
- UTILITY POLE
- ⊠ LIGHT POLE

Record Plat of
Ruritan Club
Subdivision
(2008)



RECORD PLAT OF:
RURITAN CLUB SUBDIVISION
CECIL AVE, CECILIA, HARDIN CO., KY 42724
OWNER/CLIENT: CECILIA COMMUNITY RURITAN CLUB, INC.
P.O. BOX 422
CECILIA, KY 42724

SCALE 1 IN. = 40 FT. DATE: 2/18/2008
DRAWN BY: W. McCLURE AREA: 3.0372 ACRES
FILE # 147-30-02-043, 044, & 045
BILL # 07-379 SOURCE: SEE TABLE

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

SOURCE TABLE

D.B. 279, PG. 11
D.B. 791, PG. 654
D.B. 1099, PG. 144

GENERAL PLAT NOTES:

- SITE IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS & SUBDIVISIONS.



Image# 0028690001 Type: PLAT
Recorded: 06/11/2008 at 11:00:03 AM
Page: 1 of 2
Fees: \$20.00
Hardin County Clerk
Kathleen L. Tabb County Clerk
File# 4619

Witnessed L. Tabb, County Clerk of Hardin County, Kentucky, hereby certify that the foregoing instrument has been duly recorded in my office.

By ANITA GOODIN, ds

TYPICAL UNLESS SHOWN
NO SCALE

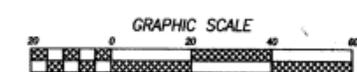
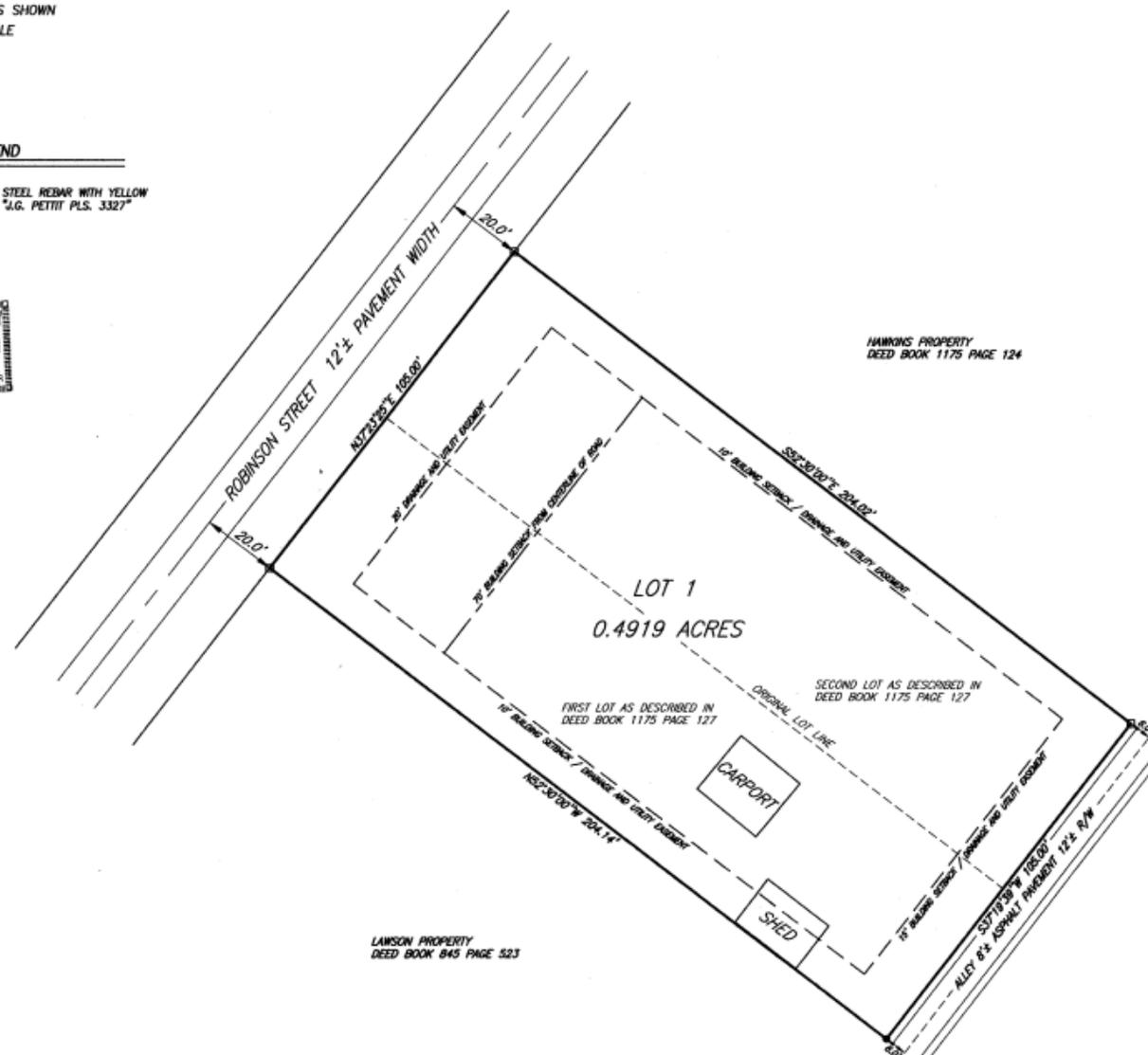
LEGEND

SET 1/2" x 24" STEEL REBAR WITH YELLOW
CAP STAMPED "J.G. PETTIT PLS. 3327"

EXISTING PIPE



VICINITY MAP
1" = 2000'



Record Plat of
Jay Hawk
Subdivision
(2007)

RECORD PLAT OF:

JAYHAWK SUBDIVISION

ROBINSON STREET, HARDIN COUNTY, KY.

FOR: JASON HAWKINS
745 BLACKBURN LANE
RINEYVILLE, KY. 40162

SCALE: 1 IN. = 20 FT.	DWG. BY: JF	PLAT # 147-30-02-040
DATE: JANUARY 11, 2007	AREA: 0.4919 ACRES	DWG. NAME: CELEP2006/HARDON/HAWKINS/JOHN

PETTIT LAND SURVEYING, LLC.
112 GETTYSBURG DRIVE
HODGENVILLE, KY. 42748
PHONE / FAX 270-358-4328

PLAT NOTE

POSE OF THIS PLAT IS TO COMBINE TWO TRACTS,
KNOWN AS FIRST LOT AND SECOND LOT IN DEED BOOK
1175 PAGE 127, INTO 1 NEW LOT TO BE KNOWN AS LOT ONE
JAYHAWK SUBDIVISION.

EXISTING STRUCTURE NOTE

4332

112
JAN 11 2007
PETTIT LAND SURVEYING, LLC
112 GETTYSBURG DRIVE
HODGENVILLE, KY 42748
PHONE / FAX 270-358-4328

112

Proposed Amended Plat of Gospel Place Subdivision, Lot 1 & Amended Plat of Ruritan Club Subdivision, Lot 1 & Amended Plat of Jay Hawk Subdivision, Lot 1 & Record Plat of Robinson Street Subdivision

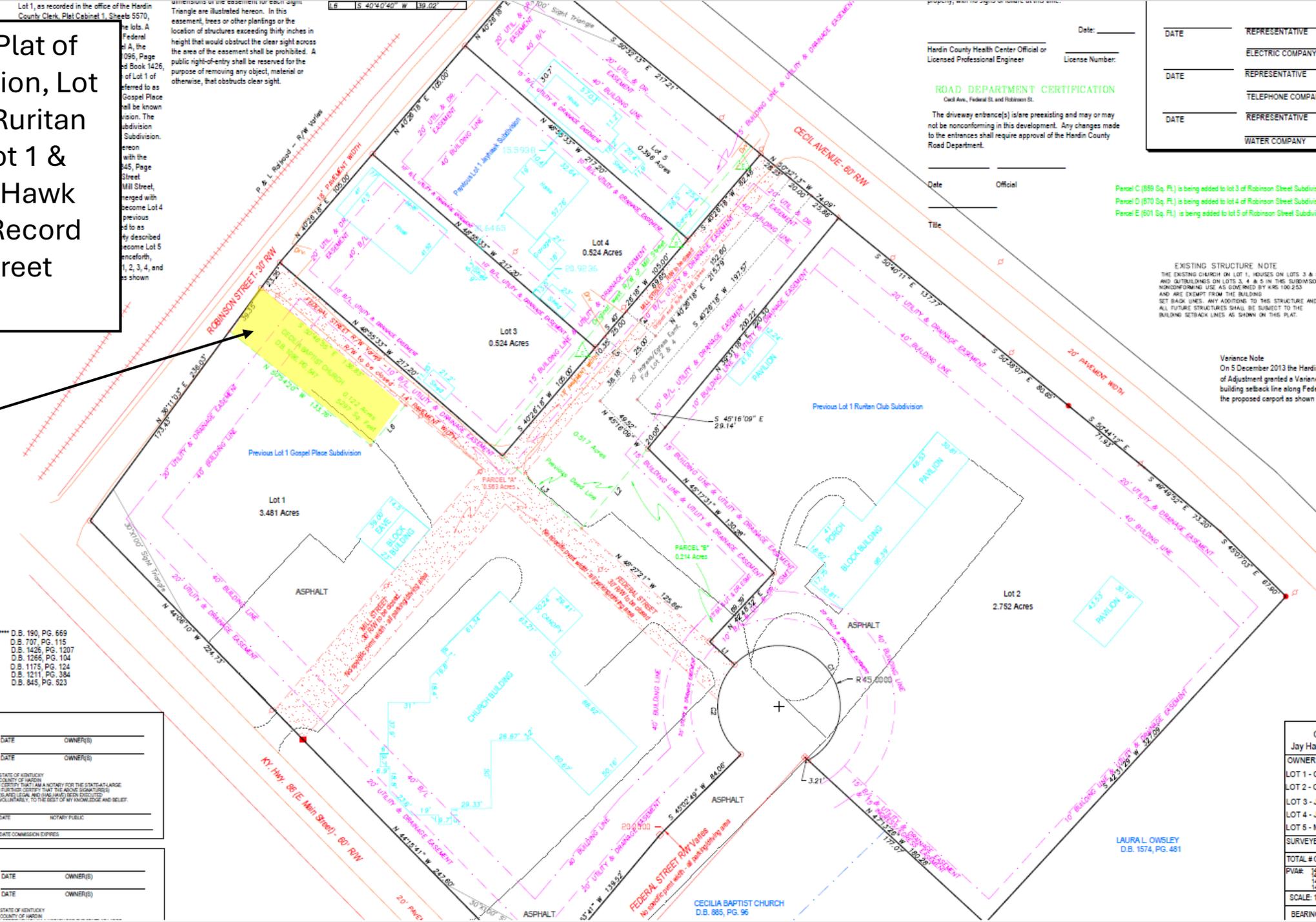
Lot currently zoned C-1, needs to be R-1 to be consolidated with the adjoining residential property

Lot 1, as recorded in the office of the Hardin County Clerk, Plat Cabinet 1, Sheets 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5582, 5583, 5584, 5585, 5586, 5587, 5588, 5589, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5597, 5598, 5599, 5600, 5601, 5602, 5603, 5604, 5605, 5606, 5607, 5608, 5609, 5610, 5611, 5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5632, 5633, 5634, 5635, 5636, 5637, 5638, 5639, 5640, 5641, 5642, 5643, 5644, 5645, 5646, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715, 5716, 5717, 5718, 5719, 5720, 5721, 5722, 5723, 5724, 5725, 5726, 5727, 5728, 5729, 5730, 5731, 5732, 5733, 5734, 5735, 5736, 5737, 5738, 5739, 5740, 5741, 5742, 5743, 5744, 5745, 5746, 5747, 5748, 5749, 5750, 5751, 5752, 5753, 5754, 5755, 5756, 5757, 5758, 5759, 5760, 5761, 5762, 5763, 5764, 5765, 5766, 5767, 5768, 5769, 5770, 5771, 5772, 5773, 5774, 5775, 5776, 5777, 5778, 5779, 5780, 5781, 5782, 5783, 5784, 5785, 5786, 5787, 5788, 5789, 5790, 5791, 5792, 5793, 5794, 5795, 5796, 5797, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5805, 5806, 5807, 5808, 5809, 5810, 5811, 5812, 5813, 5814, 5815, 5816, 5817, 5818, 5819, 5820, 5821, 5822, 5823, 5824, 5825, 5826, 5827, 5828, 5829, 5830, 5831, 5832, 5833, 5834, 5835, 5836, 5837, 5838, 5839, 5840, 5841, 5842, 5843, 5844, 5845, 5846, 5847, 5848, 5849, 5850, 5851, 5852, 5853, 5854, 5855, 5856, 5857, 5858, 5859, 5860, 5861, 5862, 5863, 5864, 5865, 5866, 5867, 5868, 5869, 5870, 5871, 5872, 5873, 5874, 5875, 5876, 5877, 5878, 5879, 5880, 5881, 5882, 5883, 5884, 5885, 5886, 5887, 5888, 5889, 5890, 5891, 5892, 5893, 5894, 5895, 5896, 5897, 5898, 5899, 5900, 5901, 5902, 5903, 5904, 5905, 5906, 5907, 5908, 5909, 5910, 5911, 5912, 5913, 5914, 5915, 5916, 5917, 5918, 5919, 5920, 5921, 5922, 5923, 5924, 5925, 5926, 5927, 5928, 5929, 5930, 5931, 5932, 5933, 5934, 5935, 5936, 5937, 5938, 5939, 5940, 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5950, 5951, 5952, 5953, 5954, 5955, 5956, 5957, 5958, 5959, 5960, 5961, 5962, 5963, 5964, 5965, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974, 5975, 5976, 5977, 5978, 5979, 5980, 5981, 5982, 5983, 5984, 5985, 5986, 5987, 5988, 5989, 5990, 5991, 5992, 5993, 5994, 5995, 5996, 5997, 5998, 5999, 6000.

**** D.B. 190, PG. 669
 D.B. 707, PG. 115
 D.B. 1426, PG. 1207
 D.B. 1286, PG. 104
 D.B. 1175, PG. 124
 D.B. 1211, PG. 384
 D.B. 845, PG. 523

DATE _____ OWNER(S) _____
 DATE _____ OWNER(S) _____
 STATE OF KENTUCKY
 COUNTY OF HARDIN
 I, _____, Notary Public for the State of Large Counties, do hereby certify that the above signature(s) is/are legal and (has/have) been executed voluntarily, to the best of my knowledge and belief.
 DATE _____ NOTARY PUBLIC _____
 DATE COMMISSION EXPIRES _____

DATE _____ OWNER(S) _____
 DATE _____ OWNER(S) _____
 STATE OF KENTUCKY
 COUNTY OF HARDIN



Date: _____
 Hardin County Health Center Official or Licensed Professional Engineer License Number: _____
ROAD DEPARTMENT CERTIFICATION
 Cecil Ave., Federal St. and Robinson St.
 The driveway entrance(s) is/are preexisting and may or may not be nonconforming in this development. Any changes made to the entrances shall require approval of the Hardin County Road Department.
 Date _____ Official _____
 Title _____

Parcel C (859 Sq. Ft.) is being added to lot 3 of Robinson Street Subdivision
 Parcel D (870 Sq. Ft.) is being added to lot 4 of Robinson Street Subdivision
 Parcel E (501 Sq. Ft.) is being added to lot 5 of Robinson Street Subdivision

EXISTING STRUCTURE NOTE
 THE EXISTING CHURCH ON LOT 1, HOUSES ON LOTS 3 & 4 AND OUTBUILDINGS ON LOTS 3, 4 & 5 IN THIS SUBDIVISION NONCONFORMING USE AS GOVERNED BY KRS 100.2-253 AND ARE EXEMPT FROM THE BUILDING SET BACK LINES. ANY ADDITIONS TO THIS STRUCTURE AND ALL FUTURE STRUCTURES SHALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN ON THIS PLAT.

Variance Note
 On 5 December 2013 the Hardin County Board of Adjustment granted a Variance building setback line along Federal Street for the proposed carport as shown

Laura L. Owsley
 D.B. 1574, PG. 481

OWNER
 Jay Hawk
 LOT 1 -
 LOT 2 -
 LOT 3 -
 LOT 4 -
 LOT 5 -
 SURVEY
 TOTAL #
 PWA#
 SCALE:
 BEAR

Proposed Development Plan

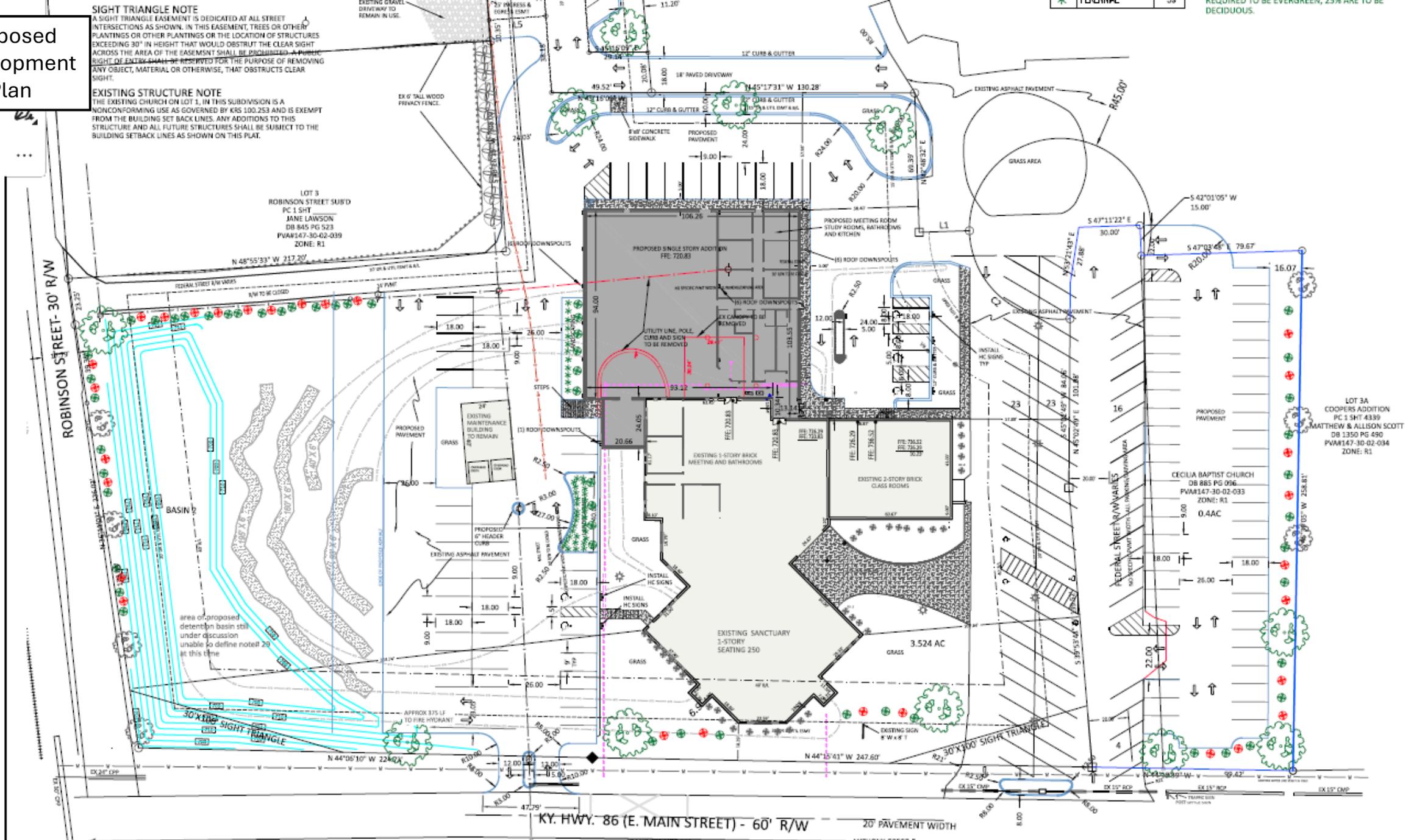
SIGHT TRIANGLE NOTE
 A SIGHT TRIANGLE EASEMENT IS DEDICATED AT ALL STREET INTERSECTIONS AS SHOWN. IN THIS EASEMENT, TREES OR OTHER PLANTINGS OR OTHER PLANTINGS OR THE LOCATION OF STRUCTURES EXCEEDING 30' IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE AREA OF THE EASEMENT SHALL BE PROHIBITED. A PUBLIC RIGHT OF ENTRY SHALL BE RESERVED FOR THE PURPOSE OF REMOVING ANY OBJECT, MATERIAL OR OTHERWISE, THAT OBSTRUCTS CLEAR SIGHT.

EXISTING STRUCTURE NOTE
 THE EXISTING CHURCH ON LOT 1, IN THIS SUBDIVISION IS A NONCONFORMING USE AS GOVERNED BY KRS 100.253 AND IS EXEMPT FROM THE BUILDING SET BACK LINES. ANY ADDITIONS TO THIS STRUCTURE AND ALL FUTURE STRUCTURES SHALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN ON THIS PLAN.

LOT 3
 ROBINSON STREET SUB'D
 PC 1 SHT
 JANE LAWSON
 DB 845 PG 523
 PVA#147-30-02-039
 ZONE: R1

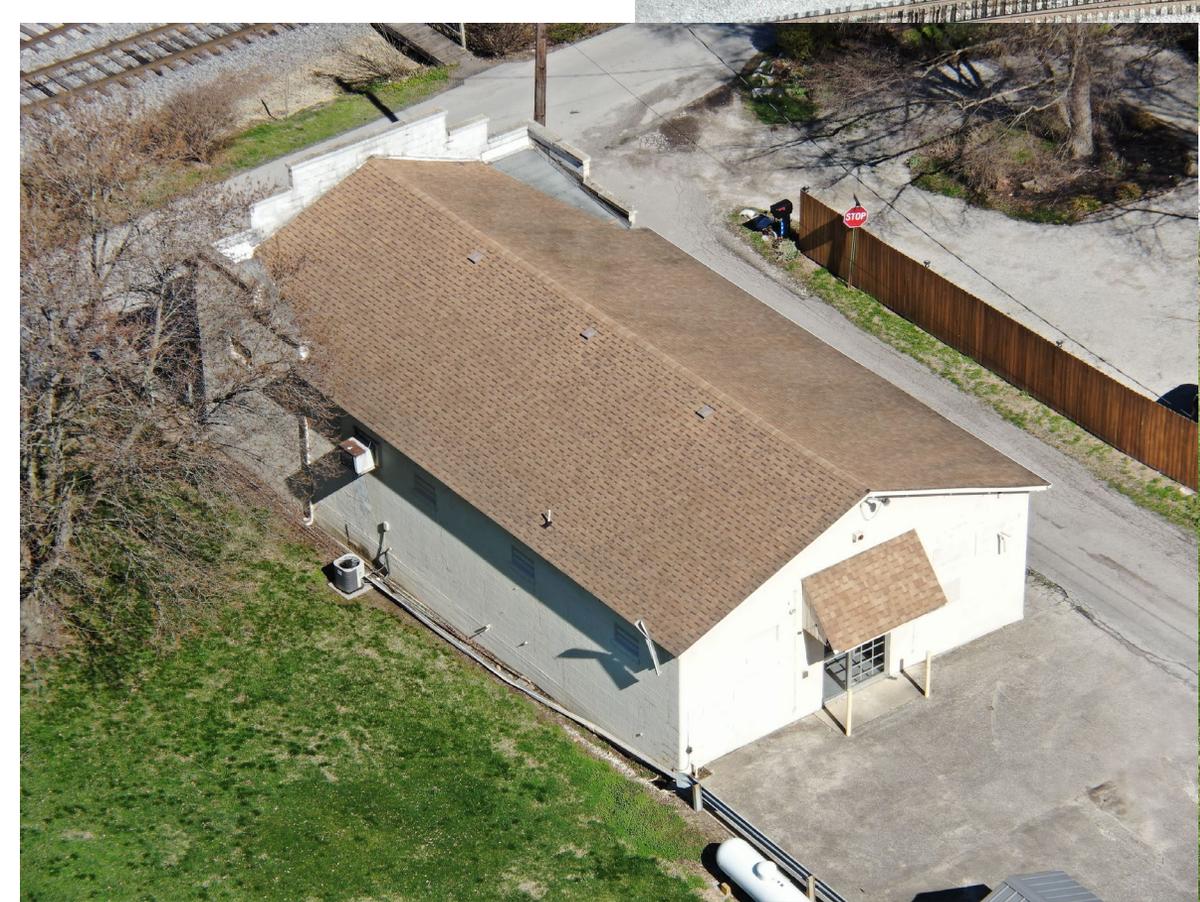
LOT 3A
 COOPERS ADDITION
 PC 1 SHT 4339
 MATTHEW & ALLISON SCOTT
 DB 1350 PG 490
 PVA#147-30-02-034
 ZONE: R1

CECILIA BAPTIST CHURCH
 DB 885 PG 096
 PVA#147-30-02-033
 ZONE: R1
 0.4 AC













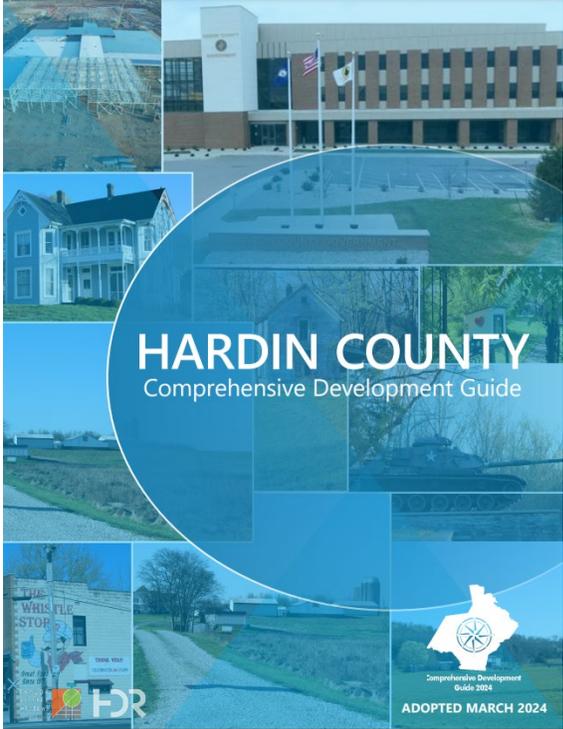


Reasons for Granting a Map Amendment

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, Cecilia Baptist Church is proposing to rezone a 0.12 acre site located at the intersection of Federal Street and Robinson Street, in Cecilia, KY from Convenience Commercial (C-1) to Urban Residential (R-1) to allow for the property to be consolidated into the adjoining church property.

Pre-application Conference:	January 9, 2026	Owner:	Cecilia Baptist Church 416 E Main Street Cecilia, KY 42724
Public Hearing Date:	March 31, 2026	Zone Map Amendment Request:	
Location of Proposed Zone Change:	Corner of Robinson Street and Federal Street, Cecilia, KY	FROM:	C-1 (Convenience Commercial)
Acreage:	± 0.12	TO:	R-1 (Urban Residential)
PVA Parcel Number:	147-30-02-029	Land Use Group:	Rural Village
Flood Plain:	The property is not located within the floodplain according to FEMA Map 21093C0287D (dated 16 August 2007).	Planning Area:	Cecilia Rural Village
History of the Property:	A 1,980 sq. ft. commercial block building was constructed on site in 1946. A demolition permit was issued for the structure in February of 2026.	Existing Land Uses:	Vacant (Building was previously used as a grocery store)
	Wilson's Market (a grocery store) was operated out of the building for approximately 20 years.	Zoning History:	C-1 (Convenience Commercial) is the original zoning for the Subject Properties since July of 1995.
	Cecilia Baptist Church purchased this property from Karen McCombs in 2003. McCombs bought the property from her parents in 2000, who had owned the site since 1979.	Adjacent Zoning:	North – C-1, The Cecilian Bank South – R-1, Cecilia Baptist Church East – R-1, Jane A Lawson West – R-1, Cecilia Baptist Church
Utility Services:	Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 4" line along Robinson Street.	Transportation Considerations:	Property has an existing entrance and parking lot off of Federal Street.
Wastewater Treatment:	Sewage disposal is accomplished by an on-site septic system.	Proposed Plat & Road Closings:	Cecilia Baptist Church is proposing to merge several properties including this site, 416 E Main Street, and parcels 147-30-02-028, and 147-30-02-042 pending approval of this Map Amendment Request and Road Closing Requests for a 495' portion of Federal Street and N Mill Street via the proposed Record Plat of Robinson Street Subdivision. Upon approval, the church plans to build a 10,574 sq. ft. addition for additional meeting rooms, study rooms, restrooms, and a kitchen.

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 Cecilia Rural Village Planning 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>	The adjoining properties along Robinson and Federal Streets are all zoned Urban Residential (R-1) including all of the properties owned by Cecilia Baptist Church.
<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>	Cecilia Baptist Church is proposing to expand their services via a 10,574 sq. ft. addition, and 68 new parking spaces.
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 on Robinson Street.
<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 KY 86 Volunteer Fire Department on Hardinsburg Road is approximately 2.2 miles away. However, the closest fire hydrant is 165 ft away along KY 86.
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 entrance onto Federal Street. Upon approval, the site will be merged with the adjoining Cecilia Baptist Church property.
<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>	Robinson Street is a county maintained road with a 30' right-of-way and 18' pavement width that meets minimum standards.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Rural Village	STEP 2: Agreement with the Future Land Use Map & Guidelines
<p>“Rural villages, scattered throughout Hardin County, are small communities that have a particular identity and name. They are typically located at intersections of crossroads or along the railroad lines. Historically, they would have been identified by places where people gather, such as schools and churches, have a “downtown” feel, and serve the surrounding rural areas.”</p> <p>The Recommended Land Use Pattern and Development Criteria notes that, “More dense residential development is encouraged within and adjacent to the rural villages. Higher density residential should be allowed if the needed infrastructure is available, but it should be compatible with existing development patterns.”</p> <p>The plan also notes, “Community facilities, such as schools and churches, that serve as a gathering place and/or identity are encouraged.”</p>	
Comprehensive Plan Policy – PA #7 Cecilia Rural Village	STEP 3: Compliance with the Planning Area Map & Guidelines
<p>The Comprehensive Plan states, “The recommended land use patterns should reflect a traditional small downtown primarily with a mix of small-scale commercial businesses and urban residential that support the revitalization and preservation of the area. This Zone Change proposal will allow for a larger campus type setting for Cecilia Baptist Church.</p> <p>Access Criteria states that, “Opportunities for on-site shared parking should be encouraged,” and “Future extension of Cecil Avenue to Hardinsburg Road (KY 86) should be considered in the future to keep truck traffic from the industrial park out of downtown Cecilia.”</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 Robinson Street, a county maintained road with a 30’ right-of-way and 18’ 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 Rural Village Future Land Use Group and the Cecilia Rural Village Planning Area,
- The property adjoins property zoned Urban Residential (R-1),
- The 0.12 acre corner lot is not large enough for development and is currently consumed with setbacks,
- This proposed zone change and proposed road closings will allow for Cecilia Baptist Church to create a larger campus to accommodate the proposed 10,574 sq. ft. addition,
- The existing C-1 Zone assigned to the subject property in 1995 may now be inappropriate and the proposed map amendment to R-1 may be more appropriate,
- The proposed map amendment to R-1 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

The Staff recommends that the Zoning Map Amendment be APPROVED.

RESOLUTION 2026-004
MAP AMENDMENT
Convenience Commercial (C-1) to Urban Residential (R-1)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Rural Village Area of Hardin County and within the Cecilia Rural Village (#7);
- WHEREAS** this proposal is a request to rezone from Convenience Commercial (C-1) to Urban Residential (R-1) for a 0.12 acre site located at the corner of Federal Street and Robinson Street, in Cecilia, 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 Cecilia Baptist Church known as PVA #147-30-02-029 and being a 0.12 acre site located at the corner of Federal Street and Robinson Street, in Cecilia, KY be granted a zone change from the existing Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

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

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

- Goal 8:** LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.
- Objective 8.2:** Define areas within the county or the highest and best use for residential, commercial, industrial, and agricultural that make effective use of existing and proposed services and facilities.
- Objective 8.8:** Encourage that all land uses are developed in a manner compatible with surrounding land uses.

ADOPTED THIS THIRTY FIRST DAY OF MARCH 2026.

Mark Hinton, Chairman

Adam C. King, AICP, Director

MOTIONS

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

- the testimony provided by Staff and those in attendance at the Public Hearing
- I hereby adopt the Staff Report and the exhibits entered in as the Record
- To adopt Resolution 2026-004 as presented

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

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

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

Objective 8.2: Define areas within the county or the highest and best use for residential, commercial, industrial, and agricultural that make effective use of existing and proposed services and facilities.

Objective 8.8: Encourage that all land uses are developed in a manner compatible with surrounding land uses.

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

ROAD CLOSING SUMMARY REPORT

N Mill Street & A 495' Portion of Federal Street

Cecilia, KY

31 March 2025

Applicants: Cecilia Baptist Church
416 E Main Street
Cecilia, KY



REQUEST: A Road Closing review has been submitted for a favorable recommendation to Fiscal Court to close a N Mill Street and a 495' portion of Federal Street to allow for the property to be merged with the adjoining Lots 1, 3, 4, & 5 of Robinson Street Subdivision

ROAD CLOSING SUMMARY REPORT

- A. KRS 100.324 (4)**
- B. Public Notice**
- C. Zoning/Vicinity Map**
- D. Analysis of affected property owners**
- E. Proposed Record Plat of Robinson Street Subdivision**
- F. Proposed Amended Development Plan for Cecilia Baptist Church**
- G. PCR Scores (Lincoln Trail ADD)**
- H. Analysis of proposed improvements/pavement to remain**
- I. Site Photos**
- J. Analysis of connectivity in downtown Cecilia**
- K. Average Daily Traffic Counts (Hardin Co Road Dept)**
- L. Previous Road Closing for Federal Street (2008)**
- M. Access Criteria for Cecilia Rural Village (Comp Plan)**
- N. Staff Report and COMPREHENSIVE PLAN ANALYSIS**
- O. *Comprehensive Development Guide**
- P. *Development Guidance System Ordinance**

***Not provided in PowerPoint**

KRS Chapter 100.324(4) – The Planning Commission is required to review any proposed street closing with regard to the Comprehensive Plan. The specific language of the law states:

(4) Any proposal for ... disposition of land for public facilities, ..., shall be referred to the commission to be review in light of its agreement with the comprehensive plan, and the commission shall, within sixty (60) days ... advise the referring body whether the project is in accordance with the comprehensive plan.

3 signs have been posted on site since March 12, 2026



Letters were sent to adjoining property owners on March 13, 2026



March 13, 2026

NOTICE OF PUBLIC REVIEW

To Surrounding Property Owners:

The purpose of this letter is to notify you of a scheduled PUBLIC REVIEW before the Hardin County Planning and Development Commission to obtain testimony regarding this application as follows:

DATE: MARCH 31, 2026

TIME: 5:00 PM

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

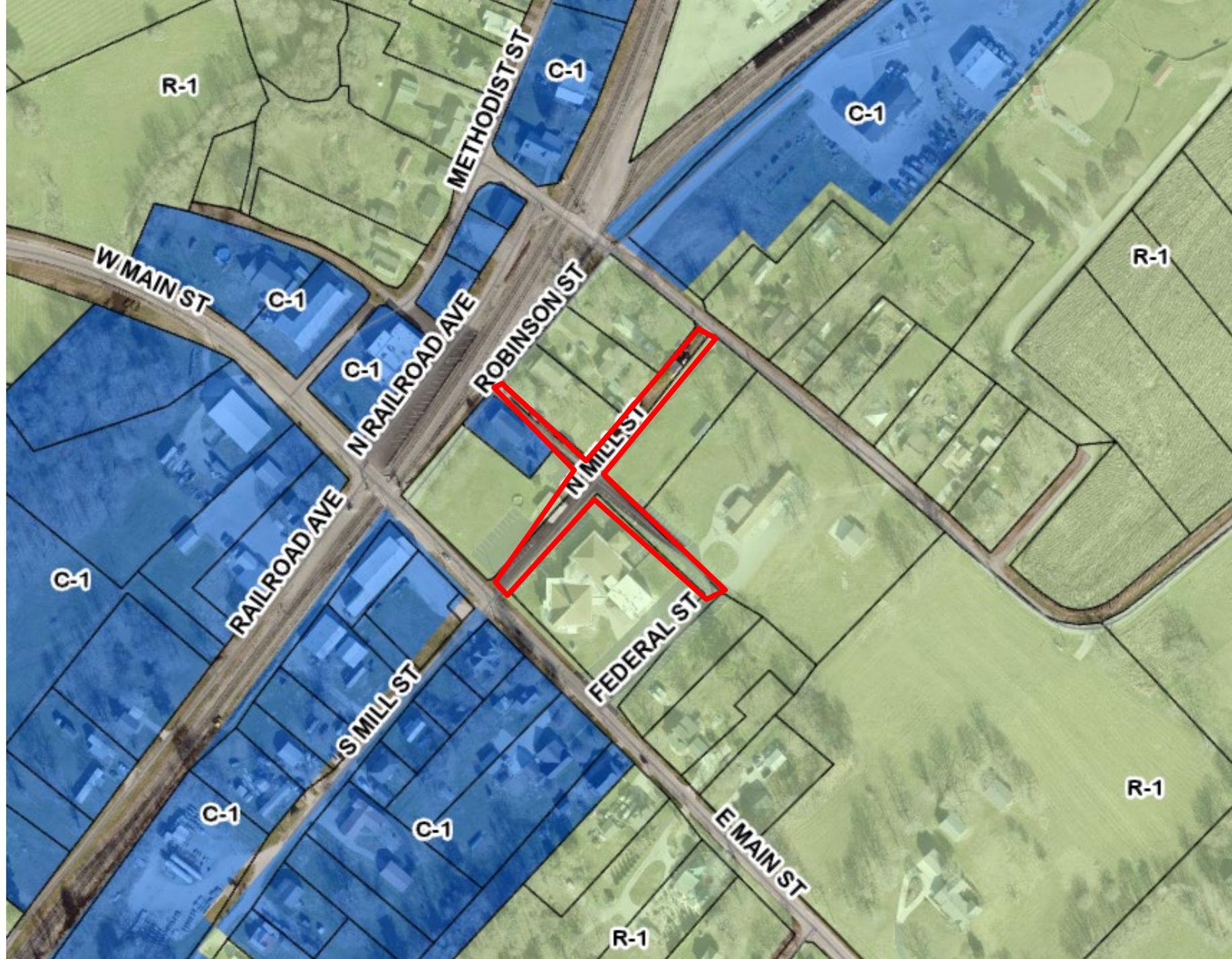
LOCATION: MILL STREET & FEDERAL STREET, CECILIA, KY

REQUEST: TO ALLOW FOR PORTIONS OF MILL STREET AND FEDERAL STREET TO BE CLOSED AND CONSOLIDATED INTO THE CECILIA BAPTIST CHURCH CAMPUS - See Enclosed Map

The Hardin County Planning and Development Commission will make a recommendation at the Public Hearing to be held by Fiscal Court concerning the closing of this road. Please call this office at 270-769-5479 if you have any questions.


Adam C. King, AICP
Director

c: 7 LARRY HICKS, Magistrate



Adjacent Property Owners

Cecilia Baptist Church
(Applicant)

Cecilia Ruritan/Post Office

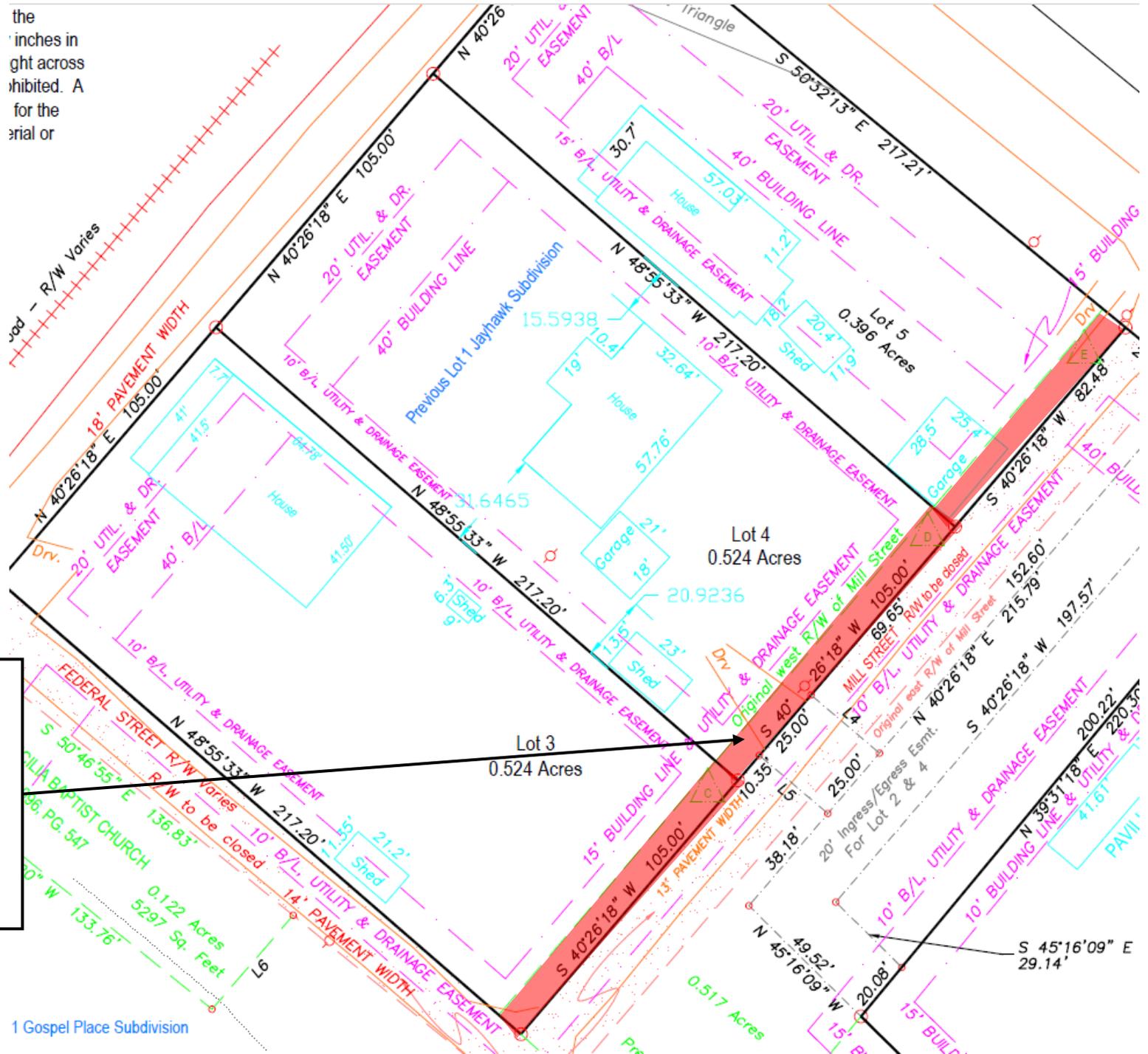
- Signed Affidavit/Not interested in receiving any right-of-way

3 Adjoining Residential Property Owners

- Signed Affidavit from all 3/Not interested in receiving any right-of-way
- Proposed plat includes small portions of North Mill Street being consolidated with each lot



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inches in
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hibited. A
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erial or



Adjoining residential properties will gain additional acreage from N Mill Street right-of-way



ROAD CLOSING AFFIDAVIT

I have been notified that an application to close Mill + Federal (street / right-of-way) will be filed with Hardin County Planning & Development. The Hardin County Planning & Development Commission make a recommendation concerning the road closing to Hardin County Fiscal Court.

I, as an adjoining property owner to the street / right-of-way proposed for closure do hereby consent to the closure.

I would like to receive half of the street / right-of-way adjoining my property and do hereby agree to obtaining the necessary land survey and source of title work prior to any public hearings on the matter.

I am not interested in obtaining any portion of the street / right-of-way and do not wish to obtain the necessary land survey and source of title work.

I oppose the proposed road closing.

Property Owner Signature: Javea French Logsdon (Lawson)
Name: Javea French Lawson Logsdon
Address: 206 Robinson Street
PVA Map #: 147-30-02-039

Notary Certification

State of Ky
County of Hardin

Subscribed and sworn to, before me, by Javea Logsdon, this 22 day of Feb, 2026. My Commission expires: 4-16-29

Notary Public: Claressa P Yates KYNP27840



ROAD CLOSING AFFIDAVIT

I have been notified that an application to close Federal Street (street / right-of-way) will be filed with Hardin County Planning & Development. The Hardin County Planning & Development Commission make a recommendation concerning the road closing to Hardin County Fiscal Court.

I, as an adjoining property owner to the street / right-of-way proposed for closure do hereby consent to the closure.

I would like to receive half of the street / right-of-way adjoining my property and do hereby agree to obtaining the necessary land survey and source of title work prior to any public hearings on the matter.

I am not interested in obtaining any portion of the street / right-of-way and do not wish to obtain the necessary land survey and source of title work.

I oppose the proposed road closing.

Property Owner Signature: [Signature]
Name: Cecilia Ruritan Club Inc (Kyle Mobley, President)
Address: 427 Cecil Avenue, Cecilia, KY
PVA Map #: 147-30-02-043

Notary Certification

State of Kentucky
County of Hardin

Subscribed and sworn to, before me, by Kyle Mobley, this 24 day of February, 2026. My Commission expires: 2/7/30

Notary Public: Haley B Goodman KYNP44728

Affidavits obtained from 3 residential adjoiningers along Robinson Street & The Ruritan Club



ROAD CLOSING AFFIDAVIT

I have been notified that an application to close Mill (street / right-of-way) will be filed with Hardin County Planning & Development. The Hardin County Planning & Development Commission make a recommendation concerning the road closing to Hardin County Fiscal Court.

I, as an adjoining property owner to the street / right-of-way proposed for closure do hereby consent to the closure.

I would like to receive half of the street / right-of-way adjoining my property and do hereby agree to obtaining the necessary land survey and source of title work prior to any public hearings on the matter.

I am not interested in obtaining any portion of the street / right-of-way and do not wish to obtain the necessary land survey and source of title work.

I oppose the proposed road closing.

Property Owner Signature: Jason Hawkins
Name: Jason Hawkins
Address: 214 Robinson St.
PVA Map #: 147-30-02-040

Notary Certification

State of Ky
County of Hardin

Subscribed and sworn to, before me, by Jason Hawkins, this 22 day of Feb, 2026. My Commission expires: 4-16-29

Notary Public: Clarissa P Yates KYNP27840



ROAD CLOSING AFFIDAVIT

I have been notified that an application to close Mill (street / right-of-way) will be filed with Hardin County Planning & Development. The Hardin County Planning & Development Commission make a recommendation concerning the road closing to Hardin County Fiscal Court.

I, as an adjoining property owner to the street / right-of-way proposed for closure do hereby consent to the closure.

I would like to receive half of the street / right-of-way adjoining my property and do hereby agree to obtaining the necessary land survey and source of title work prior to any public hearings on the matter.

I am not interested in obtaining any portion of the street / right-of-way and do not wish to obtain the necessary land survey and source of title work.

I oppose the proposed road closing.

Property Owner Signature: Martin A. Hawkins
Name: Martin A. Hawkins
Address: 218 Robinson St.
PVA Map #: 147-30-02-041

Notary Certification

State of Ky
County of Hardin

Subscribed and sworn to, before me, by Martin Hawkins, this 22 day of Feb, 2026. My Commission expires: 4-16-29

Notary Public: Clarissa P Yates KYNP27840

Lot 1, as recorded in the office of the Hardin County Clerk, Plat Cabinet 1, Sheets 5570, 4619, and 4332 is to reconfigure the lots. A previous portion of Mill Street and Federal Street, hereon referred to as Parcel A, the property described in Deed Book 1096, Page 547, the property described in Deed Book 1426, Page 1207, and a previous portion of Lot 1 of Runlan Club Subdivision hereon referred to as Parcel B are merged with Lot 1 of Gospel Place Subdivision. Henceforth, this lot shall be known as Lot 1 of Robinson Street Subdivision. The balance of Lot 1 of Runlan Club Subdivision becomes Lot 2 of Robinson Street Subdivision. A previous portion of Mill Street, hereon referred to as Parcel C, is merged with the property described in Deed Book 845, Page 523 to become Lot 3 of Robinson Street Subdivision. A previous portion of Mill Street, hereon referred to as Parcel D is merged with Lot 1 of Jay Hawk Subdivision to become Lot 4 of Robinson Street Subdivision. A previous portion of Mill Street hereon referred to as Parcel E is merged with the property described in Deed Book 1175, Page 124 to become Lot 5 of Robinson Street Subdivision. Henceforth, these lots shall be known as Lots 1, 2, 3, 4, and 5 of Robinson Street Subdivision as shown hereon.

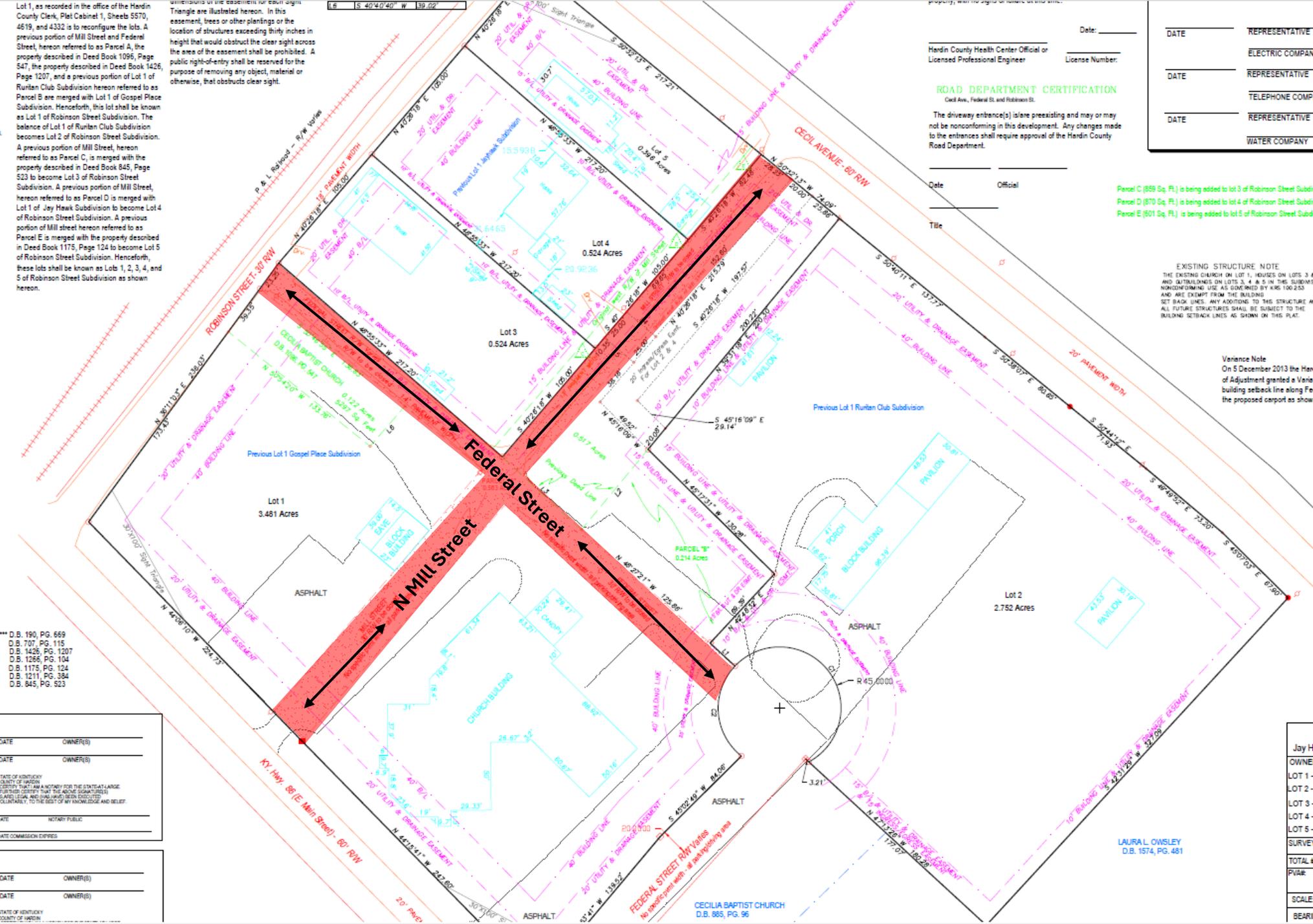
dimensions of the easement for each sign Triangle are illustrated hereon. In this easement, trees or other plantings or the location of structures exceeding thirty inches in height that would obstruct the clear sight across the area of the easement shall be prohibited. A public right-of-entry shall be reserved for the purpose of removing any object, material or otherwise, that obstructs clear sight.

KCB

**** D.B. 190, PG. 669
D.B. 707, PG. 115
D.B. 1426, PG. 1207
D.B. 1286, PG. 104
D.B. 1175, PG. 124
D.B. 1211, PG. 384
D.B. 845, PG. 523

DATE _____ OWNER(S) _____
DATE _____ OWNER(S) _____
STATE OF KENTUCKY
COUNTY OF HARDIN
I, _____, Notary Public for the State of Kentucky, do hereby certify that I am a Notary Public for the State of Kentucky, and that my commission expires on _____, 20____.
DATE _____ NOTARY PUBLIC _____
DATE COMMISSION EXPIRES _____

DATE _____ OWNER(S) _____
DATE _____ OWNER(S) _____
STATE OF KENTUCKY
COUNTY OF HARDIN



Date: _____
Hardin County Health Center Official or Licensed Professional Engineer License Number: _____

ROAD DEPARTMENT CERTIFICATION
Cecil Ave., Federal St. and Robinson St.

The driveway entrance(s) is/are preexisting and may or may not be nonconforming in this development. Any changes made to the entrances shall require approval of the Hardin County Road Department.

Date _____ Official _____

Title _____

DATE _____	REPRESENTATIVE _____

Parcel C (859 Sq. Ft.) is being added to lot 3 of Robinson Street Subdivision
Parcel D (870 Sq. Ft.) is being added to lot 4 of Robinson Street Subdivision
Parcel E (501 Sq. Ft.) is being added to lot 5 of Robinson Street Subdivision

EXISTING STRUCTURE NOTE
THE EXISTING CHURCH ON LOT 1, HOUSES ON LOTS 3 & 4, AND OUTBUILDINGS ON LOTS 3, 4 & 5 IN THIS SUBDIVISION NONCONFORMING USE AS DETERMINED BY KRS 100.2-2-5 AND ARE EXEMPT FROM THE BUILDING SET BACK LINES. ANY ADDITIONS TO THIS STRUCTURE AND ALL FUTURE STRUCTURES SHALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN ON THIS PLAT.

Variance Note
On 5 December 2013 the Hardin County Board of Adjustment granted a Variance building setback line along Fedt the proposed carport as shown

OWNER	Jay Ha
LOT 1 - C	
LOT 2 - C	
LOT 3 - C	
LOT 4 - C	
LOT 5 - C	
SURVEY	
TOTAL #	
PLAT	
SCALE	1" = 100'
BEARING	

LAURA L. OWNSLEY
D.B. 1574, PG. 481

SIGHT TRIANGLE NOTE
 A SIGHT TRIANGLE EASEMENT IS DEDICATED AT ALL STREET INTERSECTIONS AS SHOWN. IN THIS EASEMENT, TREES OR OTHER PLANTINGS OR OTHER PLANTINGS OR THE LOCATION OF STRUCTURES EXCEEDING 30' IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE AREA OF THE EASEMENT SHALL BE DISCONTINUED. A PUBLIC RIGHT OF ENTRY SHALL BE RESERVED FOR THE PURPOSE OF REMOVING ANY OBJECT, MATERIAL OR OTHERWISE, THAT OBSTRUCTS CLEAR SIGHT.

EXISTING STRUCTURE NOTE
 THE EXISTING CHURCH ON LOT 1, IN THIS SUBDIVISION IS A NONCONFORMING USE AS GOVERNED BY KRS 100.253 AND IS EXEMPT FROM THE BUILDING SET BACK LINES. ANY ADDITIONS TO THIS STRUCTURE AND ALL FUTURE STRUCTURES SHALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN ON THIS PLAN.

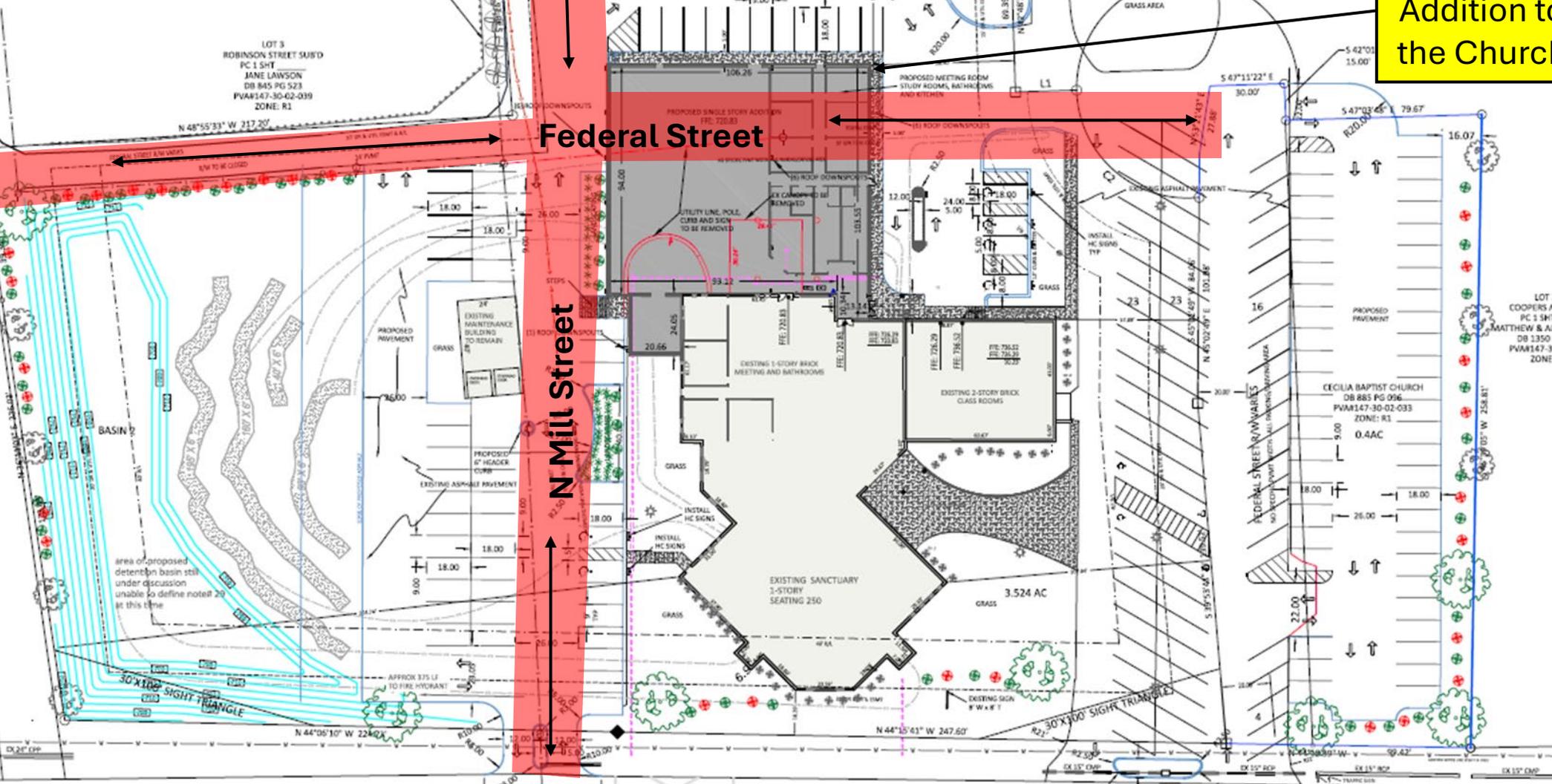
LOT 3
 ROBINSON STREET SUB'D
 PC 1 SHT
 JANE LAWSON
 DB 845 PG 523
 PVA147-30-02-039
 ZONE: R1

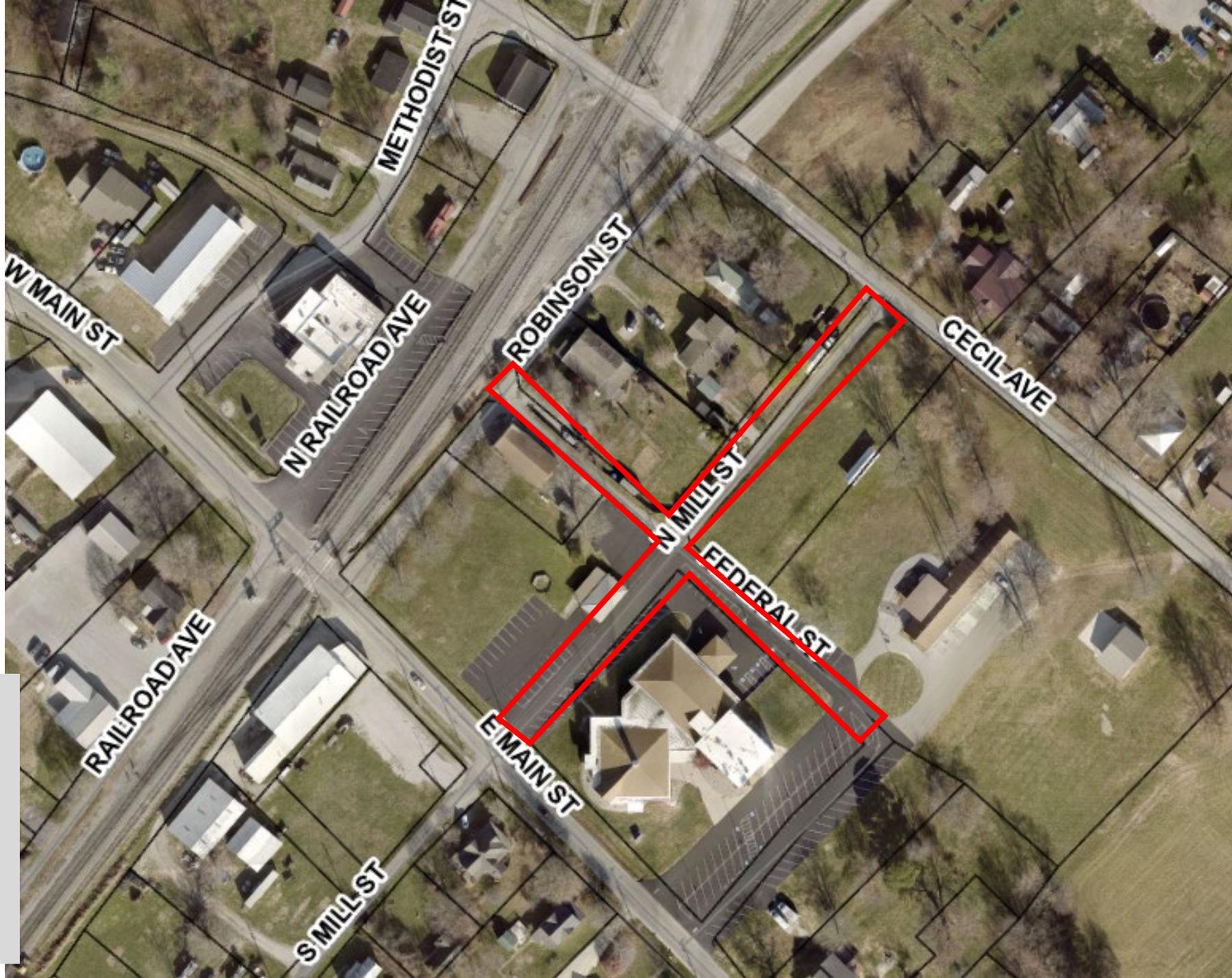
Proposed Addition to the Church

Federal Street

N Mill Street

KY. HWY. 86 (E. MAIN STREET) - 60' R/W

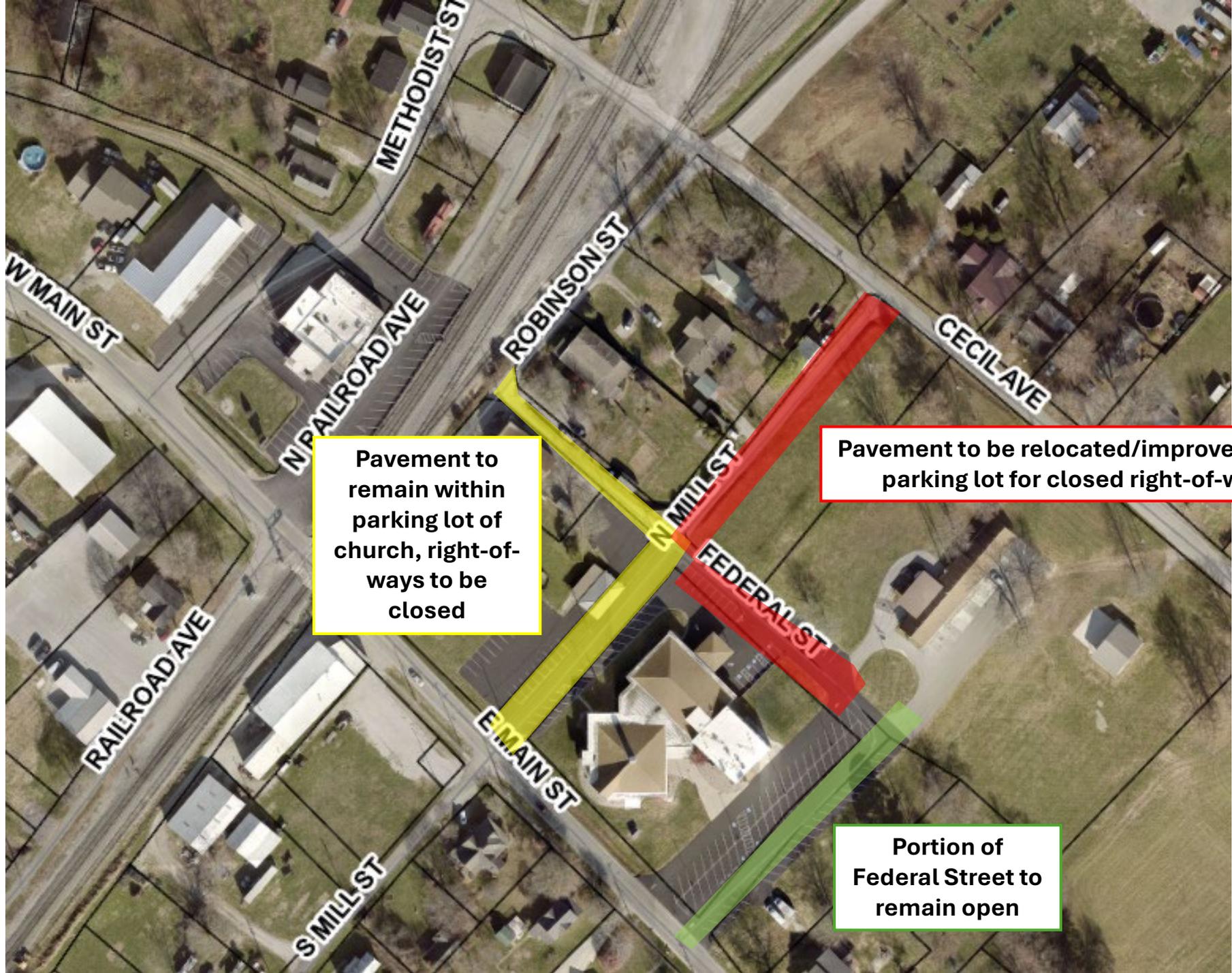




**Pavement
Condition Rating
Scores**

Federal Street = 77

N Mill Street = 71



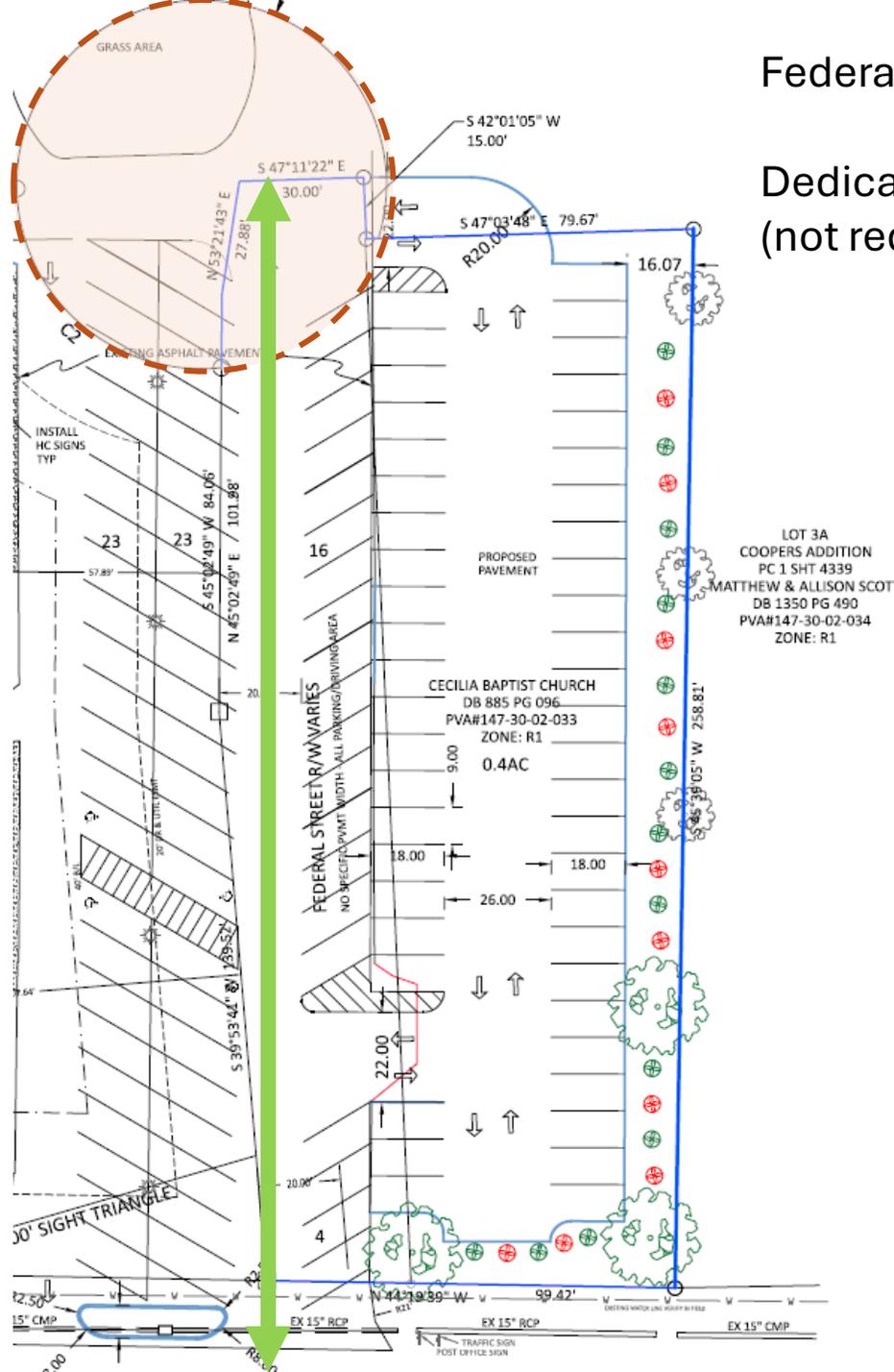
Pavement to remain within parking lot of church, right-of-ways to be closed

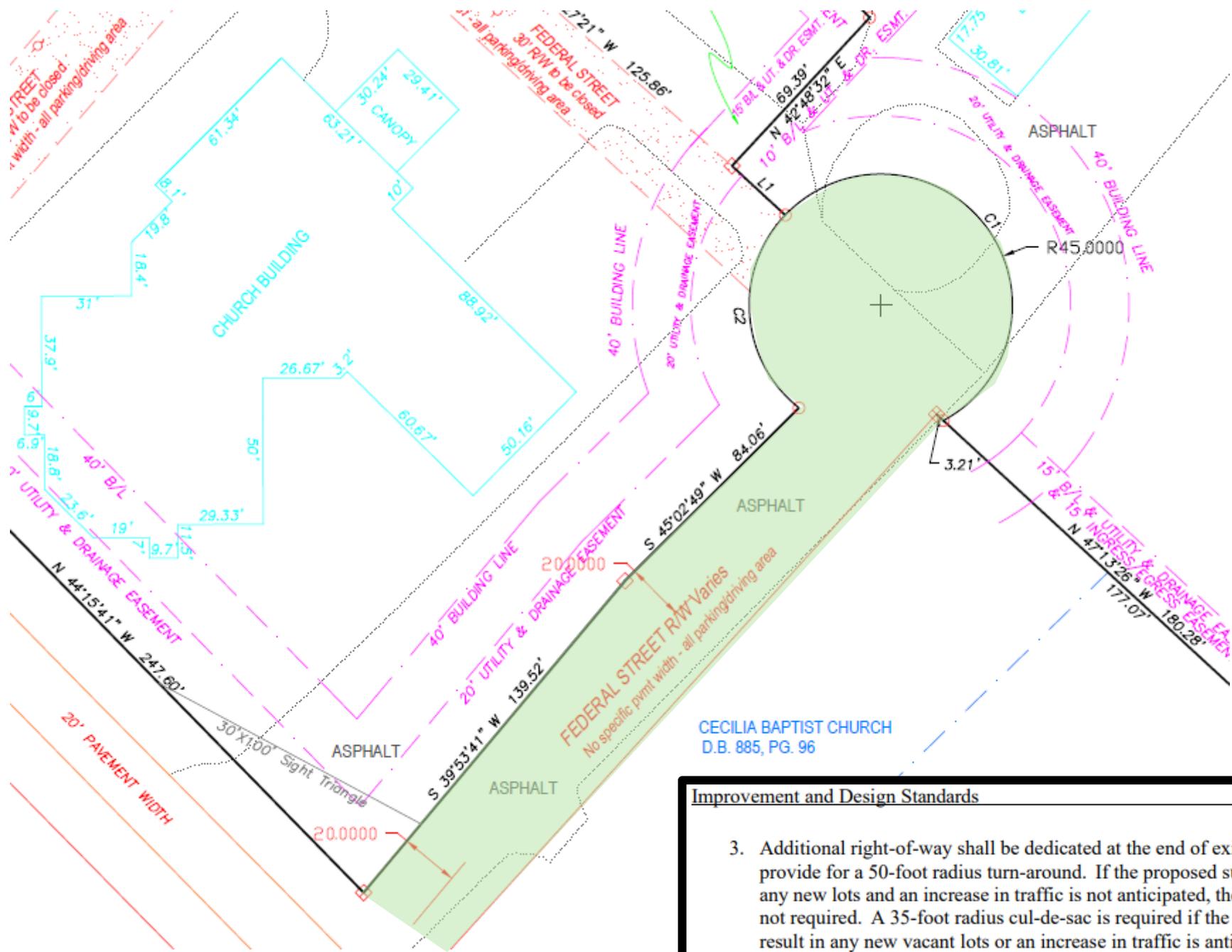
Pavement to be relocated/improved within parking lot for closed right-of-ways

Portion of Federal Street to remain open

Federal Street – portion from KY 86 to Ruritan Club/Post Office to remain open

Dedication of a cul-de-sac because they are creating a dead end road (not required to build the cul-de-sac)





Improvement and Design Standards

3. Additional right-of-way shall be dedicated at the end of existing streets that do not provide for a 50-foot radius turn-around. If the proposed subdivision does not result in any new lots and an increase in traffic is not anticipated, then cul-de-sac construction is not required. A 35-foot radius cul-de-sac is required if the proposed subdivision does result in any new vacant lots or an increase in traffic is anticipated.

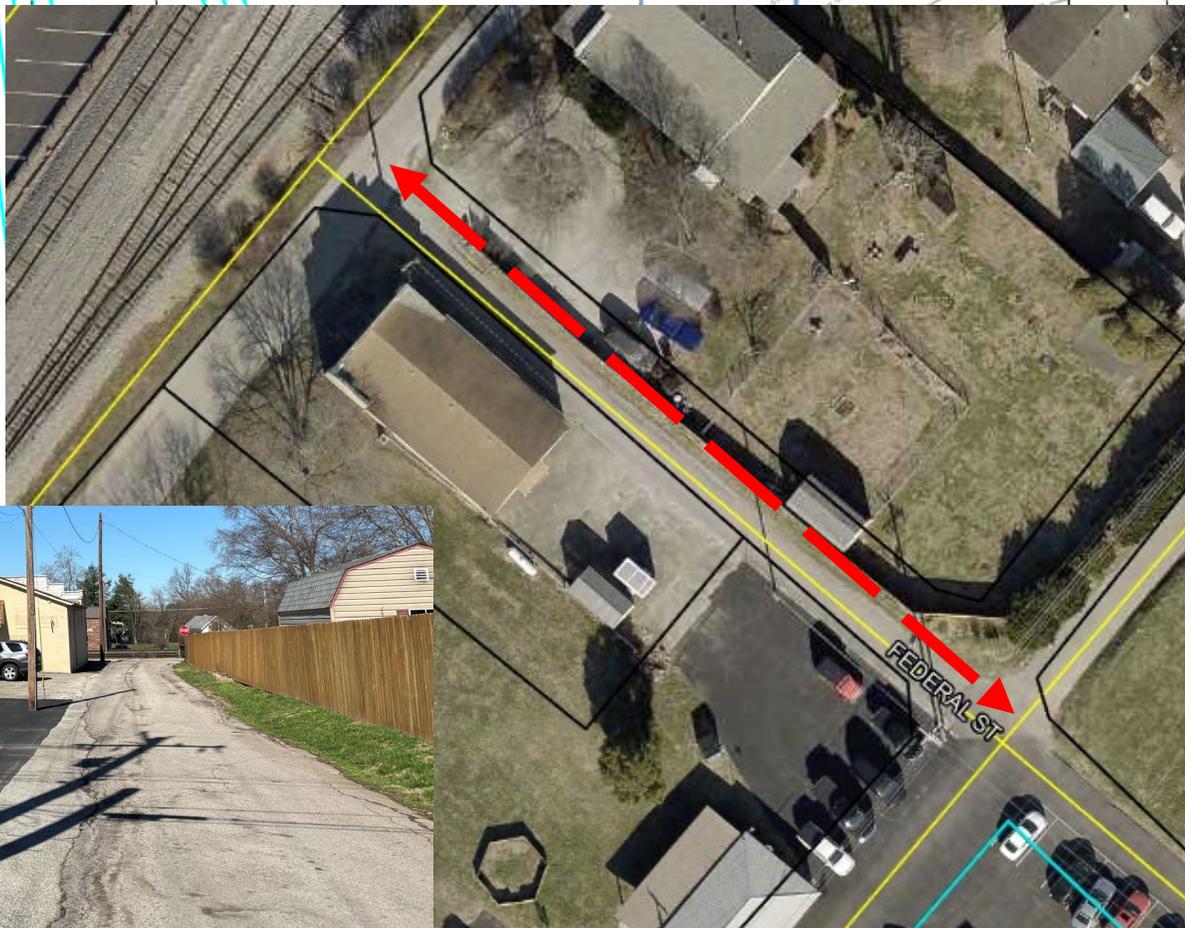
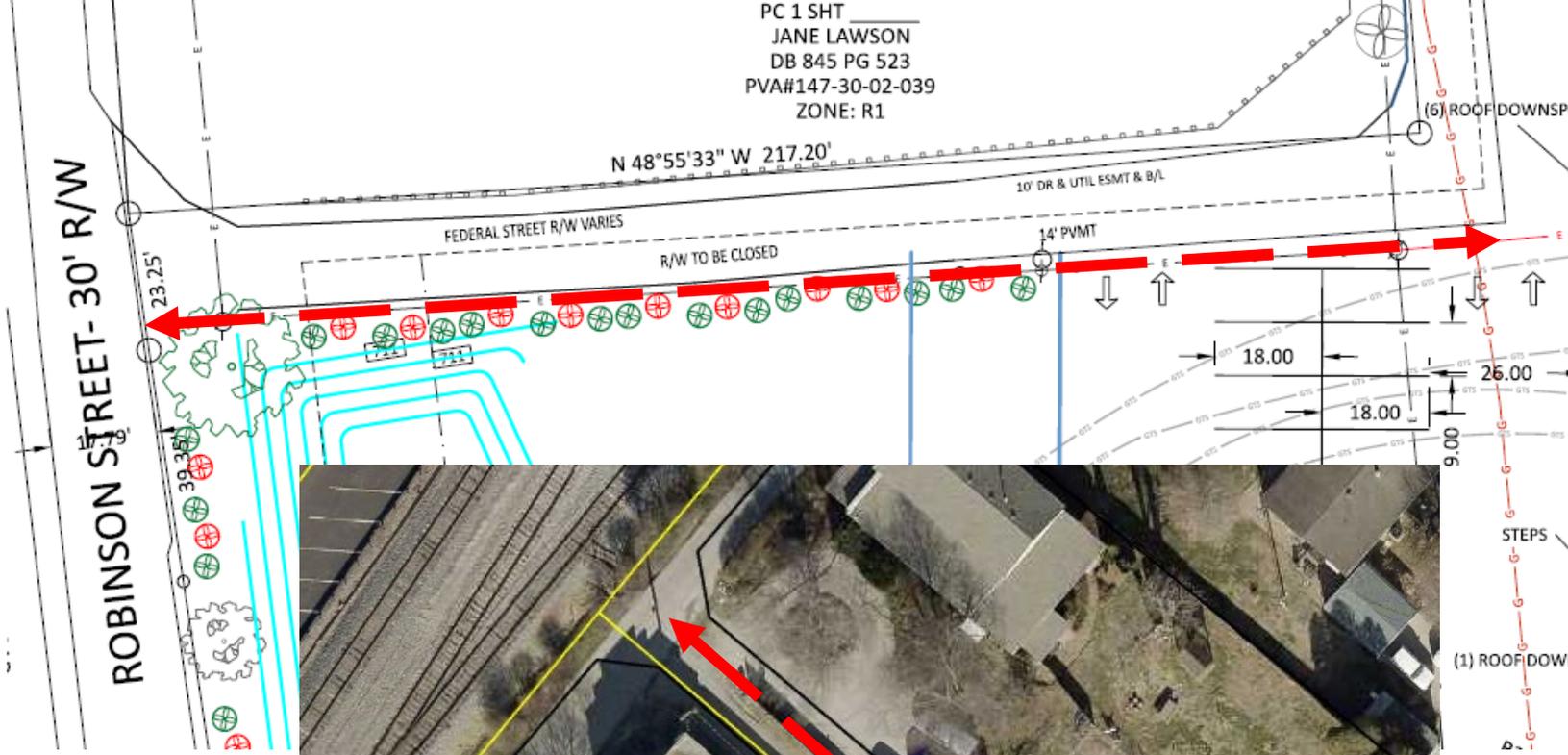


Post Office

KY 86

Federal Street to remain open





14' Pavement Width



Federal Street – portion to Robinson Street to be closed, pavement to remain within the church's property

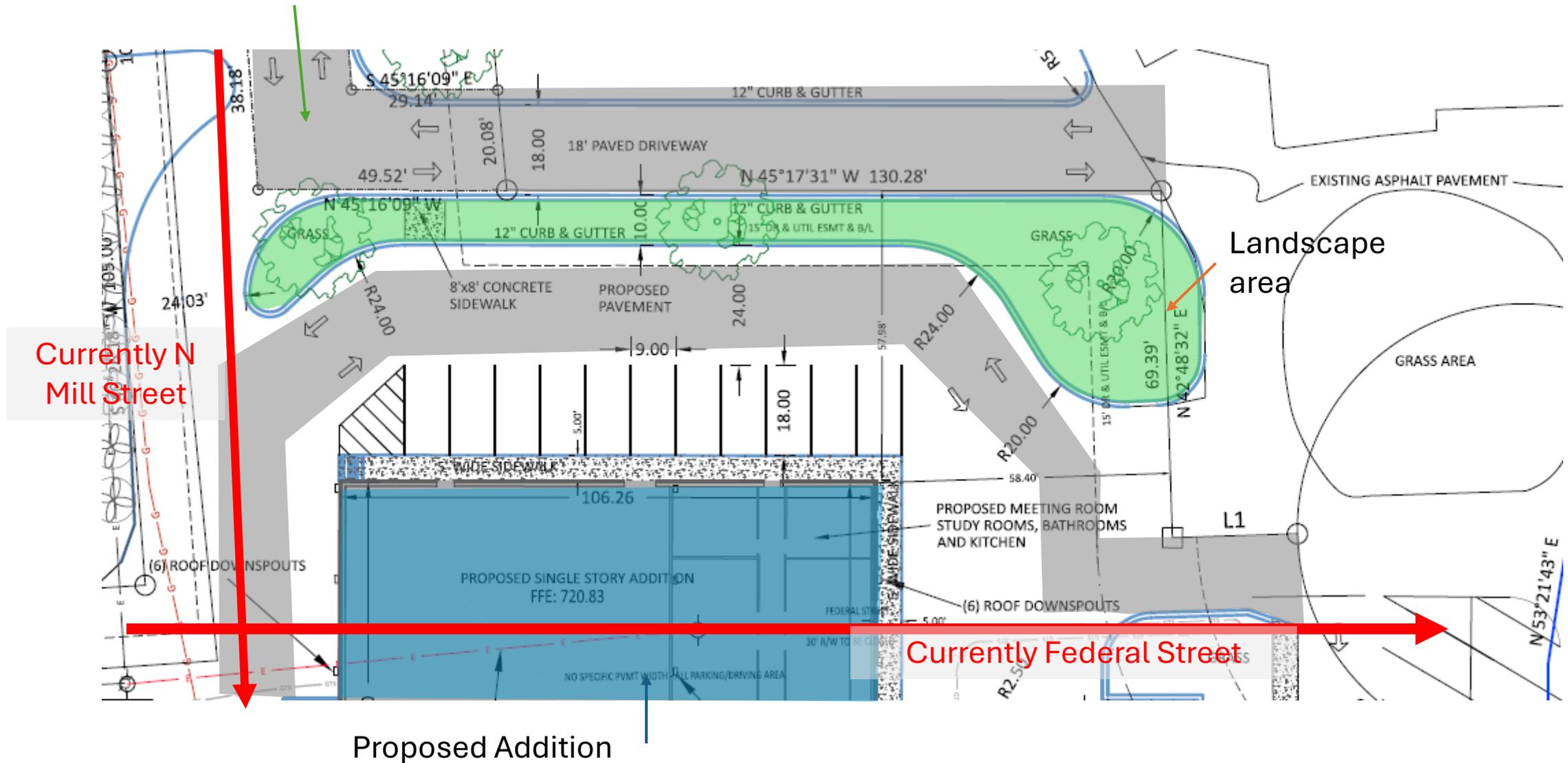


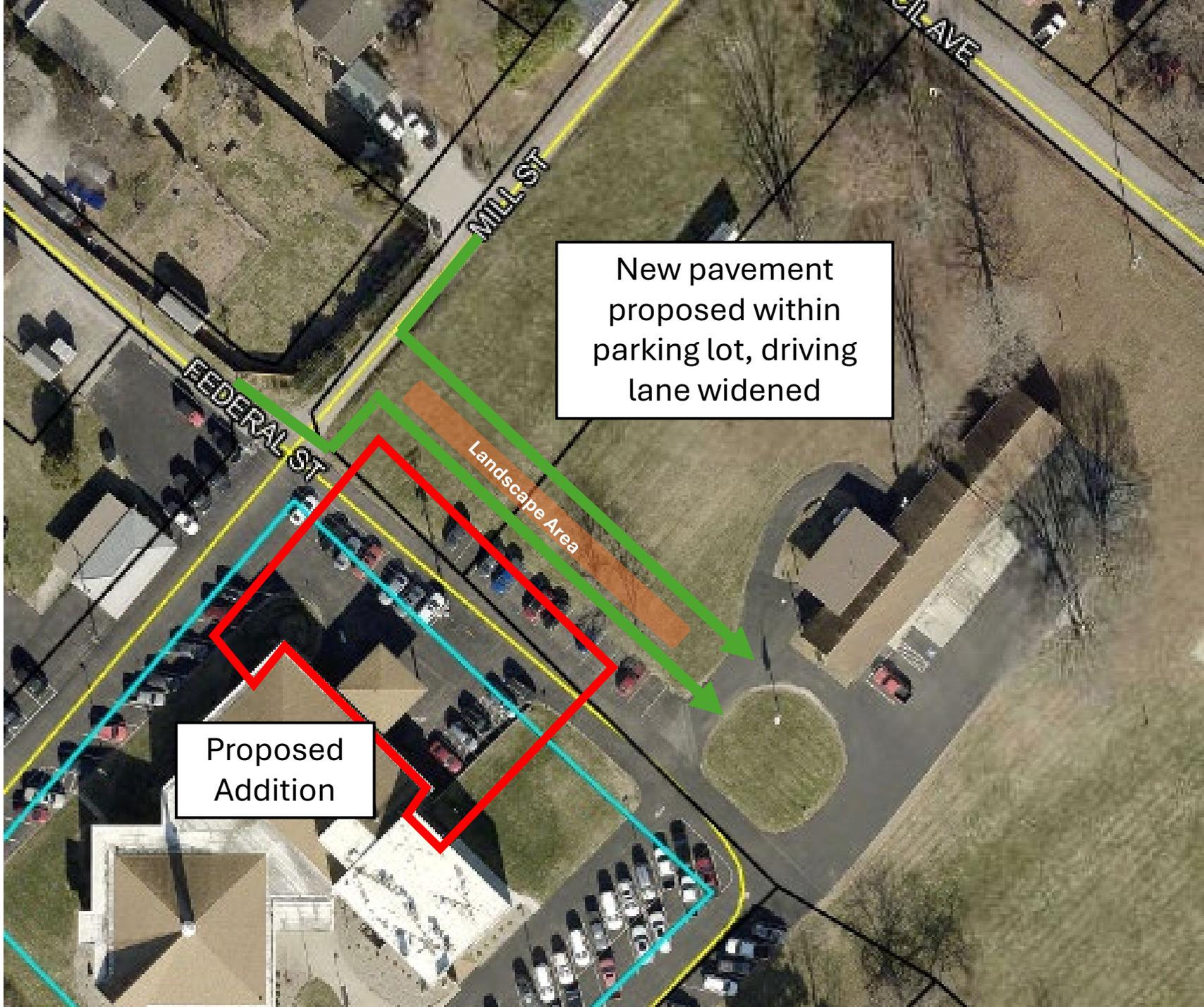
206

206



Federal Street and N Mill Street to be closed, improvements to be made to provide better access to post office/Ruritan Club, circulating the addition and improved landscaping in Parking lot





New pavement proposed within parking lot, driving lane widened

Proposed Addition

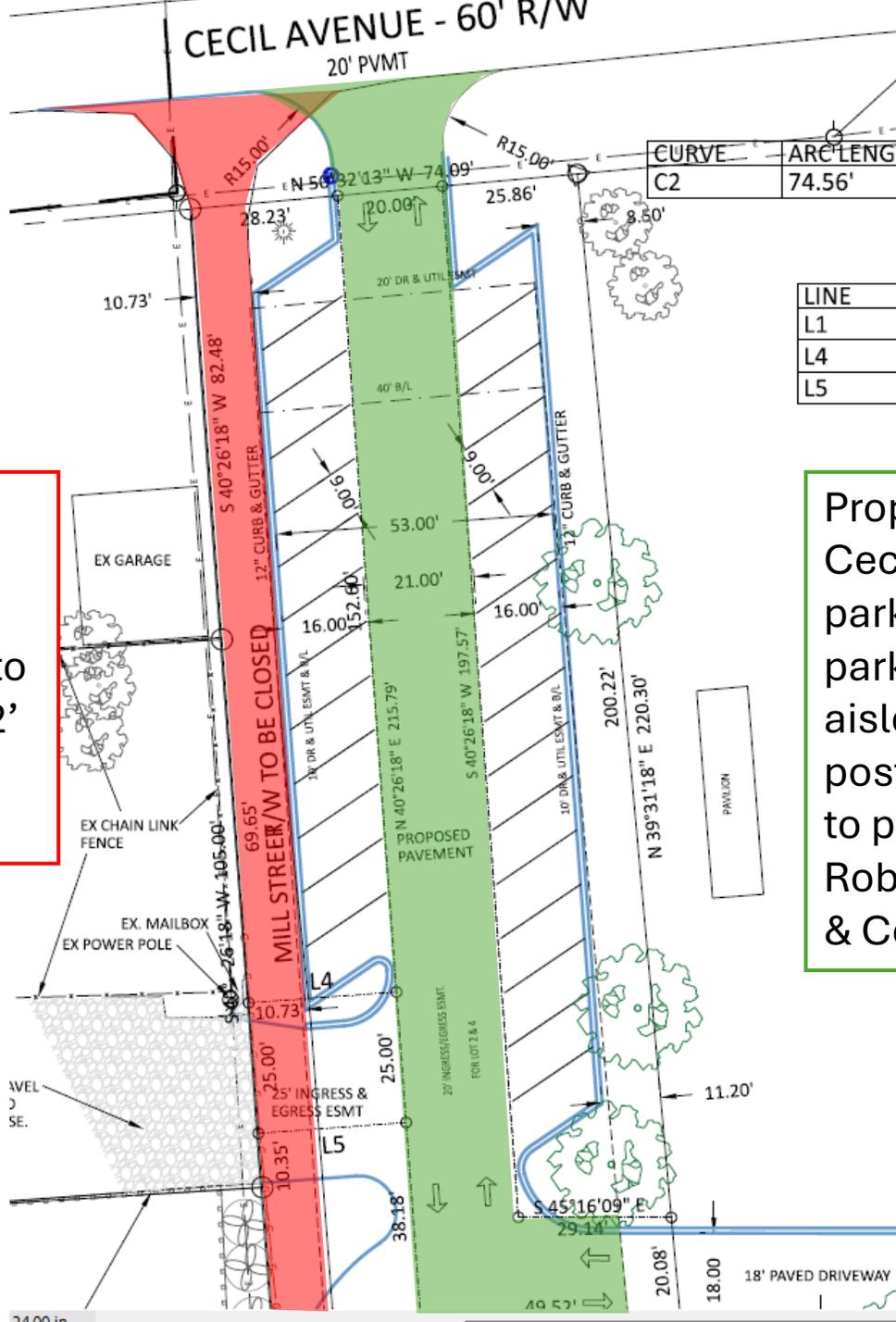
Landscape Area







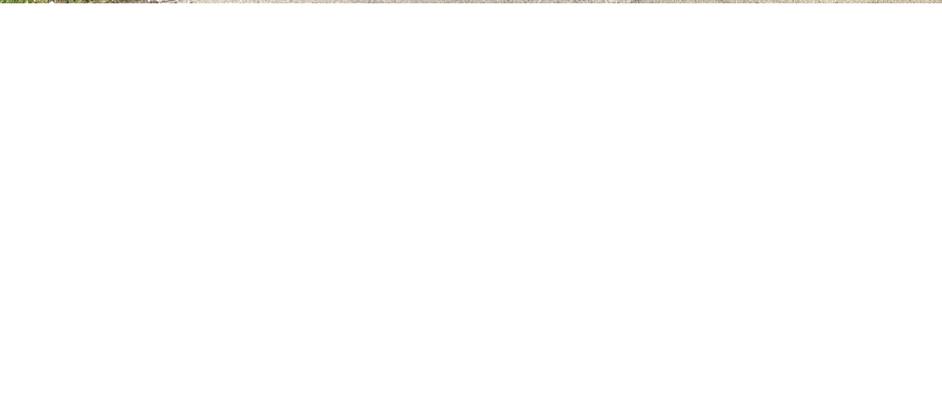
Federal Street
To post office



North Mill Street – proposed right-of-way to be closed, 12' pavement width

Proposed improvements to Cecilia Baptist Church parking lot – additional parking area with 21' wide aisle, access to church and post office with easements to proposed Lot 4 of Robinson Street Subdivision & Cecilia Ruritan/post office

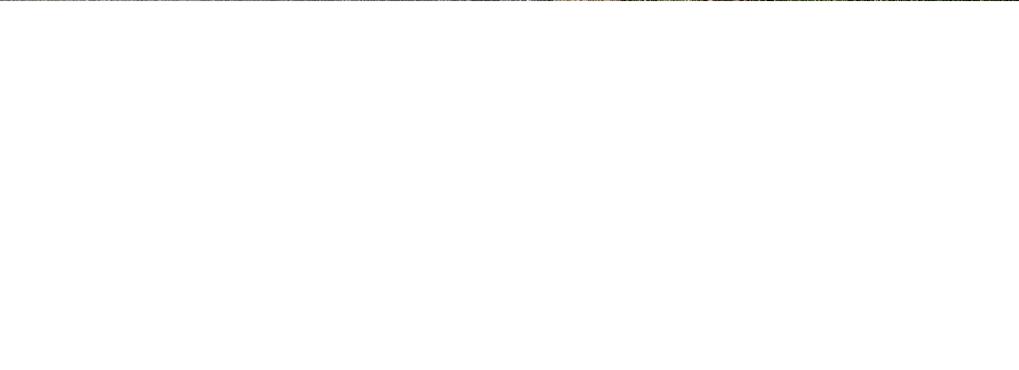
N Mill Street – Cecil Avenue
side







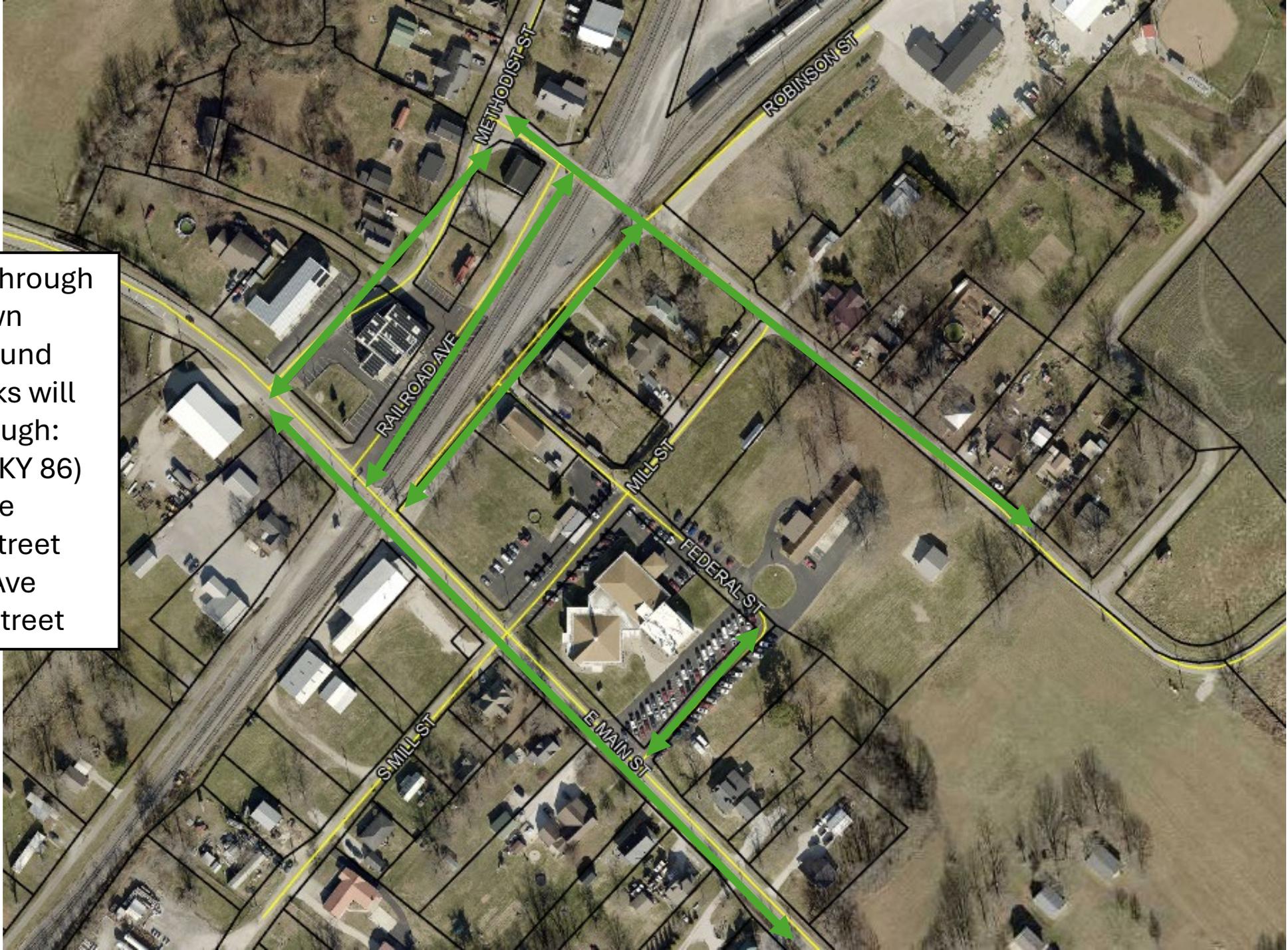
N Mill Street – KY 86 side



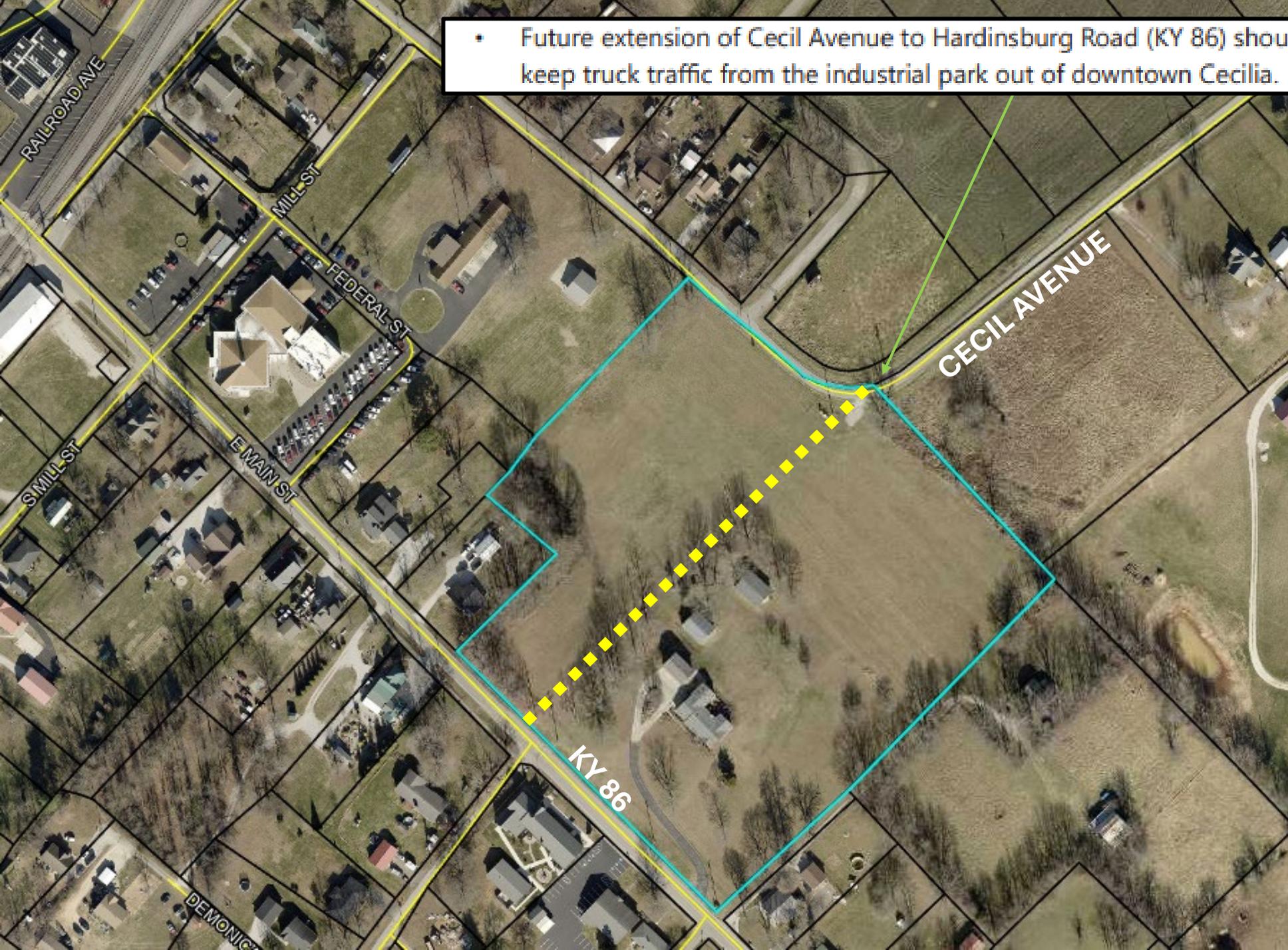




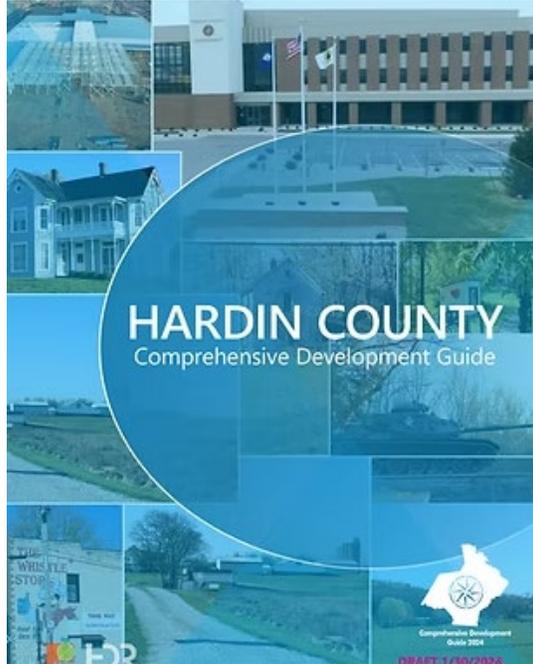
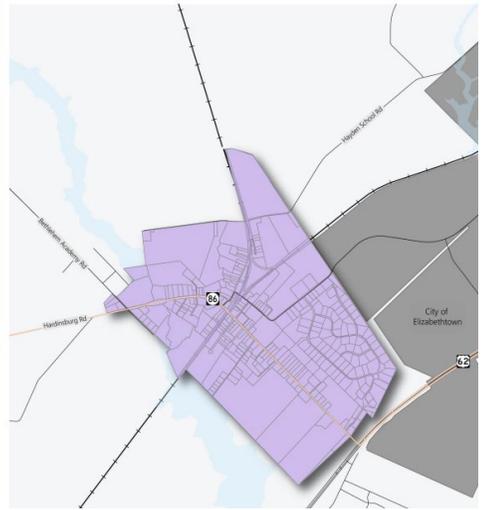
Connectivity through
downtown
Cecilia/around
railroad tracks will
remain through:
Main Street (KY 86)
Cecil Ave
Robinson Street
Railroad Ave
Methodist Street



• Future extension of Cecil Avenue to Hardinsburg Road (KY 86) should be considered in the future to keep truck traffic from the industrial park out of downtown Cecilia.

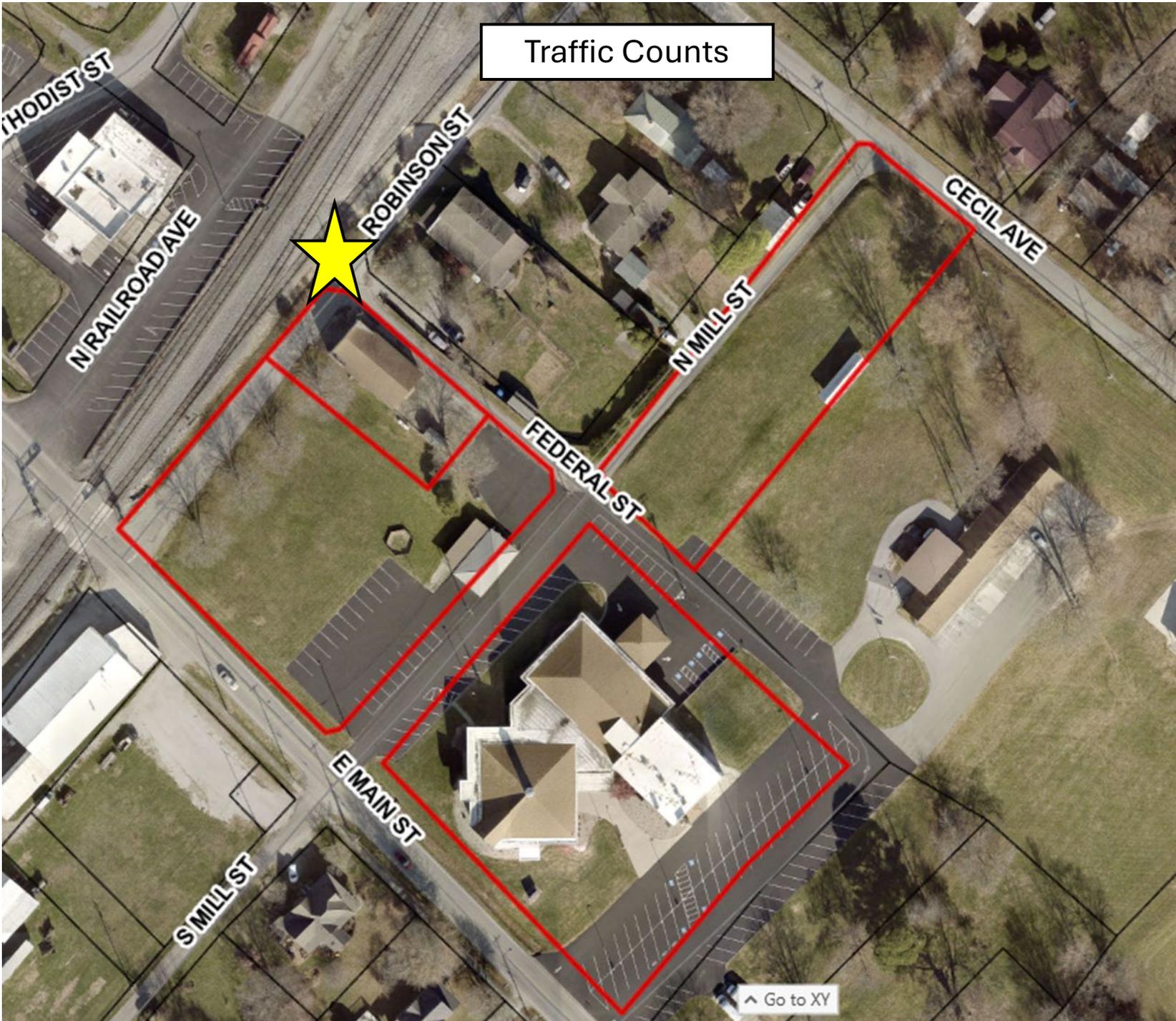


7-Cecilia Rural Village



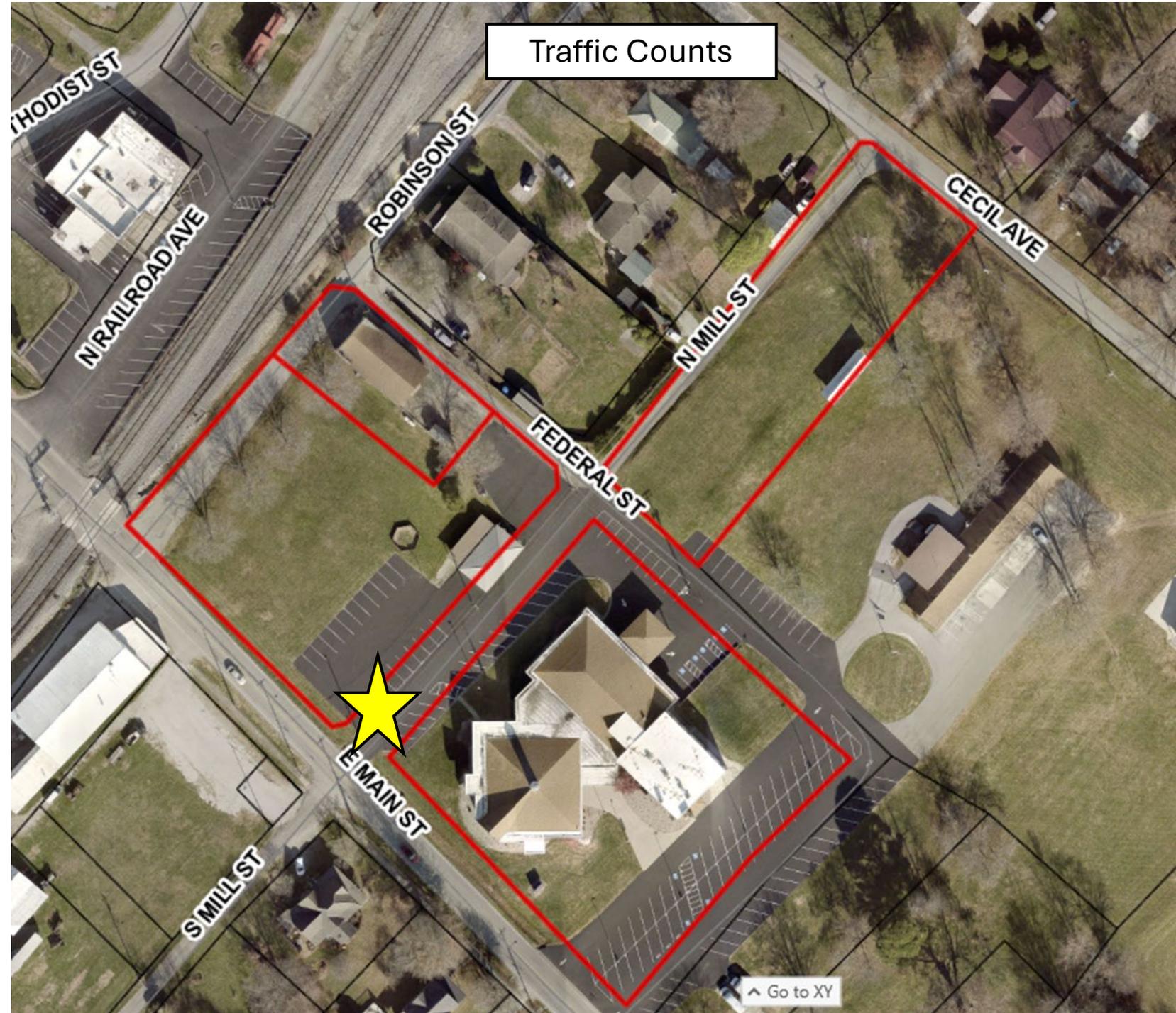
Federal Street at
Robinson Street

Weekly Total: **71**
Daily Average: **10.1**
Highest Day: **Sunday (13)**
Average Speed: **10**



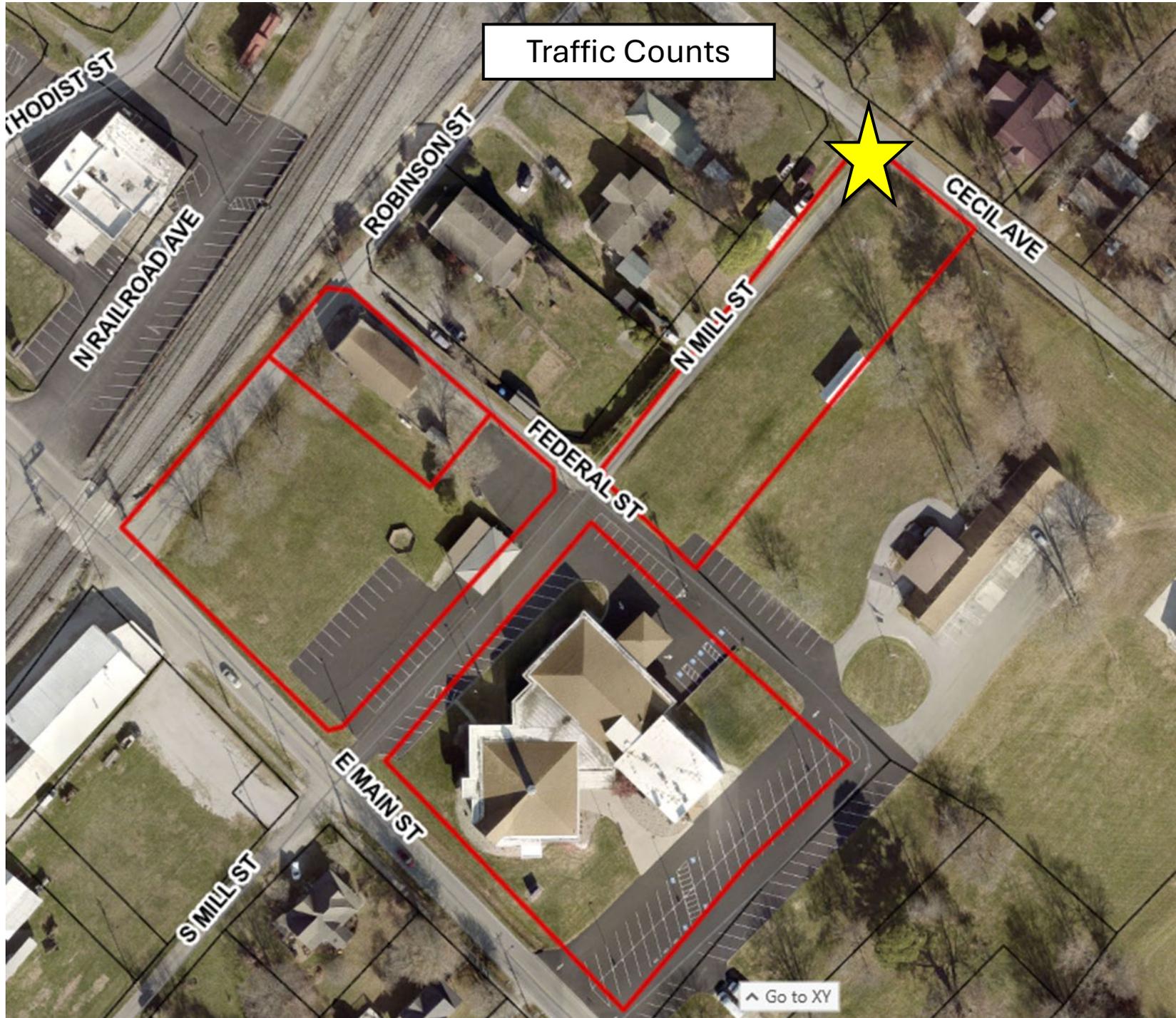
N Mill Street at E
Main Street

Weekly Total: **532**
Daily Average: **76**
Highest Day: **Sunday &
Wednesday (105)**
Average Speed: **22**



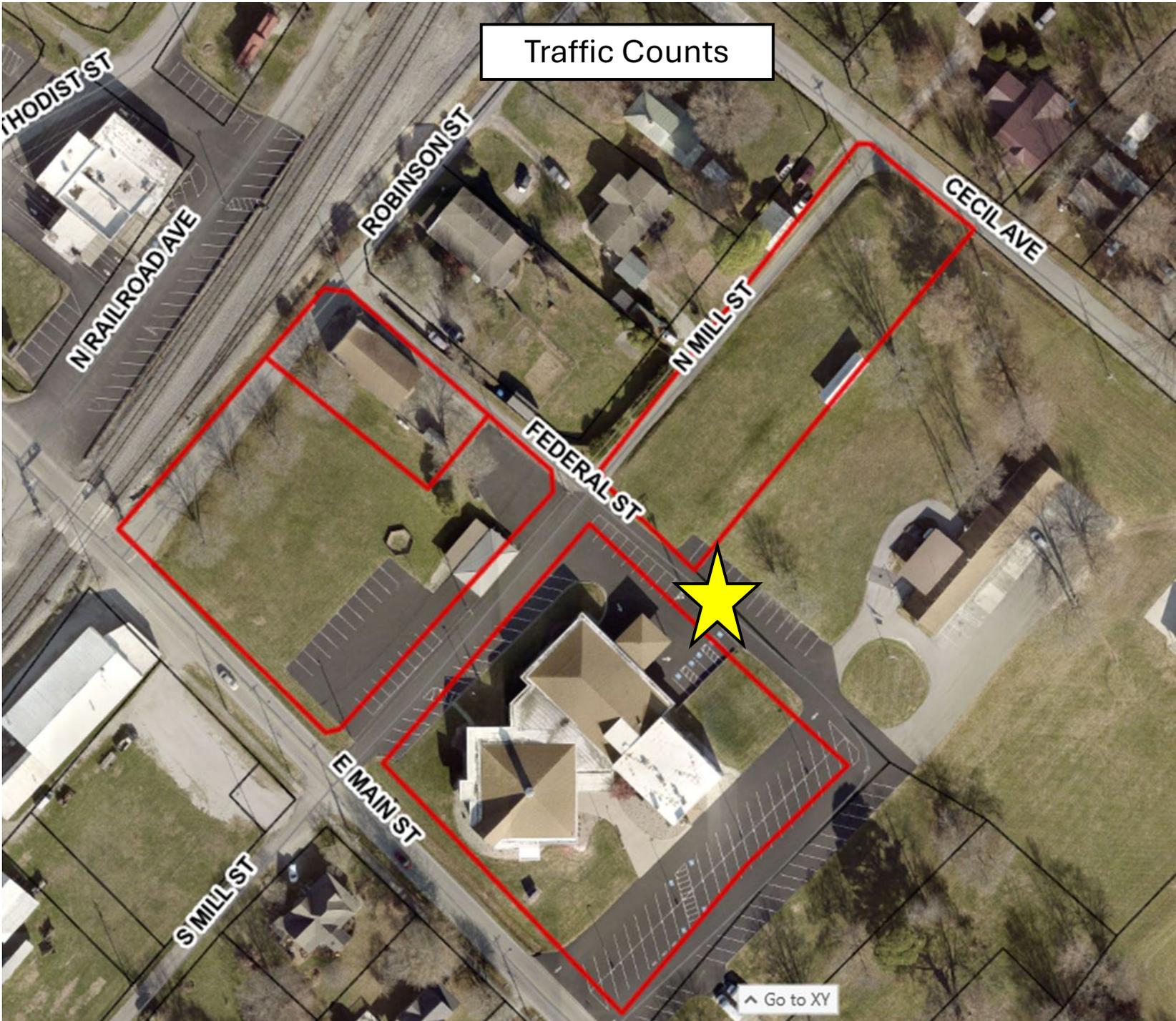
N Mill Street at
Cecil Ave

Weekly Total: **610**
Daily Average: **87.1**
Highest Day: **Tuesday &
Wednesday (117)**
Average Speed: **15**



Federal Street
behind church

Weekly Total: **352**
Daily Average: **50.2**
Highest Day: **Sunday & Wednesday (70-80)**
Average Speed: **13**



2008 Road Closing for Federal Street & Record Plat of Ruritan Club Subdivision

**FISCAL COURT
RESOLUTION NO. 2008 - 034
APPOINTING VIEWERS FOR ROAD CLOSING
Federal Street (Portion)
Unnamed Alley (Portion - Coopers Addition to Cecilia)**

WHEREAS, a request has been received to close the northern approximate 308 foot portion of "Federal Street" and an approximate 180 foot portion of an unnamed "Alley (15 feet)" as illustrated on the subdivision plat of Cooper Addition to Cecilia dated 1928 as recorded in the office of the Hardin County Clerk in Deed Book 84 Page 621 and by the Deeds of the Cecilia Community Ruritan Club, Inc. (Deed Book 279 Page 11, Deed Book 791 Page 654 and Deed Book 1099 Page 144). The street and alley have not been built. Federal Street is located on the north side of Main Street, Cecilia, KY; and

WHEREAS, KRS 178.070 requires the appointment of "viewers" to report and make a recommendation on the closure of a right-of-way;

NOW, THEREFORE, BE IT RESOLVED, by the Hardin County Fiscal Court, Commonwealth of Kentucky, that Danny Allen (Supervisor of the Hardin County Road Department) and Chris Hunsinger (Director of the Hardin County Planning & Development Commission) both citizens of Hardin County, are hereby appointed as "viewers" pursuant to KRS 178.070 to carefully inspect and study the proposed closing of a portion of the right-of-way described as "Federal Street" and a portion of an unnamed "Alley (15 feet)" and report their findings to the Hardin County Fiscal Court.

This Resolution duly made and adopted on this 22nd day of April 2008, by the Hardin County Fiscal Court, Commonwealth of Kentucky.



ROAD CLOSING REVIEW

STAFF REPORT

“N Mill Street” and “A 495’ portion of Federal Street from
Robinson Street to the Cecilia Post Office” in Cecilia, KY

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

REQUEST: A Road Closing review has been submitted to close N Mill Street and a 495’ portion of Federal Street in Cecilia, KY to allow for the property to be consolidated into the adjoining Cecilia Baptist Church campus, and the adjoining lots at 206, 214, and 218 Robinson Street.

**Viewers to be Appointed
by Fiscal Court:** 14 April 2026
**Planning Commission
Review Hearing Date:**
**Fiscal Court Public
Hearing Date:** 31 March 2026
28 April 2026

Applicants: Cecilia Baptist Church
416 E Main Street
Cecilia, KY 42724

Proposal:
To close North Mill Street and a portion of Federal Street in Cecilia, KY in order to consolidate the property within the adjoining Cecilia Baptist Church Campus. The proposed closings will allow for a 10,574 sq. ft. addition to the church for additional meeting rooms, study rooms, restrooms, a kitchen, and an expansion to the parking lot.

PVA Parcel Numbers: 147-30-02-032,
147-30-02-028, 147-30-02-029, 147-30-02-042,
147-30-02-039, 147-30-02-040, 147-30-02-041

Land Use Group: Rural Village

Planning Area: Cecilia Rural Village (#7)

Location of Proposed Road Closing:

N Mill Street between Cecil Avenue and E Main Street (KY 86) and Federal Street between Robinson Street and the Cecilia Post Office (427 Cecil Ave)

Adjacent Zoning: Residential & Commercial

North – R-1, Lawson & Hawkins
South – R-1, Cecilia Baptist Church
East – R-1, Cecilia Baptist Church & Cecilia Community Ruritan Club INC
West – R-1 & C-1 (proposed R-1), Cecilia Baptist Church

Road Characteristics:

North Mill Street is a county maintained road that has 13’ of pavement width on the north side of Federal Street, and no defined pavement width on the south side of Federal Street due to the surrounding Cecilia Baptist Church Parking lot, with a 30’ right-of-way. Federal Street is a county maintained road with 14’ of pavement width on the west side of N Mill Street and no defined pavement width on the east side of N Mill Street due to the surrounding parking lot, with a 30’ right-of-way.

Comprehensive Plan

The Cecilia Rural Village Access Criteria States, “Future extension of Cecil Avenue to Hardinsburg Road (KY 86) should be considered in the future to keep truck traffic from the industrial park out of downtown Cecilia.”

Interconnectivity:

Although the streets will be closed, the pavement and driving lanes will remain within the Cecilia Baptist Church parking lot. Improvements will be made to the North Mill Street entrance off of Cecil Avenue that include a minimal relocation to the south, and a widening of the entrance/driving lane. Easements to the Cecilia Ruritan/Post Office lot and adjoinder Hawkins are proposed on the record plat to continue to allow for access off of the closed roadways. Additionally, Robinson Street will remain open to connect Cecil Avenue and East Main Street/KY 86, and the eastern portion of Federal Street will remain open to connect the post office to East Main Street/KY 86. Connectivity across the railroad tracks will remain as is, Methodist Street and Railroad Avenue will remain open.

KRS Chapter 100.324(4) – The Planning Commission is required to review any proposed street closing with regard to the Comprehensive Plan. The specific language of the law states:
(4) Any proposal for acquisition or disposition of land for public facilities, or changes in the character, location or extent of structures or land for public facilities, ... shall be referred to the commission to be reviewed in light of its agreement with the comprehensive plan, and the commission shall, within sixty (60) days ... advise the referring body whether the project is in accordance with the comprehensive plan.

Previous Road Closing

On 13 May 2008, Hardin County Fiscal Court adopted Resolution No. 2008-036, recorded in Fiscal Court Orders Book 0081, Page 058 closing the right-of-way for the northern portion of Federal Street near the post office and an unnamed alley.

STAFF REVIEW AND RECOMMENDATION

The Staff finds that the request will not cause any inconvenience, nor will it result in a hardship for any person or property, and traffic patterns and the general health, safety and welfare of the public will be improved. The proposal includes closing the 30' right-of-way for North Mill Street and portions of Federal Street. The closed right-of-ways will be merged into adjoining Cecilia Baptist Church Campus. Lots 1, 3, 4 and 5 of Robinson Street Subdivision. The request agrees with the language of the COMPREHENSIVE DEVELOPMENT GUIDE as follows:

TRANSPORTATION

GOAL 7: Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.

Objective 7.6: Evaluate and close streets or streets of record and rights-of-way which are not being used, have not been constructed or are unnecessary.

A Public Hearing for this proposed closing is scheduled before Fiscal Court, on April 28, 2026. A RESOLUTION may be adopted by the Planning Commission to be presented at the Fiscal Court public hearing for consideration and action on this request.

RESOLUTION NO. 2026-005

ROAD CLOSING – North Mill Street and a 495’ portion of Federal Street in Cecilia, KY

- WHEREAS** the Hardin County Fiscal Court and Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulation, 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** state law [Kentucky Revised Statutes 100.324(4)] requires the Planning Commission to review any proposed street closing with regard to the Comprehensive Plan;
- WHEREAS** a request has been made by Cecilia Baptist Church to close the 30’ right of way for North Mill Street and a 495’ portion of Federal Street. The right-of-way will be consolidated into adjoining Lots 1, 3, 4 and 5 of Robinson Street Subdivision.
- WHEREAS** the Commission reviewed the County’s Comprehensive Development Guide and identified the following applicable Goal and Objective;

TRANSPORTATION

GOAL 7: Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.

Objective 7.6: Evaluate and close streets or streets of record and rights-of-way which are not being used, have not been constructed or are unnecessary.

NOW THEREFORE, BE IT RESOLVED, that the Hardin County Planning and Development Commission has hereby determined that the closing of the right-of-way meets the Goals and Objectives of the COMPREHENSIVE DEVELOPMENT GUIDE with the following conditions:

1. An Amended Record Plat merging the closed 30’ rights-of-way with adjoining Lots 1, 3, 4, and 5 of Robinson Street Subdivision.

ADOPTED THIS THIRTY FIRST DAY OF MARCH, 2026.

Mark Hinton, Chairman

Adam King, AICP, Director

MOTION

I make a motion to Conditionally Approve the Development Plan of Cecilia Baptist Church:

- Pending correction of the 55 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.

