



Hardin County Board of Adjustment 22 February 2024

County Government Center
Second Floor Meeting Room

Owners: Frank Anglin Jr.



Location A 3 acre site located at located at 1600 Harris School Road, Rineyville, KY

Zoned Rural Residential (R-2)

Requesting a **Conditional Use Permit to continue to allow for an **Auto Repair/Storage business on site****

Initial CUP: 3 years (June 2013 – June 2016)

Second CUP: 3 years (May 2016 – May 2019)

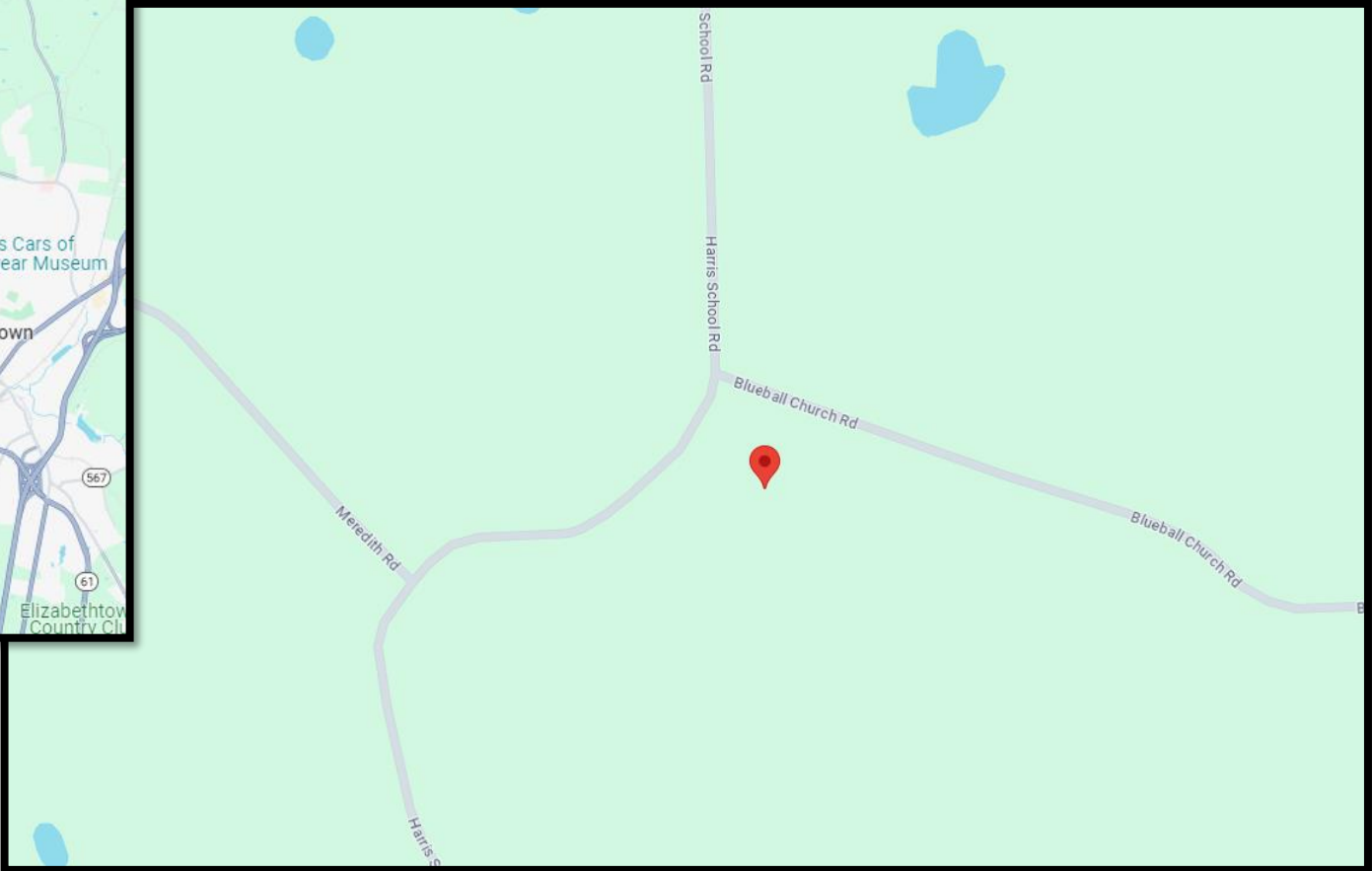
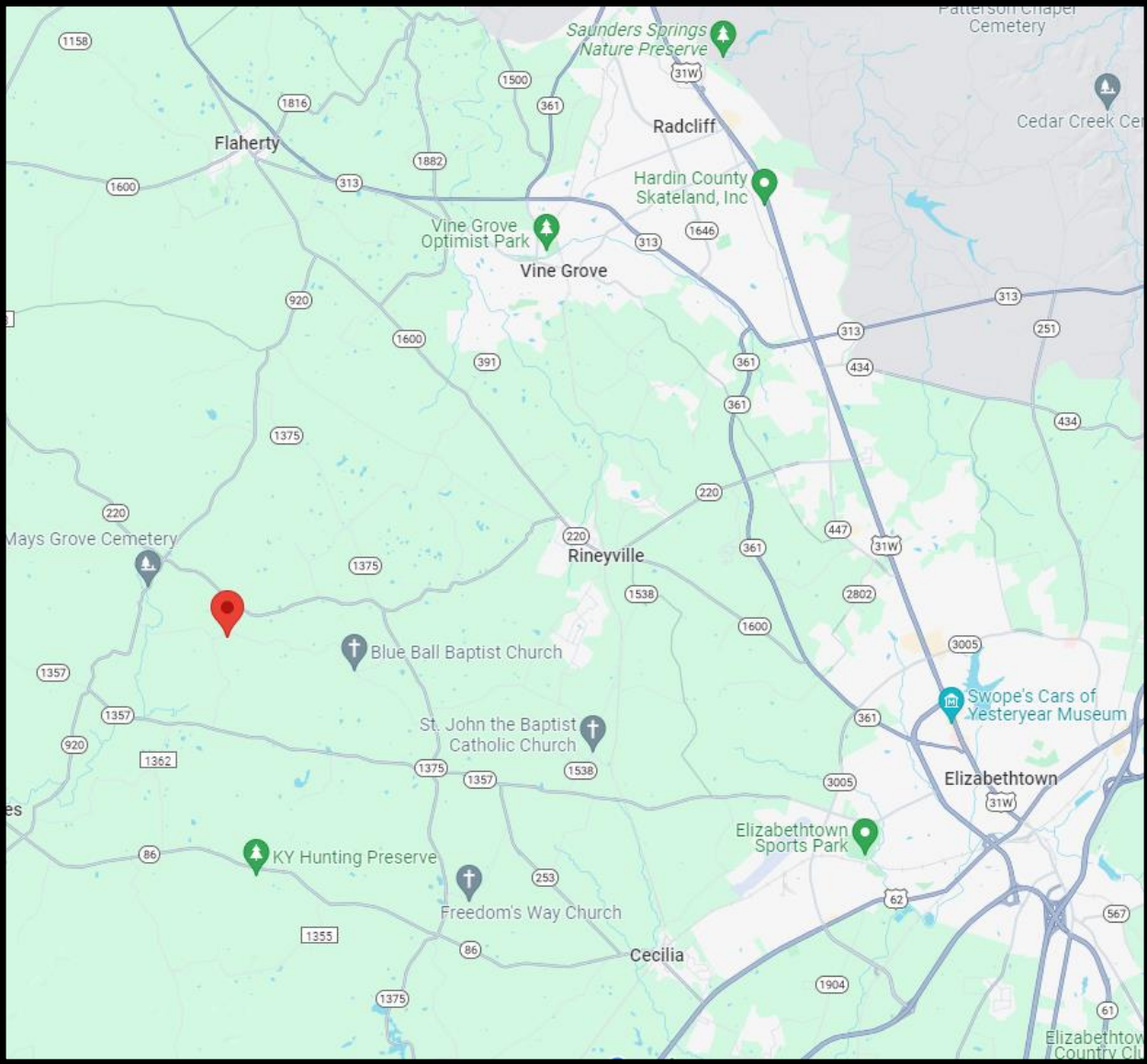
Third CUP: 5 Years (April 2019 – April 2024)

1600 Harris School Road
Amended Conditional Use Permit
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Character of the Site**
- E. Former Site Plan & Approvals**
- F. Photos of the Site**
- G. Analysis of other Conditional Use Permits for Auto Repair in the R-2 Zone**
- H. Comparison with other conditions for Auto Repair Businesses**
- I. *Comprehensive Development Guide**
- J. *Development Guidance System Ordinance**

* Not Provided in PowerPoint



- 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
- hardin_sinkhole



Character of the site



1,196 sq. ft. House (1994)



576 sq. ft. Garage (1980)



1,440 sq. ft. Garage (2013)



Single Wide Manufactured Home (1968) – Used as storage



FRANK ANGLIN, JR.
 1600 HARRIS SCHOOL ROAD
 Conditional Use Permit – Automotive Repair

2 mobile homes
 used for storage
 to be removed
 from site



Site Plan – 2013

Aerial Image – 2023



TIMELINE

- Initial CUP: 3 years (June 2013 – June 2016)*
- Second CUP: 3 years (May 2016 – May 2019)*
- Third CUP: 5 Years (April 2019 – April 2024)*



Conditional Use Permits for Auto Repair in the R-2 Zone

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Request	Site Address	Status	Final Date
01/04/2024	ANGLIN FRANK JR	066-00-00-018.02	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO CONTINUE TO ALLOW FOR AN AUTO REPAIR/STORAGE BUSINESS ON SITE	1600 HARRIS SCHOOL RD	PENDING	
09/14/2022	EDWARDS DAVID S & MELISSA	127-00-01-002.01	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTO REPAIR BUSINESS IN THE PROPOSED 4480 SQ FT ACCESSORY STRUCTURE	8179 LEITCHFIELD ROAD, CECILIA, KY 42724	APPROVED	10/20/2022
08/08/2022	MCGUFFIN TODD	190-30-00-022	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	FOR A HOME OCCUPATION (MOTORCYCLE REPAIR SHOP) TO CONTINUE WITHIN THE DETACHED GARAGE IN THE R-2 ZONE	1790 GLENDALE HODGENVILLE RD W. GLENDALE, KY	APPROVED	09/22/2022
07/19/2022	DAVIS ROBERT & CORTNEY	021-00-01-003	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR UTO REPAIR BUSINESS IN A DETACHED GARAGE IN THE R-2 ZONE	20567 SONORA HARDIN SPRINGS RD	APPROVED	09/08/2022
02/11/2022	RAJA RIDING & WELLNESS LLC	238-00-00-008.02	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS WITHIN A PROPOSED 32' X 48' DETACHED GARAGE	4824 ROUNDTOP ROAD	APPROVED	04/14/2022
05/17/2021	REESOR PHILLIP & THOMAS VERONICA	084-00-00-010	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTO REPAIR BUSINESS ON A RESIDENTIAL PROPERTY	575 JAMES DUVALL LANE, CECILIA, KY 42724	APPROVED	06/17/2021
06/08/2020	MCGUFFIN, TODD	190-30-00-022	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO CONTINUE TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS (MOTORCYCLE SHOP) WITHIN A DETACHED GARAGE IN THE R-2 ZONE	1790 GLENDALE HODGENVILLE RD W. GLENDALE, KY	APPROVED	08/06/2020
05/05/2020	BROWN KELLEY M	105-00-00-030	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO CONTINUE TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS TO REMAIN ON SITE	10112 LEITCHFIELD ROAD, CECILIA, KY	APPROVED	07/09/2020
12/06/2019	RAJA RIDING & WELLNESS LLC	238-00-00-008.02	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS WITHIN A PROPOSED 32' X 48' DETACHED GARAGE	4824 ROUNDTOP ROAD	APPROVED	02/20/2020
05/28/2019	DAVIS ROBERT & CORTNEY	021-00-01-003	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AUTO REPAIR BUSINESS IN A DETACHED GARAGE IN THE R-2 ZONE	20567 SONORA HARDIN SPRINGS RD	APPROVED	07/18/2019
05/21/2019	MCGUFFIN TODD	190-30-00-022	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS (MOTORCYCLE SHOP) WITHIN A DETACHED GARAGE IN THE R-2 ZONE	1790 GLENDALE HODGENVILLE RD W.	APPROVED	07/18/2019
02/14/2019	ANGLIN FRANK JR	066-00-00-018.02	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS TO REMAIN ON THE PROPERTY	1600 HARRIS SCHOOL ROAD	APPROVED	04/18/2019
06/14/2018	REESOR PHILLIP & THOMAS VERONICA	084-00-00-010	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTO REPAIR BUSINESS ON A RESIDENTIAL PROPERTY	575 JAMES DUVALL LANE	APPROVED	07/19/2018
03/08/2016	ANGLIN FRANK JR	066-00-00-018.02	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS TO REMAIN ON THE PROPERTY	1600 HARRIS SCHOOL ROAD	APPROVED	05/05/2016
05/11/2015	DEPEW KELLEY M	105-00-00-030	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS IN THE RURAL RESIDENTIAL (R-2) ZONE.	10112 LEITCHFIELD ROAD	APPROVED	06/04/2015
06/27/2013	ARTHUR & LINDA HURLEY	225-00-03-001	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AUTOMOTIVE REPAIR BUSINESS IN THE R-2 ZONE	6421 S. DIXIE HIGHWAY	APPROVED	
05/14/2013	ARTHUR BROWN AND KELLEY DEPEW	105-00-00-030	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AUTOMOTIVE REPAIR BUSINESS IN THE PD-1 ZONE	10112 LEITCHFIELD ROAD	APPROVED	
05/13/2013	FRANK ANGLIN, JR	066-00-00-018.02	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AUTOMOTIVE REPAIR BUSINESS IN THE R-2 ZONE	1600 HARRIS SCHOOL ROAD	APPROVED	06/20/2013

Records 1 to 18 (of 18)

18 total: 17 Approved & 1 Pending



20567 Sonora Hardin Springs Road – Robert Davis

Business Hours: 10 am – 7 pm (Monday-Saturday)

20 Customer Vehicles on Site behind a fence
Screening: 6' tall privacy fence
No employees who do not reside on site



4824 Roundtop Road – Charlie Peppers

Business Hours: 8am – 6pm (Monday - Saturday)

No more than 5 vehicles parked outdoors & no parts or equipment shall be stored outside

No screening required – parking area not visible from road/adjoiners
No employees outside of owners



575 James Duvall Lane – Phillip Reesor

Business Hours: 8am – 8pm (Monday – Saturday)

Only 20 vehicles stored outdoors
Screening: Evergreen trees (5' tall planted 10' on center for a span of 120') shall be planted along the south side of the 50'x40' pole building to assist with screening the vehicles from view.

No employees outside of owners

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.

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)] (2016 Conditions shown below)

*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 and 8PM Monday – Friday.
2. Only five (5) customer vehicles shall be parked outdoors on site at one time.
3. Fifteen (15) vehicles may be stored on site and shall be completely screened from view of the right-of-way and adjoining properties in the two designated areas. The areas shall be 40' x 50' in size with a gravel parking surface and a minimum of 100' off the property lines. Five (5) of these vehicles may be non-operational and/or non-licensed and registered.
- ~~4. The two manufactured homes on site being used for storage must be removed from the property within 60 days.~~
- ~~5. All of the building materials, debris, flat bed trailers and the camper trailer must be moved, to not be visible from the right of way and adjoining properties within 60 days.~~
6. There shall be no employees of the business who do not reside on the premises.
7. This Conditional Use Permit shall allow for general Auto Repair with Paint & Auto Body work not being permitted.
8. This property shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.
9. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
10. This Conditional Use Permit shall be issued to the current property owner, Frank Anglin Jr., and is not transferable.
11. All building activities shall conform to provisions of the Kentucky Building Code.
12. This Conditional Use Permit shall be for a period of _____ years and expire on 22 February_____.
13. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Owners: Craig Staples
“Rednecks Dead Car Recovery”



Location Two lots totaling 1.873 acres located at 10659 & 10697 Hardinsburg Road, in Cecilia, KY known as Lots 1 & 2 of Masters Farm Supply Subdivision

Zoned Convenience Commercial (C-1)

Requesting an Amended Conditional Use Permit to allow for an Automotive Towing & Storage Lot Business (Auto Repair) on site.

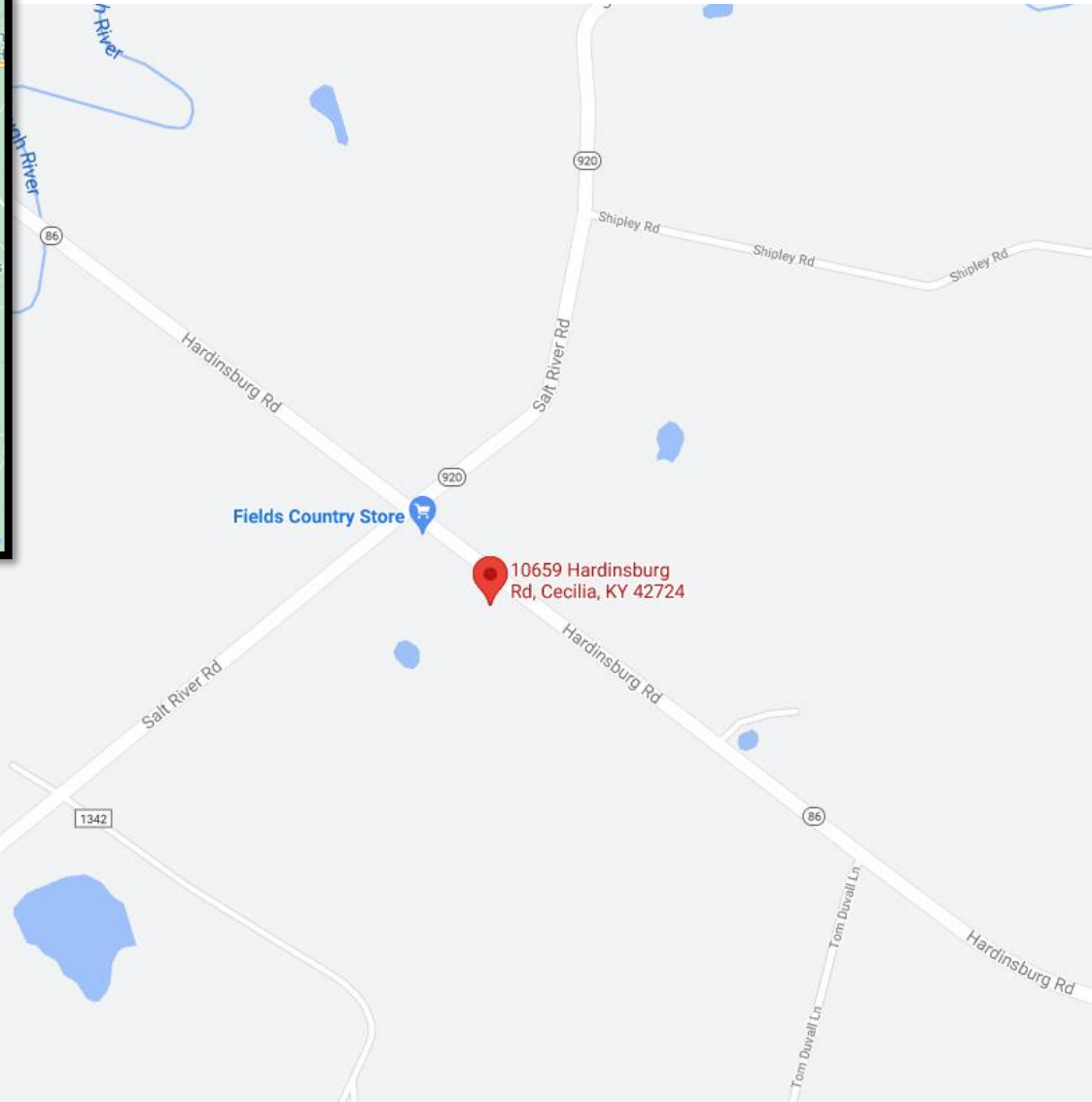
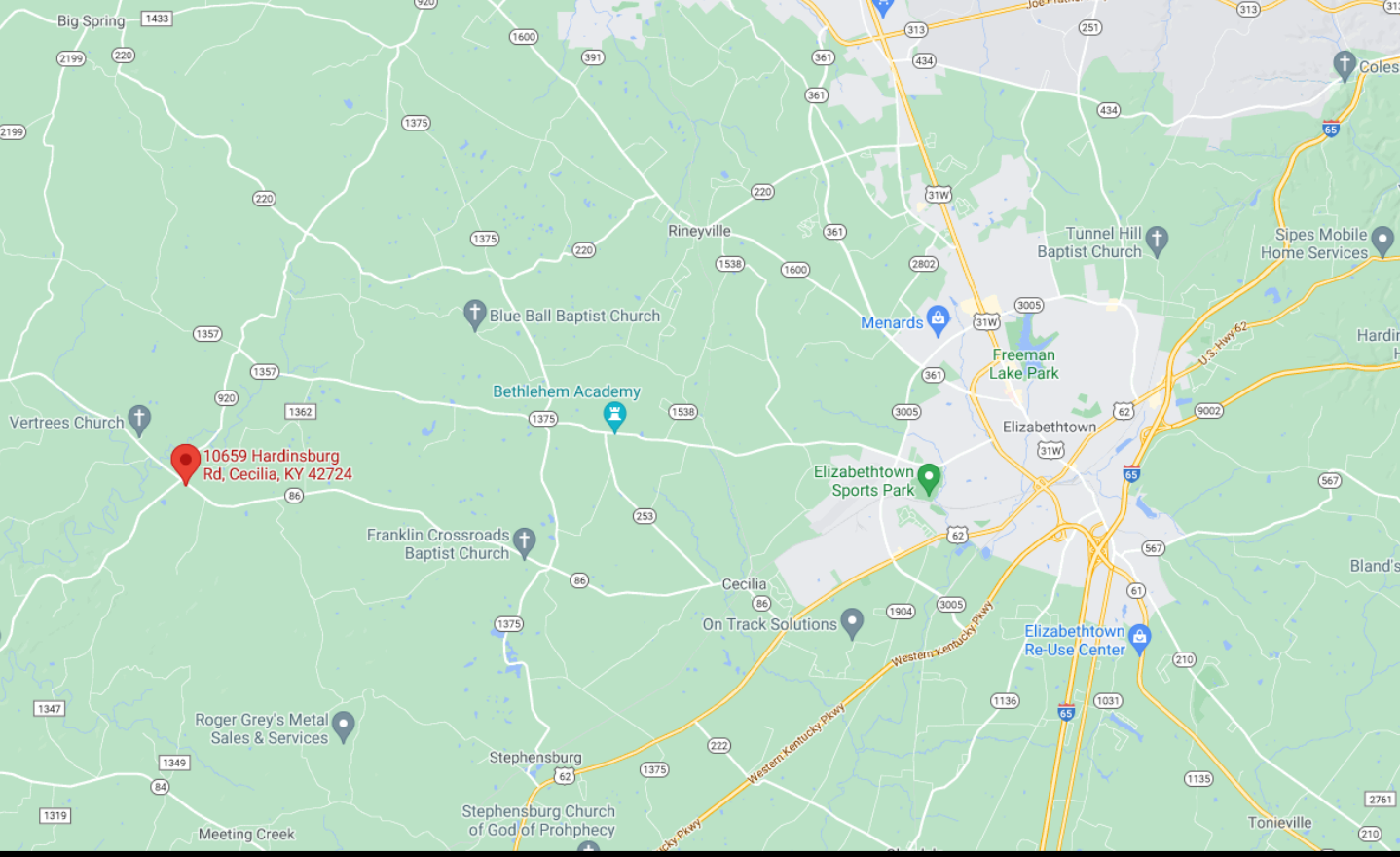
Initial CUP: 2 years (February 2022 – February 2024)

10659 & 10697 Hardinsburg Rd.
Conditional Use Permit
SUMMARY REPORT

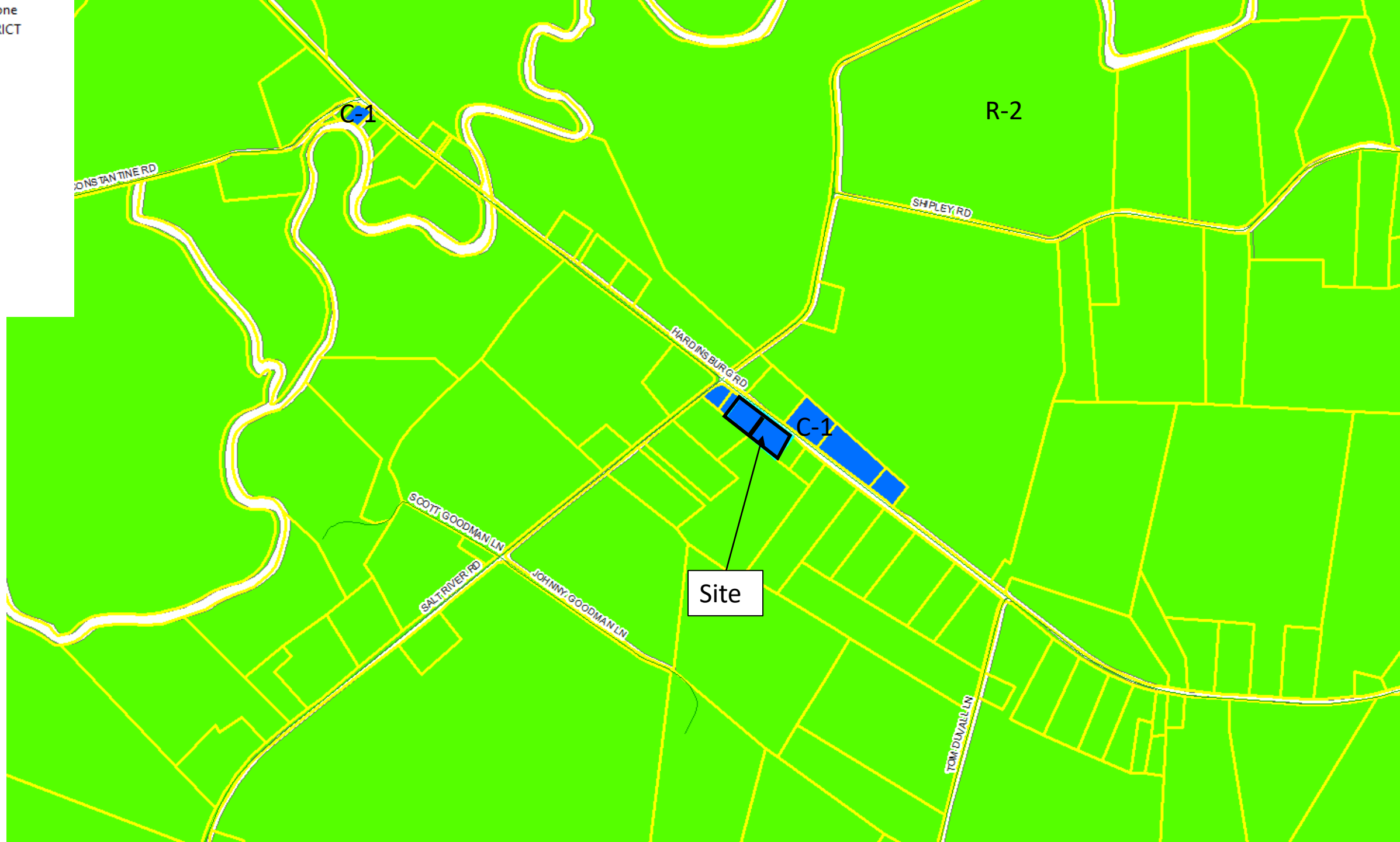
LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photos**
- D. Plat of Masters Farm Supply Subdivision (1999)**
- E. Development Plan**
- F. Photographs**
- G. Letter of Support**
- H. Analysis of other Conditional Use Permits for Auto Repair & Storage**
- I. Comparison of Conditional Use Permits for Auto Repair & Storage**
- J. *Comprehensive Development Guide**
- K. *Development Guidance System Ordinance**

* Not Provided in PowerPoint



- 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



- 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







HARDINSBURG RD

ref
1 C-1

sting

GENERAL TELEPHONE COMPANY OF KY.
P/M# 42-00-00-029
D.B. 478, PG. 104

CARL MASTERS
P/M# 42-00-00-034
D.B. 632, PG. 73

KAREN #
P/M# 42-
D.B. 632.

CARL MASTERS - MASTERS FARM SUPPLY
P/M# 42-00-00-050
D.B. 858, PG. 551

CHARLES & MARY MARTIN
P/M# 42-00-00-032
D.B. 785, PG. 380

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sing
e
tree

10

SOURCE OF PROPERTY BOUNDARY

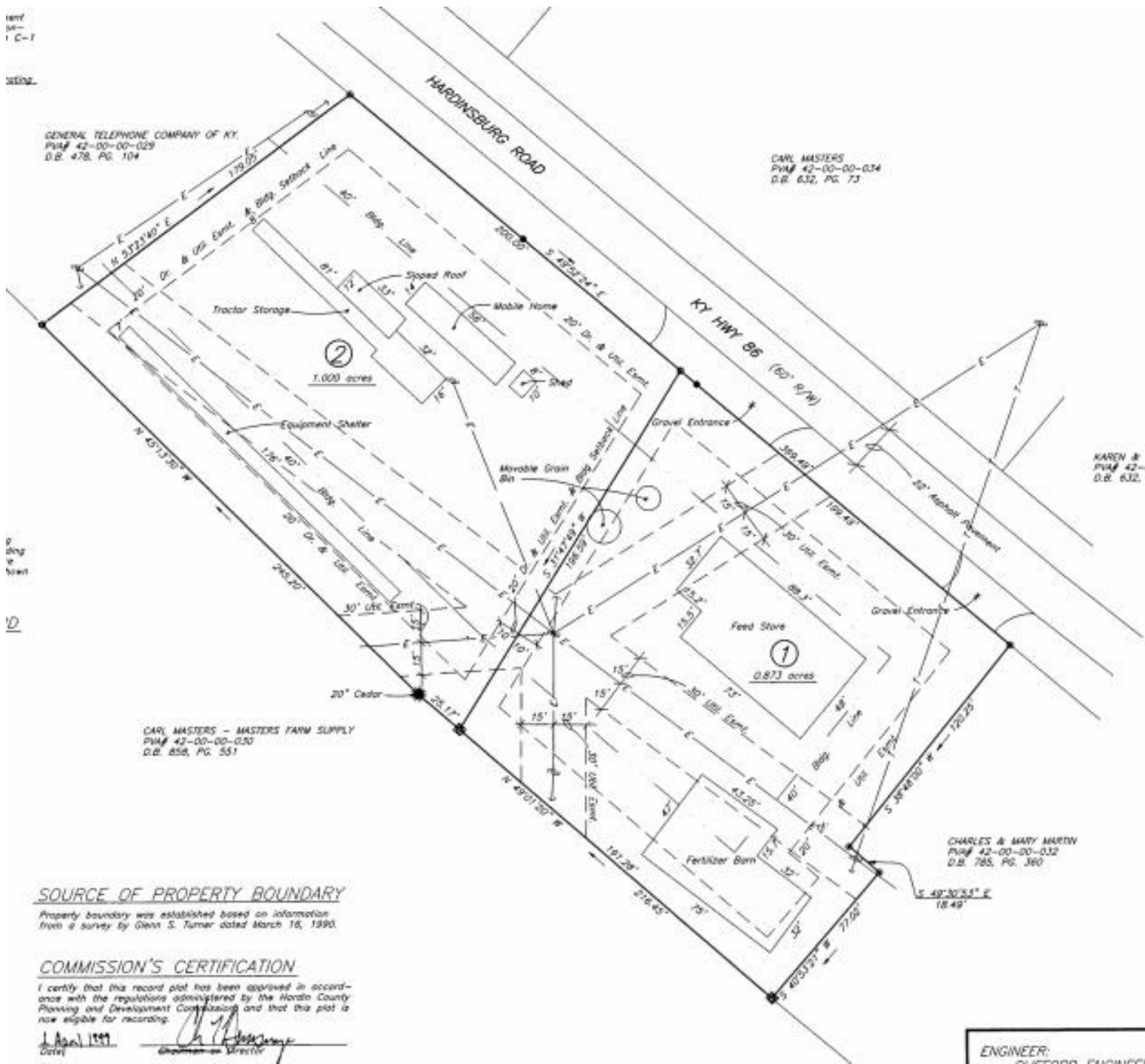
Property boundary was established based on information from a survey by Glenn S. Turner dated March 16, 1990.

COMMISSION'S CERTIFICATION

I certify that this record plat has been approved in accordance with the regulations administered by the Hardin County Planning and Development Commission and that this plat is now eligible for recording.

1 April 1999
Date

[Signature]
Commission Director



RECORD PLAT
OF
MASTERS FARM SUPPLY
10659 HARDINSBURG ROAD
HARDIN COUNTY, KENTUCKY

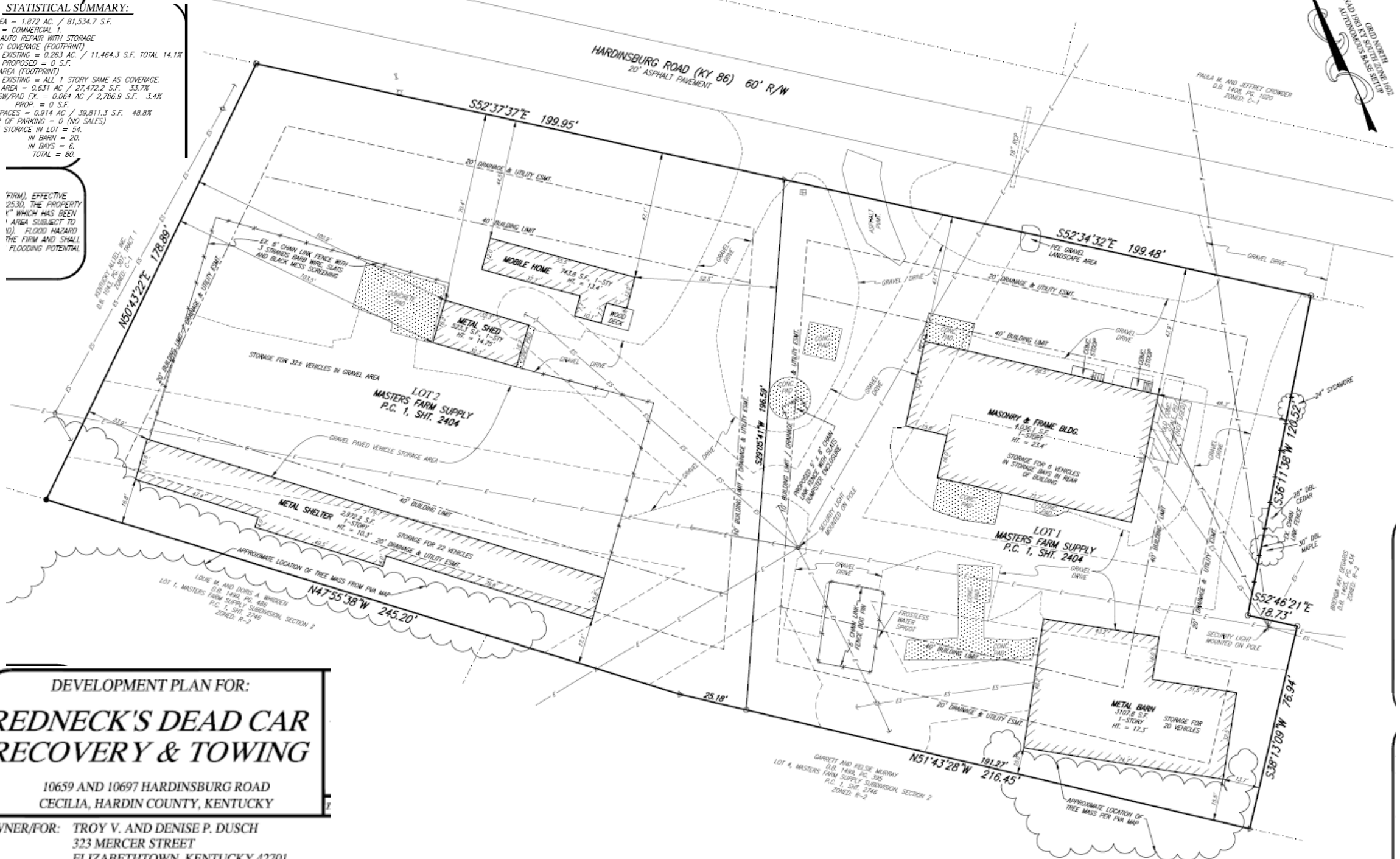
OWNER: CARL MASTERS
10659 HARDINSBURG ROAD
VERTREES, KY. 42724
(502) 862-3076

ENGINEER:
[Signature]
[Title]

STATISTICAL SUMMARY:

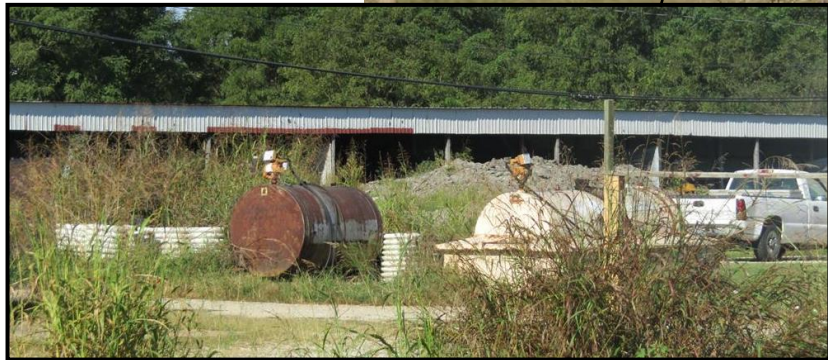
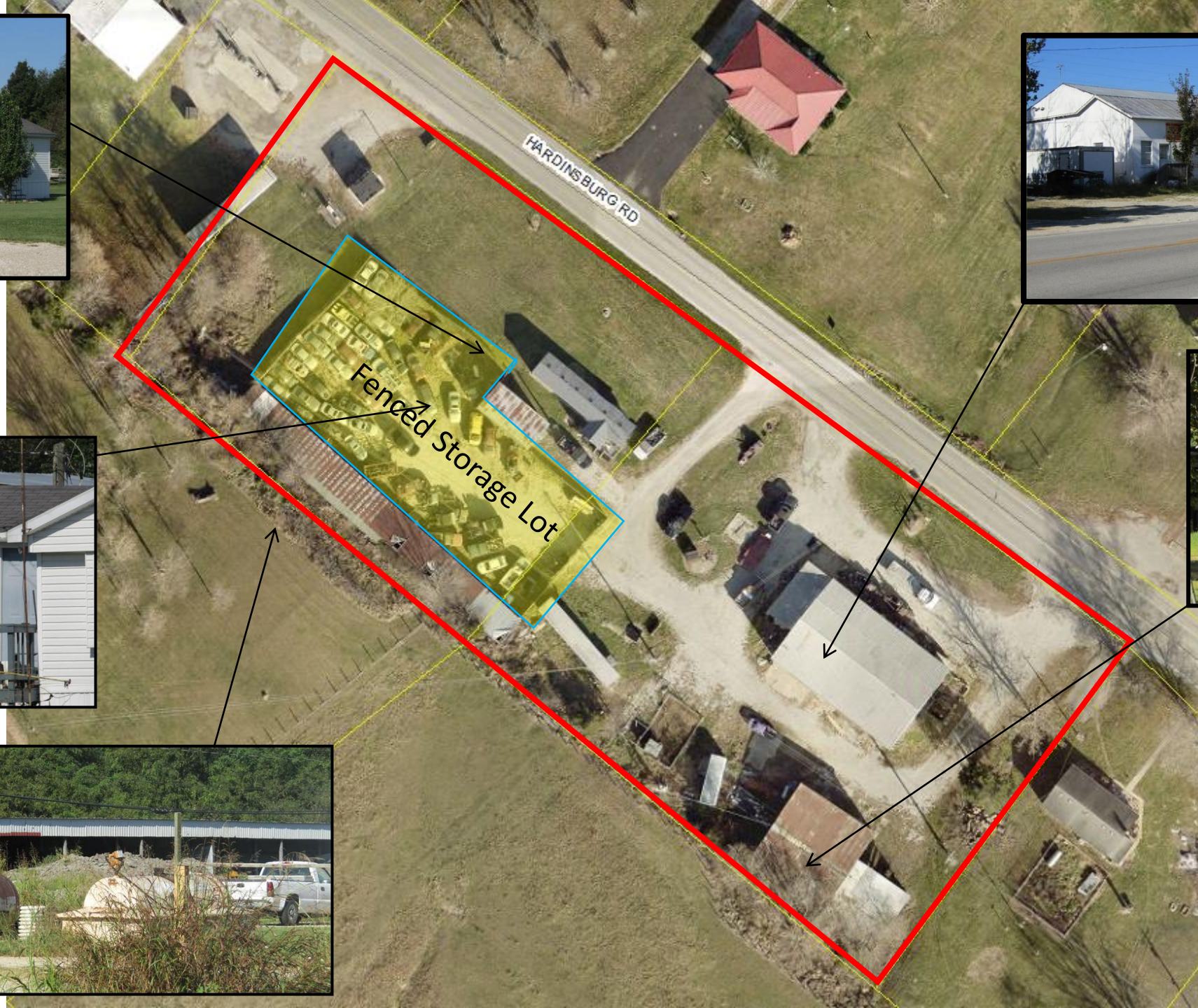
1. SITE AREA = 1.972 AC. / 81,534.7 S.F.
2. ZONING = COMMERCIAL 1
3. USE = AUTO REPAIR WITH STORAGE
4. BUILDING COVERAGE (FOOTPRINT)
EXISTING = 0.263 AC. / 11,464.3 S.F. TOTAL 14.1%
PROPOSED = 0 S.F.
5. FLOOR AREA (FOOTPRINT)
EXISTING = ALL 1 STORY SAME AS COVERAGE.
6. GRAVEL AREA = 0.631 AC. / 27,472.2 S.F. 33.7%
7. CONC. SW/PAD EX. = 0.064 AC. / 2,786.9 S.F. 3.4%
PROP. = 0 S.F.
8. OPEN SPACES = 0.914 AC. / 39,811.3 S.F. 48.8%
9. NUMBER OF PARKING = 0 (NO SALES)
10. VEHICLE STORAGE IN LOT = 54.
IN BARN = 20.
IN BAYS = 6.
TOTAL = 80.

(FIRM), EFFECTIVE 2/5/20, THE PROPERTY WHICH HAS BEEN AREA SUBJECT TO (D). FLOOD HAZARD THE FIRM AND SHALL FLOODING POTENTIAL



DEVELOPMENT PLAN FOR:
REDNECK'S DEAD CAR RECOVERY & TOWING
 10659 AND 10697 HARDINSBURG ROAD
 CECILIA, HARDIN COUNTY, KENTUCKY

OWNER/FOR: TROY V. AND DENISE P. DUSCH
 323 MERCER STREET
 ELIZABETHTOWN, KENTUCKY 42701



4,036 sq. ft.
commercial building





12'x55' Manufactured Home (1978)



Hardinsburg Road (KY 86)







Coca-Cola

REBEL
GAS

1937

1937

1915
1915
1915

NEW CAR
REPAIRS

REDMEOR'S
READ THE HISTORY
216-319-8990

WE BUY
CARS!
(270) 319-8990



3,107 sq. ft. barn



523 sq. ft. shed





Inside the fenced area



2,972 sq. ft. carport







Other Commercial Properties in the Area



Landscaping that was required per the previous CUP



Letter of Support

Conditional Use Permits for Automotive Repair in the All Commercial Zones

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Request	Site Address	Status
12/27/2023	STAPLES CRAIG	042-00-00-031 & 042-00-00-031.01	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	AUTOMOTIVE REPAIR	TO CONTINUE TO ALLOW FOR AUTO REPAIR OF PERSONAL DEMO DERBY CARS, HOT RODS, RAT RODS, & RENECKS DEAD CAR RECOVERY ON SITE	10659 HARDINSBURG RD	PENDING
04/03/2023	CLEARY, JESS & LEAH	270-10-00-017	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTOMOTIVE REPAIR BUSINESS IN THE C-1 ZONE	9221 BARDSTOWN RD	APPROVED
12/08/2022	EXTREME POLISHING & DETAILING LLC	143-10-01-001	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	AUTOMOTIVE REPAIR	EXTREME POLISHING & DETAILING - AUTOMOTIVE PAINT, DETAILING & POLISHING	6300 RINEYVILLE ROAD, RINEYVILLE, KY	APPROVED
11/30/2021	DUSCH TROY V & DENISE P & CRAIG STAPLES	042-00-00-031 & 042-00-00-031.01	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AUTOMOTIVE REPAIR OF PERSONAL DEMO DERBY CARS, HOT RODS & RAT RODS AND REDNECK'S DEAD CAR RECOVERY BUSINESS ON SITE	10659 & 10697 HARDINSBURG ROAD, CECILIA KY 42724	APPROVED
06/01/2020	VERNON, CHAD FULKERSON & JAMIE MARIE BUTLER	186-40-00-031 & 032	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTOMOTIVE REPAIR SHOP	2855 LEITCHFIELD ROAD, ELIZABETHTOWN, KY	APPROVED
03/05/2020	ANSON, ADAM & BROOKE	107-00-00-009	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	AUTOMOTIVE REPAIR	TO ALLOW FOR AN AUTO REPAIR BUSINESS TO OPERATE ON THE PROPERTY	13259 LEITCHFIELD ROAD, EASTVIEW, KY	APPROVED
09/20/2013	FRANKIE RIGGS	223-00-05-004	CONDITIONAL USE PERMIT (AMENDED)	C-2 - GENERAL COMMERCIAL ZONE	AUTOMOTIVE REPAIR	GENERAL AUTOMOTIVE REPAIR SHOP	SOUTH DIXIE AVENUE (US-31W)	APPROVED
10/14/2010	STONE MARK ENTERPRISES LLC	182-40-02-004.01	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	AUTOMOTIVE REPAIR	REQUES FOR A CONDITIONAL USE PERMIT FOR AN AUTO REPAIR SHOP	5608 WEST DIXIE AVENUE (US-31W)	APPROVED
10/30/2008	FRANKIE RIGGS	223-00-05-004	CONDITIONAL USE PERMIT	C-2 - GENERAL COMMERCIAL ZONE	AUTOMOTIVE REPAIR	GENERAL AUTOMOTIVE REPAIR SHOP	SOUTH DIXIE AVENUE (US-31W)	APPROVED

Records 1 to 9 (of 9)

9 Total: 8 Approved, 1 Pending

Conditional Use Permits for Automotive Storage in All Zones

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Request	Site Address	Status
07/30/2021	BOONE AMANDA	170-00-00-017	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE STORAGE (2-5 VEHICLES)	AUTOMOTIVE STORAGE OF UP TO 20 VEHICLES ON SITE	4399 WEST GLENDALE HODGENVILLE ROAD, GLENDALE, KY, 42740	APPROVED
08/14/2018	BOONE AMANDA	170-00-00-017	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE STORAGE (2-5 VEHICLES)	TO ALLOW FOR AUTOMOTIVE STORAGE OF UP TO 20 VEHICLES ON SITE	4399 W GLENDALE HODGENVILLE RD	APPROVED
06/22/2017	BOONE AMANDA	170-00-00-017	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	AUTOMOTIVE STORAGE (2-5 VEHICLES)	AUTOMOTIVE STORAGE TO ALLOW UP TO 32 VEHICLES TO BE STORED ON SITE	4399 W GLENDALE HODGENVILLE RD	APPROVED

Records 1 to 3 (of 3)

3 Total: 3 Approved

Conditional Use Permits for Junkyards in All Zones

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Request	Site Address	Status
09/16/2022	MARTIN EMERY	199-20-01-001	CONDITIONAL USE PERMIT (AMENDED)	C-1 - CONVENIENCE COMMERCIAL ZONE	JUNK YARD	TO ALLOW FOR THE CONTINUED OPERATION OF A JUNKYARD ON SITE	247 FIRST STREET, ELIZABETHTOWN, KY 42701	APPROVED
08/16/2018	MARTIN EMERY	199-20-01-001	CONDITIONAL USE PERMIT (AMENDED)	C-1 - CONVENIENCE COMMERCIAL ZONE	JUNK YARD	TO ALLOW FOR THE JUNKYARD TO REMAIN ON SITE	247 FIRST STREET	APPROVED
07/20/2016	MARTIN EMERY	199-20-01-001	CONDITIONAL USE PERMIT (AMENDED)	C-1 - CONVENIENCE COMMERCIAL ZONE	JUNK YARD	TO EXTEND THE TIME LIMIT (5-YEARS) ON THE EXISTING PERMIT AND TO ALLOW FOR ADDITIONAL VEHICLES TO BE STORED & RETAIL SALES OF USED PARTS.	247 FIRST STREET	APPROVED
07/23/2014	EMERY MARTIN	199-20-01-001	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	JUNK YARD	TO ALLOW THE AUTOMOTIVE STORAGE TO REMAIN ON THE	247 FIRST STREET	APPROVED
06/15/2010	EMERY MARTIN	199-20-01-001	CONDITIONAL USE PERMIT	C-1 - CONVENIENCE COMMERCIAL ZONE	JUNK YARD	AUTOMOTIVE STORAGE UP TO 250 VEHICLES	247 FIRST STREET	APPROVED
11/04/2005	BRAD GOODIN	229-00-00-039	CONDITIONAL USE PERMIT	I-1 - LIGHT INDUSTRY ZONE	JUNK YARD	AUTOMOBILE GRAVEYARD AND SCRAP METAL RECYCLING (IN THE REAR).	5796 BATTLE TRAINING ROAD (HWY 434)	APPROVED

Records 1 to 6 (of 6)

6 Total: 6 Approved



2855 Leitchfield Road – Chad Fulkerson

Business Hours: 8 am – 5 pm (M-F) 8am – 1pm (Sat)

23 Customer Vehicles on Site

Screening: 6' tall privacy fence

Dumpster must be screened from view



10569 Hardinsburg Road – Rednecks
Dead Car Recovery

Business Hours: 8am – 5pm (M-F)
All vehicles must be parked within the fenced area
Screening: 9 Shrubs, 3 Evergreen Trees
No employees outside of owners
Expiration: 2 years



6300 Rineyville Road – Extreme Polishing and Detailing

Business Hours: 8am – 5pm (M-F) 9am – 3pm (Sat) *8am – 8pm (M-F) from May – September
Only 5 semi trucks stored outdoors
Screening: Preserve existing landscaping
18 Employees
All wrecked vehicles must be screened from view
Painting booths must comply with NESHAP
Expiration: 2 years

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.

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.

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.

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 8 AM to 5 PM Monday-Friday.
2. All salvaged vehicles must be parked within the fenced area. Only personal, licensed and operable vehicles may be parked outside of the fenced area outside of a single 1940's Ford pickup used as the business sign.
3. The vehicles within the fenced area must be screened from view with the use of privacy slats, vinyl mesh or a combination of the two.
4. ~~Landscaping in the form of 9 shrubs shall be required for the 90' section of fence running parallel with Hardinsburg Road (KY 86) and 3 evergreen trees shall be planted adjacent to the residential property on the east side.~~
5. There shall be no more than 2 employees of the business who do not reside on the premises.
6. This Conditional Use Permit shall allow for general Automotive Storage / Towing Business with automotive repair only on their personally owned vehicles.
7. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.
8. This Conditional Use Permit shall be issued to the current property owners, Craig Staples, and is not transferrable.
9. All building activities shall conform to provisions of the Kentucky Building Code.
10. This Conditional Use Permit shall be for a period of ____ years and expire on 2/22/20__.
11. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
12. An Emergency Response and Spill Prevention Plan shall be required.