

Hardin County Planning & Development Commission

14 July 2026



Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

Owner: Arnold W. Lucas

14 July 2026

Zoning Map Amendment Request:

FROM: C-1 (Convenience Commercial)

TO: R-2 (Rural Residential)



Summary: The applicant is requesting a Zone Change from Convenience Commercial (C-1) to Rural Residential (R-2) to allow for the property to be further subdivided. The property is a 2 acre portion of a 6.927 acre site located at 21715 Sonora Hardin Springs Road, Big Clifty, KY.

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 (Rural Area)
- D. Planning Area Maps & Analysis (West Hardin Area)
- E. Zoning Map
- F. Environmental Features
- G. Character of the Site Analysis
- H. Development Plan Double L Grocery (1997)
- I. Proposed Record Plat of Gore Place
- J. Photos of the Site
- K. Preliminary entrance approval from KYTC
- L. Zoning Changes from Commercial Zones to Rural Residential (R-2)
- M. Zone Change application
- N. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- O. *Comprehensive Development Guide
- P. *Development Guidance System Ordinance

*Not provided in PowerPoint

Newspaper Ad on Tuesday July 7, 2026



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. EST/4:00 p.m. CST on Tuesday, 14 July 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 C-1 Convenience Commercial Zone to the R-2 Rural Residential Zone for a 2 acre portion of the site located at 21715 Sonora Hardin Springs Road, Big Clifty, KY.



2 Signs posted on site since June 26, 2026



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

COPY

June 26, 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 21672 SONORA HARDIN SPRINGS ROAD, BIG CLIFTY, KY. The owners, ARNOLD & LUCY LUCAS, are requesting a Zoning Change for A +/- 2 ACRE SITE LOCATED AT THE CORNER OF HWY 84 & 920. – See Enclosed Map

The hearing will be held as follows:

- DATE:

JULY 14, 2026
- TIME:

5:00 PM EST/ 4:00 PM CST
- 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-2 - RURAL RESIDENTIAL ZONE
- REQUEST:

ZONE CHANGE FROM C-1 TO R-2 TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED

- 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.

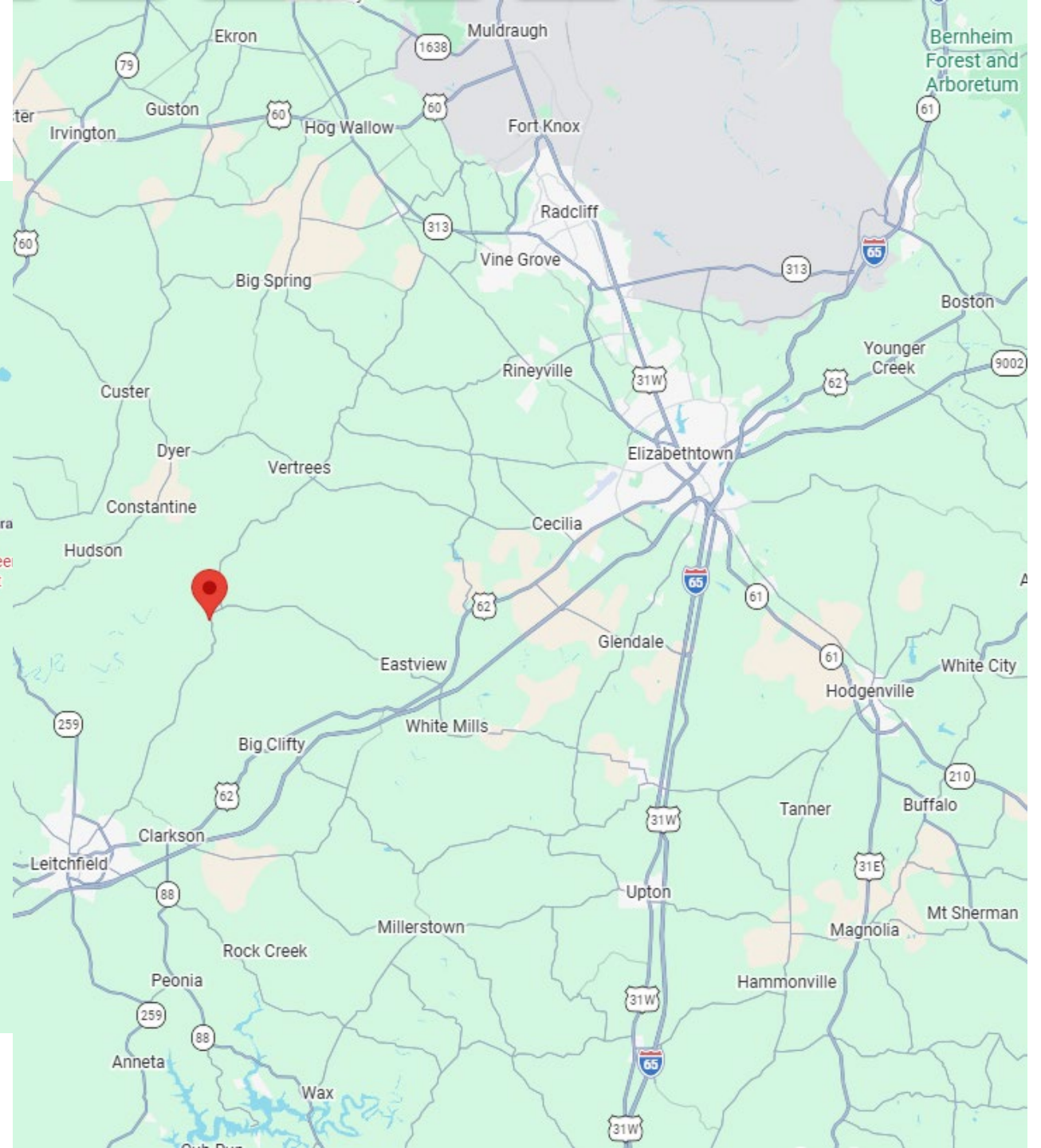
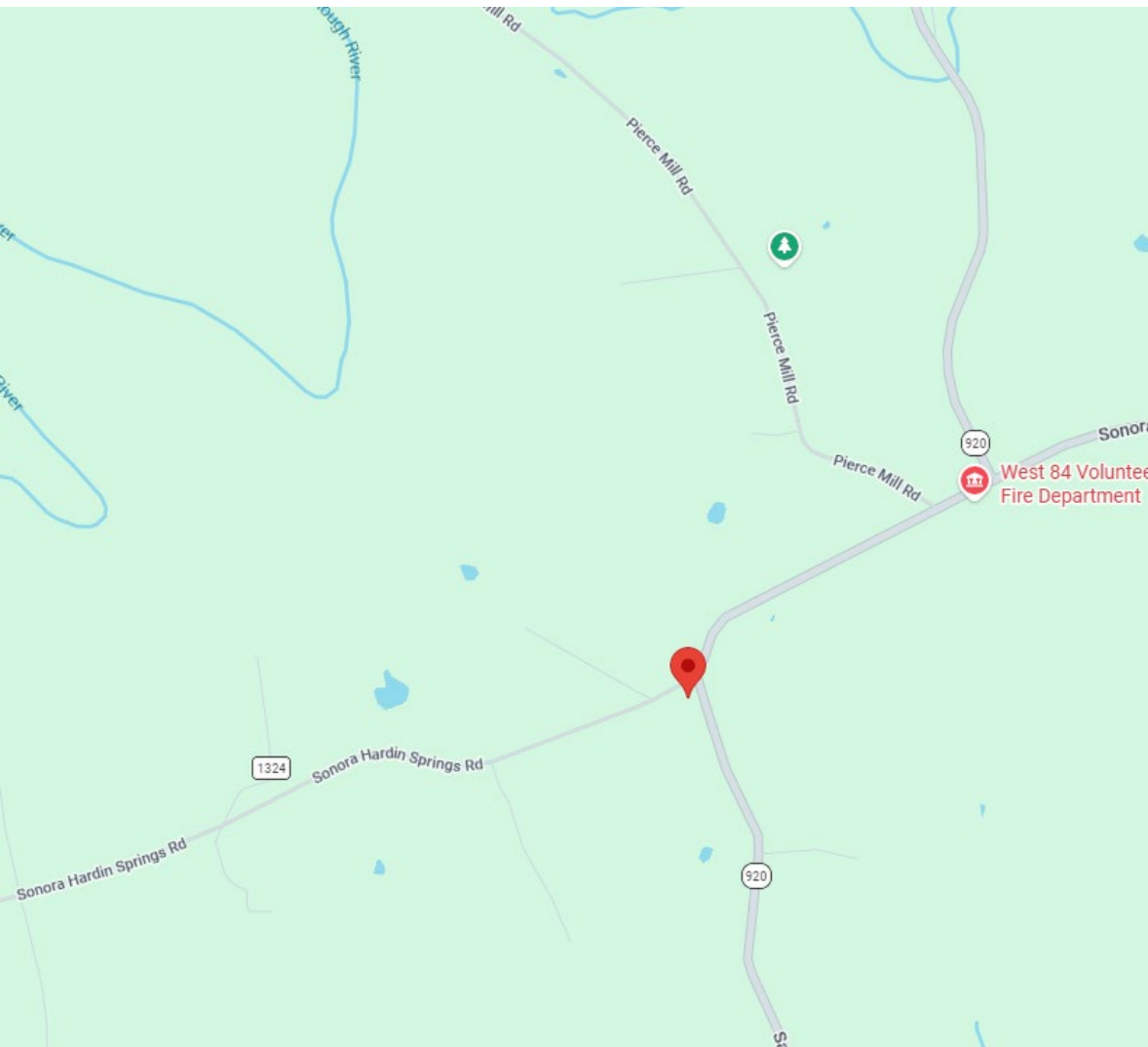


Adam C. King, AICP
Director

∴ LARRY HICKS Magistrate

First class mailings sent to 13 owners that adjoin or are within 1200’ of road frontage

VICINITY MAPS



RURAL AREA

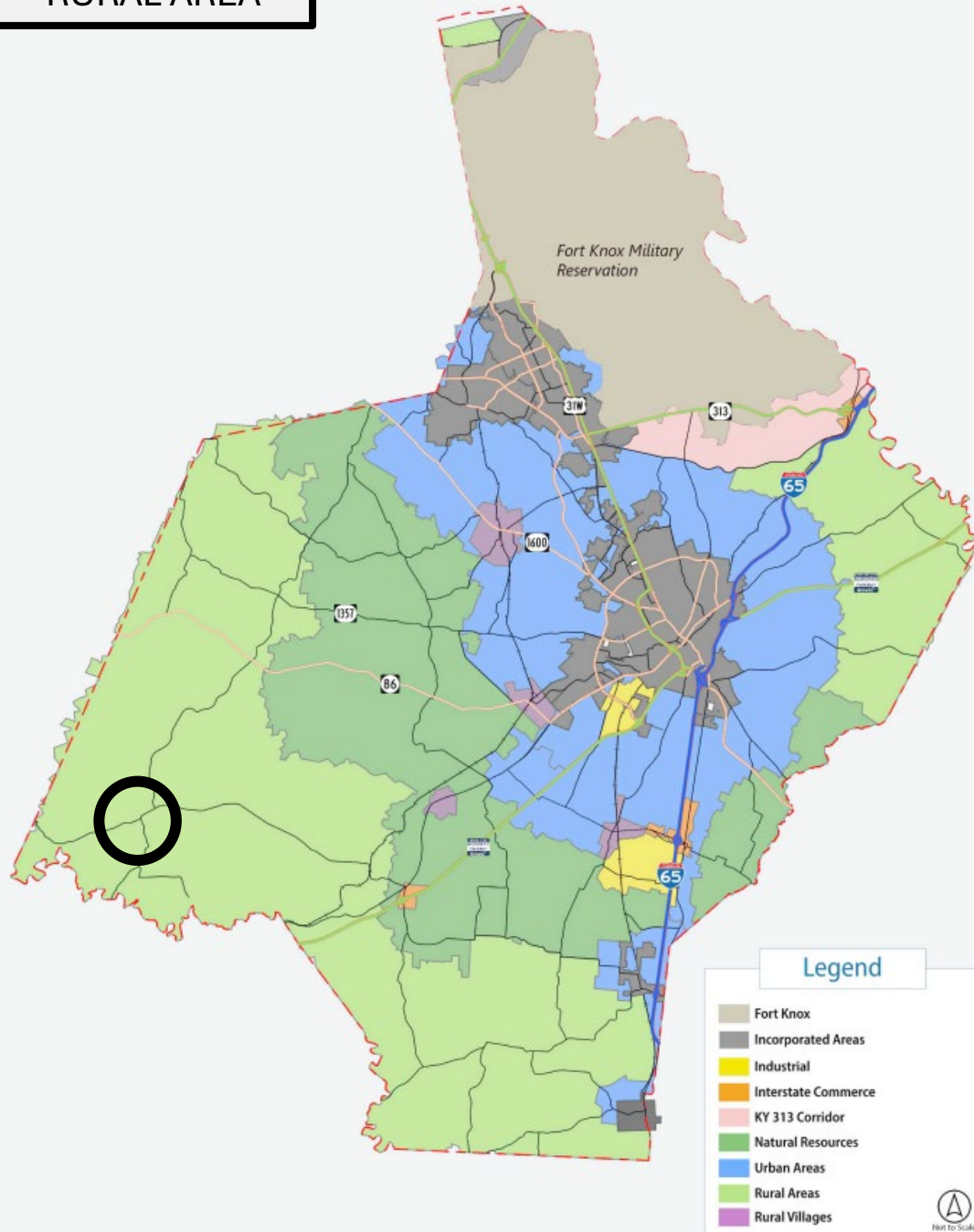


Figure 2-1: Future Land Use Map

Rural Areas

Introduction: Rural areas are located at the outer limits of the county, generally at points farthest away from more intense development. These areas generally lack the necessary level of infrastructure, such as utilities, roads, and public water in some locations, to support more intense development. The road network consists of rural county roads that, in some cases, lack sufficient pavement width that is needed for development.

Natural Features: These areas generally include rolling to flat terrain with some natural limitations to development. Soils are generally good for agricultural uses, but some areas include steep slopes and soils that are not adequate for the installation of septic. Portions of the rural areas are also within the 100-year floodplain. There are multiple locations throughout the rural areas of Hardin County, especially in the southern and western parts of the county, that contain Source Water Protection Areas where the county's drinking water supply originates.

Existing Land Use: Rural areas are characterized by low density residential development, agricultural uses, and some Source Water Protection Areas. Some community facilities are also scattered within the rural areas, such as churches and schools.

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

Recommended Land Uses

- Agricultural land and agricultural operations should be protected, preserved, and encouraged through techniques such as residential clustering, conservation easements, and right to farm regulations.
- Residential development should be limited to low-density residential, such as farmsteads, rural residential and estate-type development; residential densities may be increased in areas that are adequately served by sewers.
- Commercial development, particularly neighborhood and convenience commercial, within these areas should be limited to state highways, at major crossroads, and should serve the immediate area rather than the region.
- Industrial uses are acceptable, provided they are accessory to existing agricultural operations or are expansions of existing uses.
- Community facilities, such as schools and churches, that serve as a gathering place and/or identity are encouraged in appropriate locations.
- All development activities should preserve and reinforce the existing rural character of this area.

Access Criteria

- Development should have access to roads with adequate pavement width to safely allow people and emergency services to access the site.

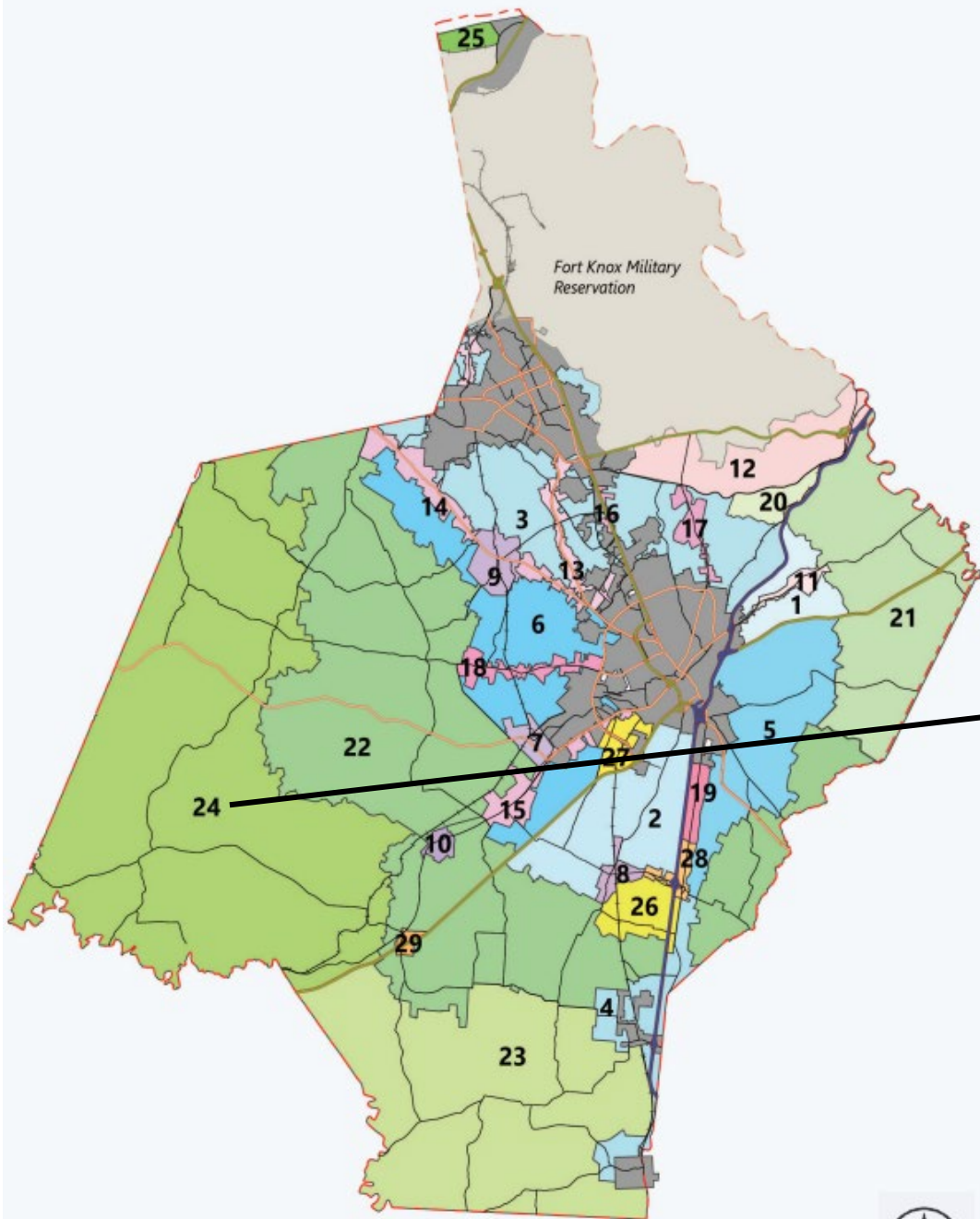
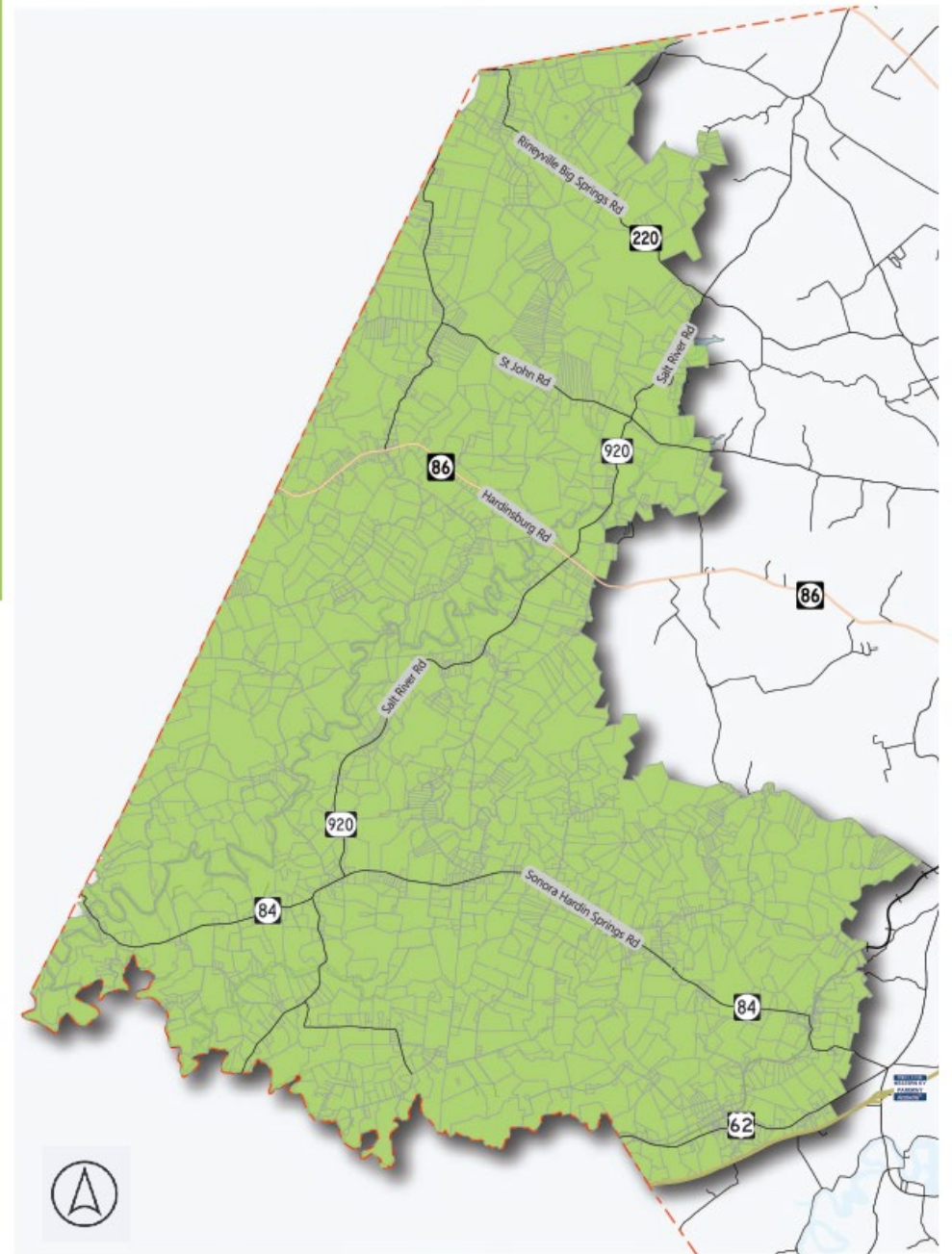


Figure 2-2: Planning Areas

24-West Hardin Area



West Hardin Area

This planning area is part of the Rural Area future land use group and is also a large planning area. It is bordered by Meade County to the north, Breckinridge County to the west, and Grayson County and the Western Kentucky Parkway to the south. The eastern boundary of this planning area is delineated by the Source Water Protection Areas. This area includes the historical, rural, and unincorporated communities of Summit, Eastview, Vertrees, Pierce Mill, Hardin Springs, and Big Springs. The West Hardin Area Planning Area is approximately 118.7 square miles (75,985 acres) in size.

Existing Land Use

The predominant land use in this planning area is low density residential with agricultural activities. The average parcel size is almost 30 acres. No subdivisions that included a public street have been established in this planning area in the last 20 years. Commercial activities (such as general stores, personal services, auto-related activities, agricultural support businesses, and small retail stores) can be found in the rural communities and along highways at strategic intersections. Industrial activities are associated with the available natural resources involving timber harvesting.

Natural Features

This planning area is wooded with open fields on ridge tops and meadows along the surface drainage areas. The topography of this planning area consists of moderate slopes to the east, which transition to steep cliffs associated with the Rough River watershed and the associated flood hazard areas to the west. Other flood hazard areas are associated with Meeting Creek, Funks Run, Mays Run, and Little Meeting Creek.

Transportation Features and Public Facilities

The road network system in this rural area is a combination of state highways and county roads that are typically curvy with constantly changing grade. A railroad does cross the southern portion of this planning area as well as the Western Kentucky Parkway.

The only fire station within this area is the Kentucky 84 Fire Department; however, fire protection is provided by five different fire departments. Much of the western portion of the area is more than five miles from a fire station. Sewers are not available in this planning area, and on-site sewage disposal systems are utilized. Water service within the planning area is provided by Hardin County Water District No. 2.

There are no public school located in this planning area, but numerous rural churches can be found in the area.

24-West Hardin Area

Recommended Land Use and Development Criteria

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

Recommended Land Uses

- The recommended land use pattern is low density, rural residential development and agricultural uses.
- Commercial development is appropriate at intersections of two state highways.
- 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.
- Areas with steep slopes and natural features that constrain development should not be developed if not appropriately and adequately addressed during the development review process.

Access Criteria

- Shared driveways and vehicular connections between adjacent existing and future developments should be encouraged.
- Access to individual residential lots should be limited to collector roads and be strictly regulated along arterials in order to preserve traffic flow.

Utility Criteria

- If septic is used, the lot sizes must be adequate for long term maintenance and repair.
- If public sewer is not available, new development is recommended to employ decentralized wastewater collection (including on-site septic).

Character Criteria

- All development activities should preserve and enhance the existing rural character of this area.

Salt River Road Target Area: Parcels at Strategic Intersections

- Neighborhood and convenience commercial uses may be appropriate where Salt River Road (KY 920) intersects St. John Road (KY 1357), Hardinsburg Road (KY 86), and Sonora Hardin Springs Road (KY 84) if adequate infrastructure and utilities are in place.

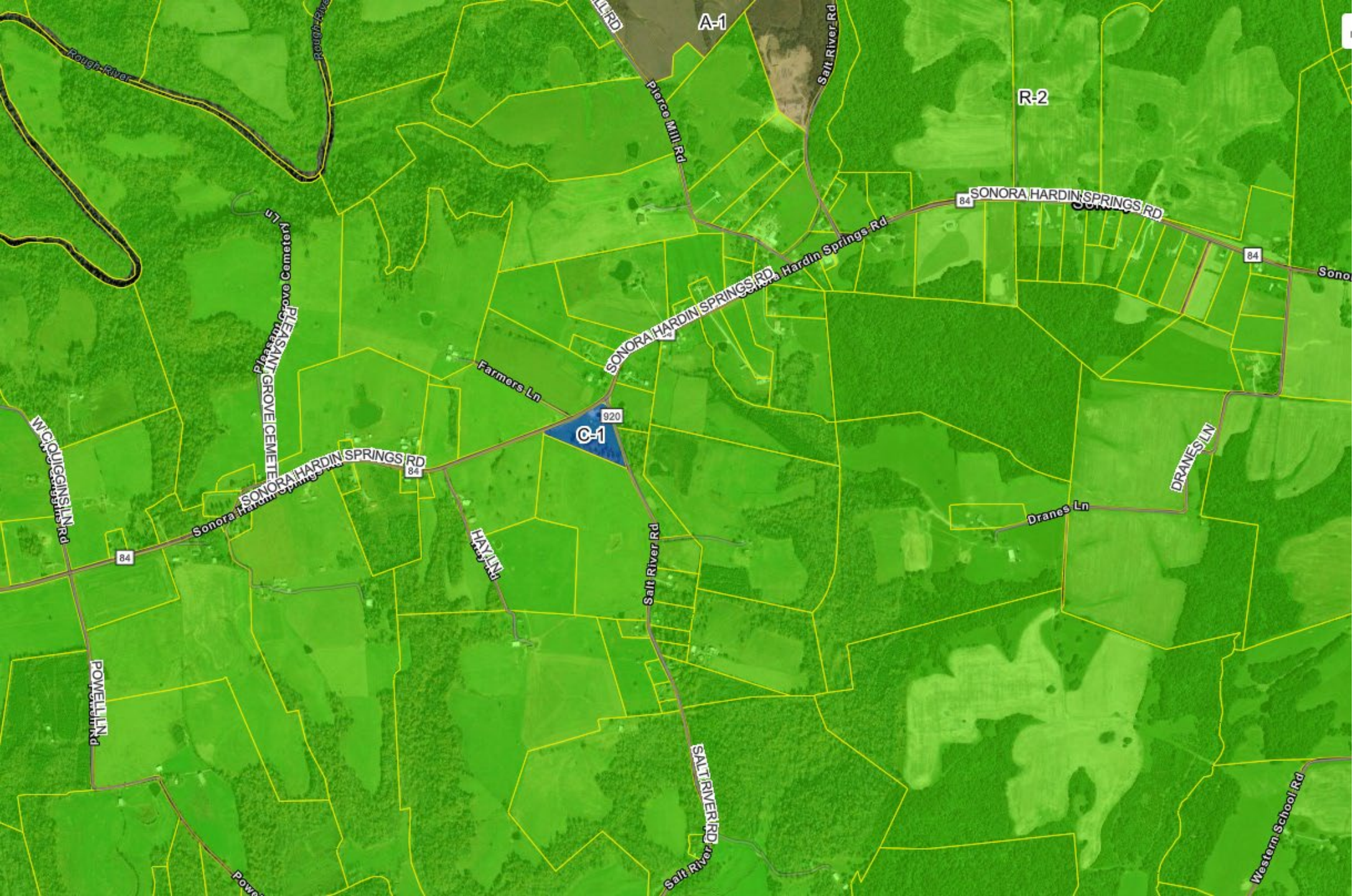
Big Springs Target Area: Parcels Near the Convergence of Meade, Breckenridge, and Hardin Counties

- Big Springs is a historic crossroads community where Meade, Breckenridge, and Hardin Counties converge.
- Any development in the area should preserve and enhance the unique and historic character of this area.
- This area should be considered for nomination to the National Register of Historic Places.
- Existing historic structures should be preserved and protected.
- Neighborhood and convenience commercial uses are appropriate if the development reflects the historic character of Big Springs.

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





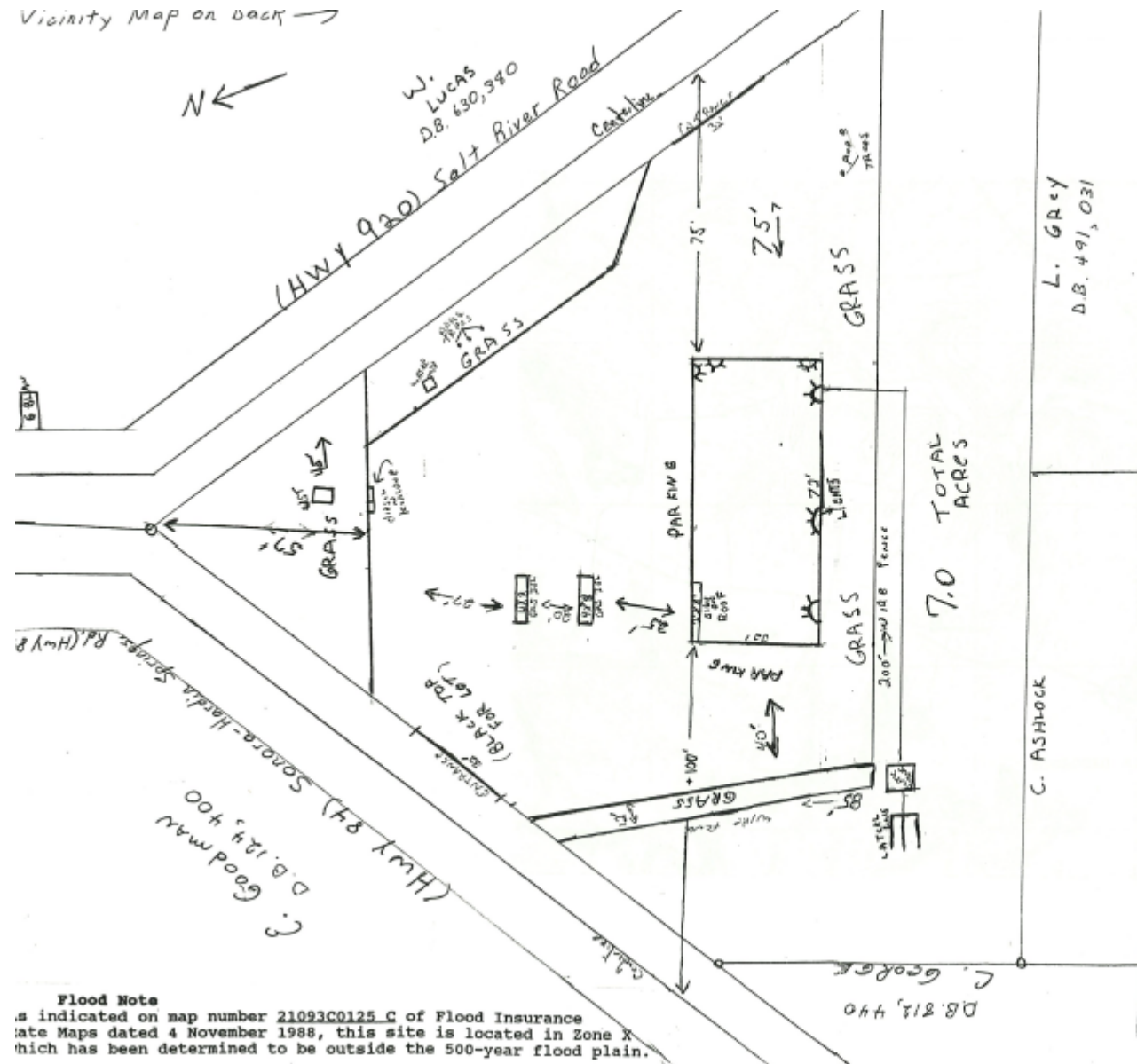


3700 sq. ft. structure (1999)



52'x24' barn

Vicinity Map on back →



Flood Note
As indicated on map number 21093C0125 C of Flood Insurance
date Maps dated 4 November 1988, this site is located in Zone X
which has been determined to be outside the 500-year flood plain.

Name of Development DOUBLE "L" GRO. DGS Number 021-00-00-026

Owner's Name ARLIND AND LUCY LUCAS
 Address 12529 SMOOK-HARDIN SP. RD.
EAST VIEW, KY 42732

One Inch Equals 25 Feet Total Acreage 20

(I, we) certify that (I am, we are) the owner(s) of this property, as recorded in deed book 770 page 149 in the Hardin County Clerk's office, and that (I, we) adopt this plan of development with (my, our) free consent.

11-14-97 Arnold Lucas
 Date Owner

11-14-97 Lucy Lindsey Lucas
 Date Owner

I certify that I am a notary public 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.

11-14-97 Linda Witten 18/31/01
 Date Notary Public (Date Commission Expires)

I certify that this development plan was prepared by me and is a true and correct representation of the indicated land.

11-14-97 Arnold Lucas
 Date Preparer's Name

I certify that the water supply and sewage disposal systems installed or proposed for installation in this development fully meet the requirements of this jurisdiction and are approved.

Date _____ County Health Department Official _____
 Title _____

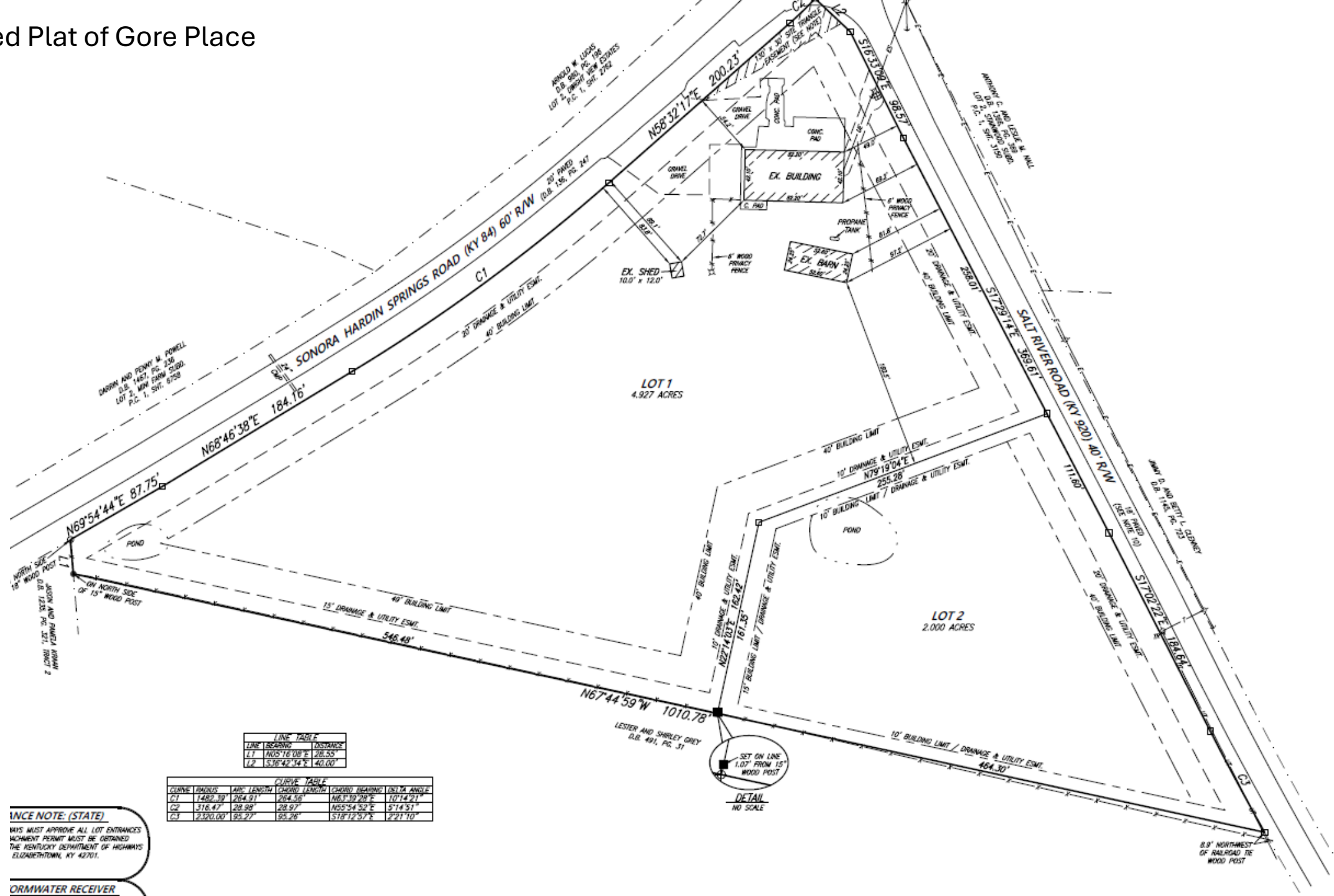
I certify that the site shown has (a legal and adequate entrance onto the indicated road, received an Encroachment Permit for access onto the indicated road) as shown.

Date _____ NA _____
 Road Department Official _____
 Title _____

I certify that this development plan has been approved in accordance with the regulations administered by the Hardin County Planning and Development Commission.

Date _____ Planning Commission Chairman or Director _____

Proposed Plat of Gore Place



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N05°18'08"E	28.55'	
L2	S3°42'34"E	40.00'	

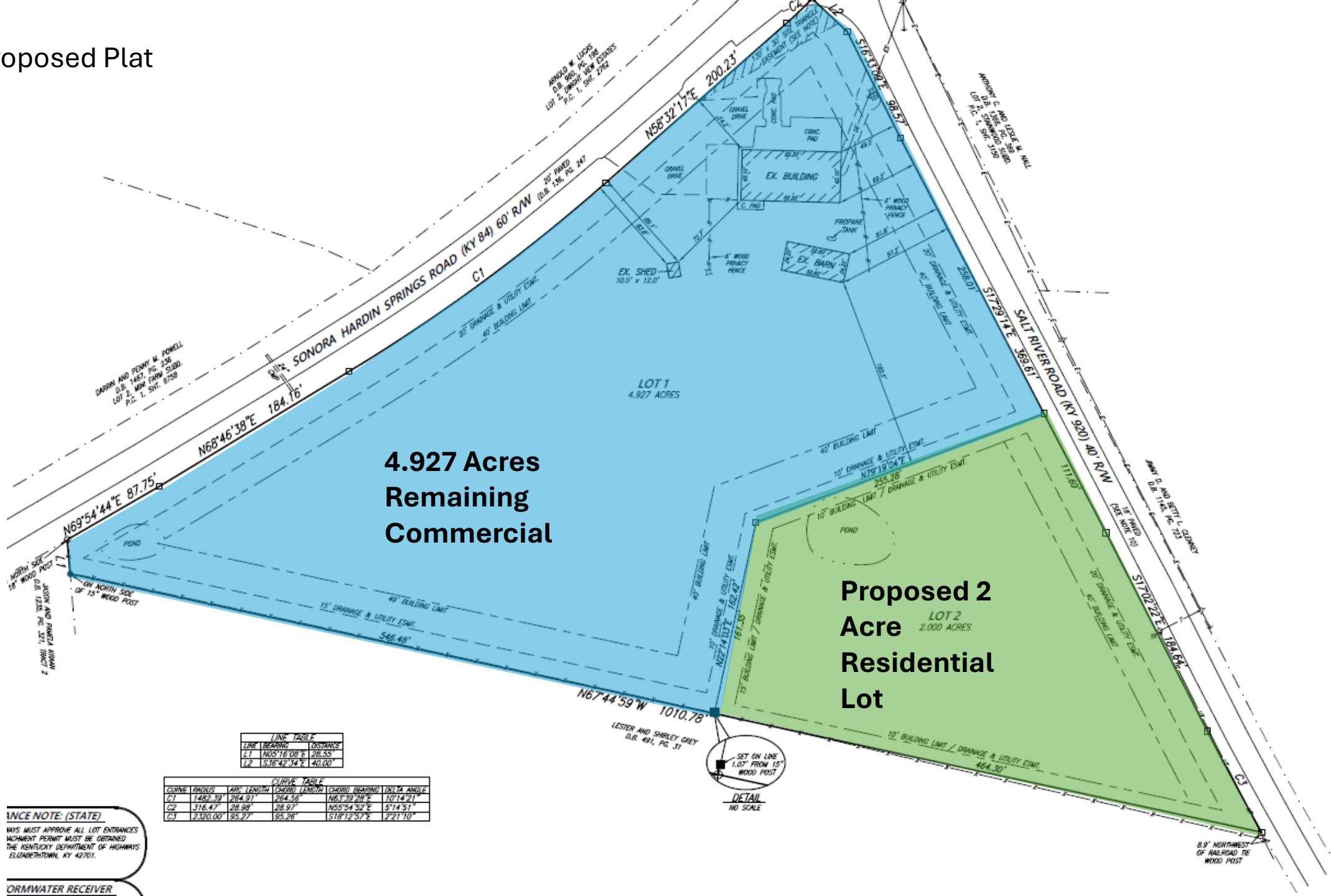
CURVE TABLE					
CURVE	RAIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	INTER. ANGLE
C1	1482.32	264.91'	264.56'	N63°32'28"E	107°14'21"
C2	316.47	28.98'	28.97'	N55°54'52"E	57°14'31"
C3	2320.00	93.27'	93.26'	S18°12'57"E	221°10'

INCE NOTE: (STATE)

WAYS MUST APPROVE ALL LOT ENTRANCES
ADJACENT PERMIT MUST BE OBTAINED
THE KENTUCKY DEPARTMENT OF HIGHWAYS
ELIZABETHTOWN, KY 42701.

ORMWATER RECEIVER

Proposed Plat





Photos















RE: Proposed Lot on 920



Peace, Steve A (KYTC-D04) <steve.peace@ky.gov>

To: ● Haley Goodman



General\All Employees (unrestricted)



You replied to this message on 7/1/2026 11:43 AM.



Reply



Reply All



Forward



Wed 7/1/2026 11:37 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

They have not pulled any permits, however I did pre-approve an entrance at lot two. Roughly around these coordinates, 37.613015, -86.195848
Please let me know if you need any other information.

Thanks,
Steven Peace
KYTC D-4 Permits

From: Haley Goodman <hgoodman@hardincountyky.gov>

Sent: Wednesday, July 1, 2026 11:05 AM

To: Peace, Steve A (KYTC-D04) <steve.peace@ky.gov>

Subject: Proposed Lot on 920

****CAUTION**** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.

Hi Steve,

I have a zone change coming up on July 14th for the proposed lot 2 on this plat to be zoned residential for a new house. Have they pulled any permits/can you provide any info on if this lot will be approved for a residential entrance? Thanks!

Cheers,

Haley B Goodman

Planner I

Hardin County Planning & Development Commission
150 N Provident Way, Ste 225
Elizabethtown, KY 42701

Phone: 270-769-5479 Ext 8516 / Fax: 270-769-5591

E-Mail: hgoodman@hardincountyky.gov

Zoning Changes from Commercial Zones to Rural Residential (R-2)

Permit Date	Owner	Type	Planning Area	Zone	Project / Subdivision Name	Request	Site Address	Status	Final Date
06/01/2026	LUCAS ARNOLD W & LUCY L	MAP AMENDMENT	24. WEST HARDIN AREA	C-1 - CONVENIENCE COMMERCIAL ZONE	GORE PLACE	TO ALLOW FOR A ZONE CHANGE FROM C-1 TO R-2 TO FRUTHER SUBDIVIDE THE PROPERTY	21672 SONORA HARDIN SPRINGS ROAD BIG CLIFTY KY	PENDING	
03/21/2024	CLARK TOMMY & THERESA	MAP AMENDMENT	22. NATURAL RESOURCE AREA	C-2 - GENERAL COMMERCIAL ZONE	TOMMY CLARK ZONE CHANGE	TO ALLOW FOR A ZONE CHANGE FROM C-2 TO R-2	1999 ROUNDTOP ROAD	APPROVED	05/07/2024
02/26/2024	DETWEILER ROBERT - ETAL-	MAP AMENDMENT	23. SOUTH HARDIN AREA	C-2 - GENERAL COMMERCIAL ZONE	DETWEILER ZONE CHANGE CORRECTION	TO ALLOW FOR A ZONE CHANGE FROM C-2 TO R-2 TO CORRECT A TECHNICAL SURVEY ERROR	S DIXIE HWY	APPROVED	03/19/2024
10/26/2022	BLOYD JOHN & MARY A	MAP AMENDMENT	14. KENTUCKY 1600 CORRIDOR	C-1 - CONVENIENCE COMMERCIAL ZONE	LOT 3 BLOYD SUBDIVISION - BLOYD ZONE CHANGE	TO ALLOW FOR THE PROPERTY TO BE RECONFIGURED AND CORRECT THE SPLIT ZONING ON SITE	40 SALT RIVER RD	APPROVED	02/21/2023
08/19/2021	LANE DANIEL AND CECILIA	MAP AMENDMENT	24. WEST HARDIN AREA	C-2 - GENERAL COMMERCIAL ZONE	DAN LANE ZONE CHANGE - COMMERCIAL TO RESIDENTIAL	TO ALLOW FOR THE PROPERTY TO BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES	16639 LEITCHFIELD ROAD, BIG CLIFTY, KY, 42712	APPROVED	10/19/2021
03/30/2015	UPTON CHARLES D	MAP AMENDMENT	22. NATURAL RESOURCE AREA	C-1 - CONVENIENCE COMMERCIAL ZONE			2008 NOLIN ROAD	APPROVED	04/21/2015
04/23/2012	EMMA CASWELL	MAP AMENDMENT	19. SOUTH DIXIE CORRIDOR	C-1 - CONVENIENCE COMMERCIAL ZONE	SINGLE FAMILY RESIDENTIAL /	TO DOWN ZONE FROM CONVENIENCE COMMERCIAL (C-1) TO RURAL RESIDENTIAL (R-2)	6452 S. DIXIE HIGHWAY	APPROVED	
02/17/2006	JOYCE & EVERETT LOVE	MAP AMENDMENT		C-1 - CONVENIENCE COMMERCIAL ZONE	SINGLE FAMILY / JOYCE SUBDIVISION	A MAP AMENDMENT FROM C-1 TO R-2 FOR A SUBDIVISION LOT WITH AN EXISTING SINGLE FAMILY DWELLING THAT PREVIOUSLY WAS PART OF A COMMERCIAL DISTRICT	LEITCHFIELD ROAD (US 62)	APPROVED	
11/28/2005	B.H. & JEAN SULLIVAN	MAP AMENDMENT		C-1 - CONVENIENCE COMMERCIAL ZONE	/ CAR LOT ESTATES	(1) - Request to exchange a rear portion of the house lot (R-2) with a portion of the Sullivan Property (C-1), Rezoning portions respectively; AND (2) - Requesting a variance from the front building setback line to accommodate the existing residence and f	0 SOUTH DIXIE HIGHWAY (US-31W)	APPROVED	
08/02/2001	ROBERT & REENA BLANEY	MAP AMENDMENT		C-1 - CONVENIENCE COMMERCIAL ZONE	SINGLE FAMILY DWELLING /	C-1 TO R-2	17779 SONORA HARDIN SPRINGS ROAD (KY 84)	APPROVED	
02/18/1999	BILLY HUDSON	MAP AMENDMENT		C-1 - CONVENIENCE COMMERCIAL ZONE	SINGLE FAMILY RESIDENCE / HARDED SUBDVISION, LOT 1	ON 6/4/99 AN INCORRECT CLU WAS RECORDED FOR A PD-1 ZONE. CORRECTED ON 31 JAN 2006.		APPROVED	
12/16/1998	BILLY HUDSON	MAP AMENDMENT		C-1 - CONVENIENCE COMMERCIAL ZONE	SINGLE FAMILY RESIDENCE / HARDED SUBDVISION, LOT 1			WITHDRAWN	
07/16/1998	SEHWERET-DELGADO VIVIANA &	MAP AMENDMENT		C-2 - GENERAL COMMERCIAL ZONE	C-2:R-2 / BETHLEHAM ACADEMY SUBDIVISION, LT 2		6963 SAINT JOHN ROAD (KY 1357)	APPROVED	

Records 1 to 13 (of 13)

13 Total: 11 Approved, 1 Withdrawn, 1 Pending

SUBMITTAL DATE: _____ PVA MAP NUMBER: 021-00-00-026

PAYMENT DATE: _____ AMOUNT: _____ PAYMENT TYPE: _____

MAP AMENDMENT ZONE CHANGE APPLICATION

Identification	Name	Address	City/State/Zip	Phone* *Texting Y / N
Owner	<u>ARNOLD LUCAS</u>	<u>21672 SENECA HARBOR SPRINGS RD</u>	<u>Big City KY 42712</u>	<u>270-589-7098</u>
Owner				
Contact	<u>Douglas Johnson</u>	<u>21500 SHSR</u>	<u>Big City KY 42712</u>	<u>270-234-3125(Y)</u>
Fax Number		Email Address: <u>douglasjohnsonsurveying@windstream.net</u>		

Land Use Group <u>Rural Area</u>	Existing Zoning <u>C-1</u>
Planning Area # <u>24</u>	Zoning Request <u>R-2</u>
Subdivision Name <u>Clock Place (Lot 2)</u>	Access Road <u>SALT RIVER RD (KY 920)</u>
Public Water available <u>(Y)</u> / N	Government Maintained <u>(Y)</u> / N
	Right-of-way Width <u>40</u> Pavement Width <u>18'</u>
List the Permitted Use that will be conducted <u>RESIDENTIAL SINGLE FAMILY</u>	
Reference DGS Section Number _____	
List the Conditional Use that will be conducted <u>N/A</u>	
Reference DGS Section Number _____	
<u>2</u> Lots Illustrated <u>6.928</u> Acreage Under Review <u>6.928</u> Parent Tract / Balance of Property	

CERTIFICATION

I (We) do hereby certify that the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Owner _____

Date _____

Contact _____

Date 5/28/26

Describe the nature of the development to be conducted. List the types of activities and / or products that will be associated with the development; including but not limited to, hours of business, number of employees, parking spaces, outdoor storage, traffic patterns.

Lot 2 of Clock Place is Requesting a Zone Change from
Convenience Commercial - C-1 to Rural Residential R-2 for
the purpose of constructing a single family residence.

Goals & Objectives (Pages 24-33)

Goals and Objectives are essential components of a comprehensive plan. Goals are broad statements that describe what a community wants to achieve in the long term, while objectives are specific, measurable targets that support the goals. Goals and objectives provide a clear direction for the community's growth and development. They can help guide the decision-making process and prioritize actions based on the communities' values, needs, and desired outcomes.

Please list the relevant Goals & Objectives.

Goal 2 Objective 1.5 Proposed Residence is compatible with adjoining uses.
Goal 3 Objective 3.1 Site has existing water, electric & gov. maintained roads.
Objective 3.6 Site has sufficient water supply, 84 Fire Station 0.7 miles away
Goal 4 Objective 4.8 Site is not within Floodplain.
Goal 8 Objective 8.1 Rezoning will comply with future land use map
Objective 8.8 Rezoning will comply with Residential Uses across KY 920

To determine whether your request is in compliance with the Comprehensive Plan, the following three steps must be addressed. The Planning Commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts as required by KRS 100.213 that **one or more of the following apply:**

Step 1: Compliance with the Community-Wide Development Policies (Pages 39-40)

The first step in the evaluation process would be to determine the proposal's compliance with development policies applicable to all development in the community. The policies are not specific to the types of development proposed or the area in which the development or redevelopment is occurring. These policies are to be used as the initial test or threshold in determining whether a property is ready for development. *If your request is not in compliance, go to Step 4. Otherwise go to Step 2.*

This site is in an area of established residential uses & zoning
zoned and not located within a floodplain. The proposed
residential use is compatible in size & density of similar uses and
has access to public water, electric and telephone. The site will require
septic approval from HCHD, located within 0.7 miles of KY 84 Fire Department &
has access to KY 920 by permit from KDOT
Step 2: Agreement with Recommended Future Land Use Patterns (Pages 41-55)

After conducting a site inventory, this step will involve evaluating the proposal for compliance with the recommendations of each individual land use category particularly focused on the recommended uses and the appropriate densities/intensities. If the proposal is generally in compliance with the future land use plan, the proposal will then be reviewed under Step 3. *If your request does not comply with the Recommended Future Land Use Plan Group, go to Step 4. Otherwise go to Step 3.*

Rural Area - The proposed lot 2 is for a Rural Residential use
compatible with or greater than similar uses in the area

Step 3: Compliance with the Planning Area Guidelines (Pages 56-168)

This last step is one of the most detailed in the evaluation process, involves determining the proposal's compliance with the more specific criteria and guidelines as contained in the narrative for the relevant planning area in which the property is located. If the proposal is in compliance with those guidelines, then a finding can be made that the proposal is found to be in compliance with the land use element of the Comprehensive Plan. *If your request does not comply with the Planning Area Guidelines, go to Step 4.*

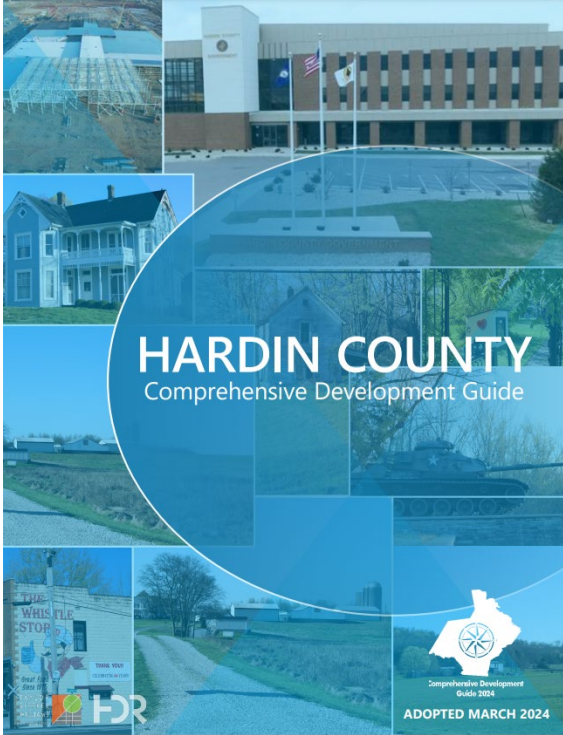
24 - West Hardin Area - Compatible with low density residential
uses in the area with direct access to KY 920, a collection road,
and is of adequate size for septic use. The site is located within
the KY 84 Fire Department service area.

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.



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, Arnold Lucas, is proposing to rezone a 2 acre portion of a 6.927 acre site located at 21715 Sonora Hardin Springs Road, in Big Clifty, KY from Convenience Commercial (C-1) to Rural Residential (R-2) to allow for the property to be further subdivided.

Pre-application Conference:	May 28, 2026	Owner:	Lucy & Arnold Lucas 21672 Sonora Hardin Springs Road, Big Clifty, KY 42712
Public Hearing Date:	July 14, 2026	Zone Map Amendment Request:	
Location of Proposed Zone Change: 17000 block of Salt River Road in Big Clifty, KY		FROM: C-1 (Convenience Commercial) TO: R-2 (Rural Residential)	
Acreage: ± 2.00		Land Use Group: Rural Area	
PVA Parcel Number: 021-00-00-026		Planning Area: West Hardin Area	
Flood Plain: The property is not located within the floodplain according to FEMA Map 21093C0377D (dated 16 August 2007).		Existing Land Uses: Grocery Store, Residential	
History of the Property: The Lucas family has owned the site since 1993.		Zoning History: C-1 (Convenience Commercial) is the original zoning for the Subject Property since July of 1995.	
A 1,200 sq. ft. barn has been on site since the 1970's.		Adjacent Zoning: North – R-2, Arnold & Lucy Lucas South – R-2, Lester & Shirley Grey East – R-2, Jason & Pamela Kraan; Darrin & Penny Powell West – R-2, Anthony & Leslie Nall; Jimmy & Betty Clenney	
A Development Plan was submitted and approved for “Double L Grocery” in 1997, and the 3,400 sq. ft. building was constructed in 1999.			
A 2 lot subdivision plat titled “Gore Place” has been submitted and is pending approval of the zone change.			
Utility Services: Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 4” line along Salt River Road (KY 920).		Transportation Considerations: A residential entrance has been preliminarily approved by KYTC. Salt River Road (KY 920) is a state maintained highway with 18’ of pavement width and a 40’ right-of-way.	
Wastewater Treatment: Sewage disposal is accomplished by an on-site septic system.			

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
General Policies:	
<i>Development should occur in areas where it will not conflict with ongoing agricultural operations.</i>	One additional residence will not disturb the ongoing agricultural operations in the 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 both Salt River Road (KY 920) and Sonora Hardin Springs Road (KY 84) are zoned Rural Residential (R-2).
<i>New development should follow current and anticipated growth trends within the county in order to adequately respond to the needs of current and future residents and businesses.</i>	The proposed 2 acre lot will only create one additional residence in the area.
Utility and Infrastructure Policies:	
<i>New development should be encouraged in areas where public water service is available and can accommodate additional customers (including hydraulic analysis report or wellhead protection).</i>	Public water is provided via Hardin County Water District #2 with a 4” line along Salt River Road (KY 920).
<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 West 84 Volunteer Fire Department on Sonora Hardin Springs Road is approximately 0.6 miles away.
<i>Residential development should be adequately served by public schools.</i>	Lakewood Elementary, West Hardin Middle School and Central Hardin High School have capacity to accommodate children from 1 new home.
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>	A residential entrance has been preliminarily approved by KYTC onto Salt River Road (KY 920).
<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>	Salt River Road (KY 920) is a state maintained highway with 18’ of pavement width and a 40’ right-of-way.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Rural Area	STEP 2: Agreement with the Future Land Use Map & Guidelines
“Rural areas are located at the outer limits of the county, generally at points farthest away from more intense development. These areas generally lack the necessary level of infrastructure, such as utilities, roads, and public water in some locations, to support more intense development. Rural areas are characterized by low density residential development, agricultural uses, and some Source Water Protection Areas. Some community facilities are also scattered within the rural areas, such as churches and schools.” The Recommended Land Use Pattern and Development Criteria notes that, “Residential development should be limited to low-density residential, such as farmsteads, rural residential and estate-type development; residential densities may be increased in areas that are adequately served by sewers.”	
Comprehensive Plan Policy – PA #24 West Hardin Area	STEP 3: Compliance with the Planning Area Map & Guidelines
The Comprehensive Plan states, “The predominant land use in this planning area is low density residential with agricultural activities. The average parcel size is almost 30 acres. No subdivisions that included a public street have been established in this planning area in the last 20 years.” The Recommended Land Use Criteria states that, “The recommended land use pattern is low density, rural residential development and agricultural uses.”	

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 Salt River Road, a state maintained road with a 40’ 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 Future Land Use Group and the West Hardin Planning Area,
- The property adjoins property zoned Rural Residential (R-2),
- The proposal will create one additional residence in the area which should have minimal impact on the local school system,
- The existing C-1 Zone assigned to the subject property in 1995 may now be inappropriate and the proposed map amendment to R-2 may be more appropriate,
- The proposed map amendment to R-2 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

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

RESOLUTION 2026-009
MAP AMENDMENT
Convenience Commercial (C-1) to Rural Residential (R-2)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Rural Area of Hardin County and within the West Hardin Planning Area (#24);
- WHEREAS** this proposal is a request to rezone from Convenience Commercial (C-1) to Rural Residential (R-2) for a 2 acre portion of a 6.927 acre site located at the 17000 block of Salt River Road, Big Clifty, KY, to be known as Lot 2 of Gore Place

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Arnold & Lucy Lucas known as a portion of PVA #021-00-00-026 and being a proposed 2 acre site located at the 17000 block of Salt River Road, Big Clifty, KY be granted a zone change from the existing Convenience Commercial Zone (C-1) to the Rural Residential Zone (R-2) based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

With the appropriate portions of the Development Guidance System, Zoning Ordinance and the Comprehensive Development Guide, the testimony provided by staff and those in attendance at the public hearing, the Planning Commission hereby adopts the attached Staff Report and it is determined that the proposed 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 Area
Step 3:	Planning Area: West Hardin Planning Area

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

Goal 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.
Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

ADOPTED THIS FOURTEENTH DAY OF JULY 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 2026-009 as presented

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

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

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

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

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

Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

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-2 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.



**TEXT AMENDMENTS TO
THE *DEVELOPMENT GUIDANCE SYSTEM, ZONING
ORDINANCE 2009***

**Sections 2-1 (Definitions),
4-2 (Zoning Map Amendment Process),
5-3 (Powers of Board of Adjustment) and
15-8 (Procedures for Nonlisted Uses)**

**100.211 Procedure for amending zoning map and text of regulation -- Notice --
Hearing -- Time limit for final action.**

- (3) A proposal to amend the text of any zoning regulation which must be voted upon by the legislative body or fiscal court may originate with the planning commission of the unit or with any fiscal court or legislative body which is a member of the unit. Regardless of the origin of the proposed amendment, it shall be referred to the planning commission before adoption. The planning commission shall hold at least one (1) public hearing after notice as required by KRS Chapter 424 and make a recommendation as to the text of the amendment and whether the amendment shall be approved or disapproved and shall state the reasons for its recommendation. In the case of a proposed amendment originating with a legislative body or fiscal court, the planning commission shall make its recommendation within sixty (60) days of the date of its receipt of the proposed amendment. It shall take an affirmative vote of a majority of the fiscal court or legislative body to adopt the proposed amendment.



Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing on Tuesday, July 14, 2026 at 5:00 p.m. EST / 4:00 p.m. CST at the Hardin County Government Building, Second Floor Meeting Room, 150 N. Provident Way, Elizabethtown, KY, 42701. The purpose of the hearing is to consider text amendments to the DEVELOPMENT GUIDANCE SYSTEM, Zoning Ordinance 2009 under Sections 2-1 (Definitions), 4-2 (Zoning Map Amendment Process), 5-3 (Powers of Board of Adjustment) and 15-8 (Nonlisted Uses).

The text amendment is available for public examination at the Hardin County Planning and Development Office, 150 N. Provident Way, Suite 225, Elizabethtown, KY, during regular business hours from 8:00 a.m. to 4:30 p.m., Monday through Friday. After the conclusion of the hearing, a recommendation will be submitted to the Hardin County Fiscal Court for consideration.

2-1 SPECIFIC DEFINITIONS

Surrounding Property Owner	The owner of property adjacent to or within 1,200 foot by road frontage of a proposed development as of records available in the Property Valuation Administrator's office.
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4-2 ZONING MAP AMENDMENT PROCESS

A. NOTICE REQUIREMENTS OF PUBLIC HEARING

KRS 100.212 mandates the following notice requirements:

- 1) A sign conspicuously posted for fourteen (14) consecutive days immediately prior to the hearing;
 - 2) Notice shall be provided by first class mail to the owner of every parcel of adjoining ~~and surrounding~~ property of that proposed for amendment. The applicant proposing the map amendment shall furnish the names and addresses of the property owners. The Commission Staff can be requested to assist the applicant in obtaining the addresses for public notice. The notice shall be sent fourteen (14) days in advance. The records of the Hardin County Property Valuation Administrator shall be relied upon conclusively to determine the identity and address of the property owners. The Commission Staff shall affirm by affidavit that the appropriate individuals were notified as stated above;
 - 3) Publication of a legal advertisement shall appear no less than seven (7) days and no more than twenty-one (21) days prior to the hearing pursuant to KRS Chapter 424;
 - 4) Notice of a proposed map amendment shall be provided fourteen (14) days in advance to an adjacent planning unit. If no planning unit exists, said notice must be sent to the mayor of an adjacent city or to the Judge/Executive of that county, if the adjacent property lies in the unincorporated area;
 - 5) Commission or Fiscal Court initiated map amendment – Adjacent and surrounding property owners shall be notified at least thirty (30) days in advance of the hearing;
-

5-3 POWERS OF BOARD OF ADJUSTMENT

When approving any application, the Board may impose such additional conditions as it deems necessary to safeguard the public welfare, safety, health, convenience, and best interests of the adjoining property and neighborhood.

The Board shall have the following powers:

- A. **Conditional Uses:** For the purpose of this Section, in agreement with KRS 100.237, the Board shall hear and resolve applications for Conditional Use Permits to allow the proper integration into the community of uses which are specifically identified as "Conditional Uses", within the Land Use Table 1 (Pg. 56) of this ordinance. These Uses, due to their extent, nature of operation, limited application, or relationship to natural resources, which may be suitable only in specific locations of a Planning Area or Zone only if specific conditions are met (Section 16, Pg. 127 for additional requirements).

A public hearing is required to review a Conditional Use Permit application by the Board with all ~~adjacent surrounding~~ property owners ~~within 1200 feet of road frontage~~ receiving notice by first class mail. Before a Conditional Use Permit is granted, the Board shall find the proposed use to be essential or desirable to the community and not in conflict with the elements and objectives of the Comprehensive Plan.

Any such conditions shall be recorded in the minutes and on the Conditional Use Permit. The Board shall have power to revoke Conditional Use Permits for noncompliance with the conditions thereof. Furthermore, the Board shall have a right of action to compel the violator to remove offending structures or uses at his/her own costs and may have judgment directed toward a particular individual for such cost.

The Director may waive certain non-applicable submittal requirements. The Board or the Director may require an application for a Conditional Use Permit to be subject to review by other County agencies.

~~15.8 PROCEDURES FOR NONLISTED USES~~

~~If, in any zone established by this ordinance, a use is not specifically permitted and an application is made by a property owner to the Director for such use, the director shall refer the application to the Commission for consideration. Should the Commission determine that such a nonlisted use could be permitted without adversely affecting long-range planning the use shall be properly advertised for a public hearing before the Board, as an application for a Conditional Use Permit.~~

~~Should the Commission determine that such a nonlisted use would adversely affect long-range planning if permitted; the application shall be denied, with an appropriate record to this effect included in the minutes of the Planning Commission.~~

100.212 Notice of hearing on proposed map amendment.

- (2) Notice of the hearing shall be given at least fourteen (14) days in advance of the hearing by first-class mail, with certification by the commission secretary or other officer of the planning commission that the notice was mailed to an owner of every parcel of property adjoining the property the classification of which is proposed to be changed. It shall be the duty of the person or persons proposing the map amendment to furnish to the planning commission the names and addresses of the owners of all adjoining property. Records maintained by the property valuation administrator may be relied upon conclusively to determine the identity and address of the owner. If the property is in condominium or cooperative forms of ownership, the person notified by mail shall be the president or chairman of the owner group which administers property commonly owned by the condominium or cooperative owners. A joint notice may be mailed to two (2) or more co-owners of an adjoining property who are listed in the property valuation administrator's records as having the same address.

100.237 Conditional use permits.

- (6) When an application is made for a conditional use permit for land located within or abutting any residential zoning district, written notice shall be given at least fourteen (14) days in advance of the public hearing on the application to the applicant, administrative official, the mayor and city clerk of any city with a population of less than three thousand (3,000) based upon the most recent federal decennial census so affected within any county containing a consolidated local government, an owner of every parcel of property adjoining the property to which the application applies, and such other persons as the local zoning ordinance, regulations, or board of adjustment bylaws shall direct. Written notice shall be by first-class mail with certification by the board's secretary or other officer that the notice was mailed. It shall be the duty of the applicant to furnish to the board the name and address of an owner of each parcel of property as described in this subsection. Records maintained by the property valuation administrator may be relied upon conclusively to determine the identity and address of said owner. In the event such property is in condominium or cooperative forms of ownership, then the person notified by mail shall be the president or chairperson of the owner group which administers property commonly owned by the condominium or cooperative owners. A joint notice may be mailed to two (2) or more co-owners of an adjoining property who are listed in the property valuation administrator's records as having the same address.

HARDIN CIRCUIT COURT
DIVISION III
CASE NO. 22-CI-00197

HARDIN SOLAR, LLC, ET AL,

PETITIONERS

VS.

DECLARATORY JUDGMENT

THE HARDIN COUNTY PLANNING AND
DEVELOPMENT COMMISSION, ET AL.,

RESPONDENTS

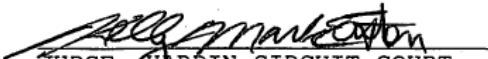
* * * * *

For the reasons stated herein, the Court declares
Section 15-8 of the DGS invalid. This result renders moot
the appeal of the decision rejecting the solar farm
conditional use permit in this case. As this Declaratory
Judgment resolves the issues presented, this is a final and
appealable judgment.

Ordered this 23rd day of June 2022.

ENTERED: 6.23.22
ATTEST: LORETTA CRADY, CLERK
HARDIN CIR/DIST COURT
BY CL D.C.

S. Lewis
M. Newton
HCRD
D. Sanford
T. Osterlon
D. Broderick
C. Skolnick


JUDGE, HARDIN CIRCUIT COURT,
DIVISION III

Hardin County Planning and Development Commission

Minutes: 3 March 2026

Page 2 of 3

Jim Becker, of 589 Rue La Grande, Elizabethtown, KY asked if the plan proposed any new zoning designations. Director King explained that all zone changes must be requested by property owners and that the plan would not change anyone's zoning.

No one else spoke in favor or opposition of the proposed plan.

At 5:34 Chairman Hinton closed the Public Hearing.

Director King restated the application for a proposed Amendment to the Comprehensive Development Guide, 2024 – Appendix D. Creating Vibrant Communities Plan for Glendale and presented **Resolution No. 2026-002** for consideration.

Secretary Steck made a motion to adopt Resolution No. 2026-002, adopting the Creating Vibrant Communities Plan for Glendale as Appendix D. of the County's Comprehensive Plan. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:42 p.m. Chairman Hinton called for discussion on the second item on the agenda, **Zoning Ordinance Text Amendments regarding public hearing notifications and non-listed uses**. Director King presented a brief powerpoint slide presentation regarding potential zoning ordinance text amendments and compliance with Kentucky Revised Statute 100, the Planning and Zoning enabling legislation. No action was taken but the Planning Commission was in agreement to make the necessary revisions to be in compliance with state law.

At 5:56 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on February 17, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, March 17, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:00 p.m.

The following items are for informational purposes only and do not require action:

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

Hardin County Planning and Development Commission

Minutes: 17 June 2025

Page 1 of 3

Chairman Mark Hinton called the seven hundred eighty eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 17 June 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner) and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Financial & Operation Coordinator Susan Bowen and Planning Commission Attorney Josh Cooper. Planner I, Haley Goodman was absent from the meeting.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, the **Minutes for the meeting held on May 6, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:04 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Financial Report FY 2025 #10 April 2025**. Secretary Steck made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:08 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2025 #11 May 2025**. Secretary Steck made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:12 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Second Reading of the FY 2026 Budget**. Commissioner Nall made a motion to accept the Budget as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:22 p.m., Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Annual Nomination and Election of Officers**. Commissioner Nelson made a motion to maintain the current positions held by the officers. Commissioner Nall provided the second. The motion passed unanimously.

At 5:25 p.m., Director King provided a powerpoint presentation regarding **public hearing notification and potential text amendments to the Zoning Ordinance**. He reviewed KRS 100 requirements as well as how 25 other jurisdictions in Kentucky provide notice. No action was taken.

Hardin County Planning & Development Commission

Legal Notices for Public Hearings

Planning Commission

July 14, 2026

Board of Adjustment

July 16, 2026



Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing on Tuesday, July 14, 2026 at 5:00 p.m. EST / 4:00 p.m. CST at the Hardin County Government Building, Second Floor Meeting Room, 150 N. Provident Way, Elizabethtown, KY, 42701. The purpose of the hearing is to consider text amendments to the DEVELOPMENT GUIDANCE SYSTEM, Zoning Ordinance 2009 under Sections 2-1 (Definitions), 4-2 (Zoning Map Amendment Process), 5-3 (Powers of Board of Adjustment) and 15-8 (Nonlisted Uses). The text amendment is available for public examination at the Hardin County Planning and Development Office, 150 N. Provident Way, Suite 225, Elizabethtown, KY, during regular business hours from 9:00 a.m. to 4:30 p.m., Monday through Friday. After the conclusion of the hearing, a recommendation will be submitted to the Hardin County Fiscal Court for consideration.



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. EST/4:00 p.m. CST on Tuesday, 14 July 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 C-1 Convenience Commercial Zone to the R-2 Residential Zone for a 2-acre portion of the site located at 21715 Sonora Hardin Springs Road, Big Clifty, KY.

5:00 PM - CONDITIONAL USE PERMIT - JASON & TIM LOWMAN are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for a 40'x80' garage with 847 sq. ft. of living space within it. The property is a 13 acre site located at 9901 Banyville Road, Vine Grove, KY within the KY 1600 Corridor Planning Area and is zoned Rural Residential (R-2).

5:15 PM - VARIANCE - LAURA & BRIAN HUSS are requesting a Variance from the rear and side building setback lines to allow for a 10'x12' shed to replace the existing shed in the same location. The property is a 0.513 acre site located at 39 Rex Way, Elizabethtown, KY known as Lot 8 of Royal Oaks within the South Dixie Corridor Planning Area and is zoned Urban Residential (R-1).

5:30 PM - VARIANCE - NANCY & TERRY PHILLIPY are requesting a Variance from the front building setback line to accommodate a wheelchair ramp. The property is a 2.5 acre site located at 1397 Upper Colinsburg Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2).

5:45 PM - VARIANCE - SSA DELEWARE LLC are requesting a Variance from the front the signage regulations (DGS 9-9(4)) in relation to the height and size of a proposed high-rise sign. The property is a 10.01 acre site located at 58 Glendale Hodgesville Road West, Glendale, KY within the Glendale Junction (J-65) Planning Area and is zoned Interstate Commercial (B-1).

6:00 PM - VARIANCE - BROOKE & JOSHUA HUNT are requesting a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 5.44 acre site located at 1771 Duzain Switch Road, Vine Grove, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1).

About Us

The Hardin County Planning and Development Commission was established by Fiscal Court in 1979 and has since served all of unincorporated Hardin County including its many historic towns such as Glendale, Cecile, Rineyville, Stephensburg and Colesburg.

Our office is dedicated to building a better future for Hardin County that promotes the health and welfare of its residents.

Please explore the many resources within this site aimed at helping you navigate the planning and development process.

Resources

[Applications](#)

[Meeting Schedule](#)

[Fee Schedule](#)

[Public Notices](#)

[Annual Reports](#)

[Open Records Request](#)

[Roadway Design Guide](#)

News

GLENDALE PLAN RECEIVES AWARD

The Glendale Cresting Vibrant Communities Plan received the "Outstanding Small Area Plan" award from the Kentucky Chapter of APA during the Spring 2026 Conference.



How-to Guides

[Building Permits](#)

[Land Subdivision](#)

Quick Links

Please contact our office for additional information regarding upcoming hearings.

RESOLUTION 2026-010

RESOLUTION RECOMMENDING APPROVAL OF TEXT AMENDMENTS TO

THE *DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE 2009*

Sections 2-1 (Definitions), 4-2 (Zoning Map Amendment Process), 5-3 (Powers of Board of Adjustment) and 15-8 (Procedures for Nonlisted Uses)

- 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 Hardin County Planning and Development Commission adopted a new Comprehensive Plan entitled *Comprehensive Development Guide, 2024* on March 5, 2024 and the Hardin County Fiscal Court adopted the Goals and Objectives contained therein on March 12, 2024;
- WHEREAS** the Hardin County Planning and Development Commission must keep its regulations in accordance with Kentucky Revised Statutes, Chapter 100;
- WHEREAS** the proposed amendment to Section 2-1 will clarify the definition of "Surrounding Property Owner" to those properties adjacent to a proposal based on records available from the PVA office;
- WHEREAS** the proposed amendment to Section 4-2 and 5-3 will clarify that notice of public hearings will be provided only to adjacent property owners to a proposal based on records available from the PVA office as established in KRS 100.212 (2) and KRS 100.237 (6);
- WHEREAS** the proposed amendment to Section 15-8 will remove the Nonlisted Uses language in its entirety that was ruled invalid by Declaratory Judgement Action in Case No. 22-CI-00197;

NOW THEREFORE, BE IT RESOLVED, that based upon the hearing record, the Hardin County Planning and Development Commission hereby recommends that the text amendments to Section 2-1, 4-2, 5-3 and 15-8 of the *DEVELOPMENT GUIDANCE SYSTEM, Zoning Ordinance 2009* be approved by Fiscal Court, which is attached hereto and incorporated herein. The proposed text amendment is in agreement with the following Goals, Objectives and Action Steps of the Comprehensive Plan:

- GOAL 8:** Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Objective 8.3: Evaluate and revise the Hardin County zoning ordinance and subdivision regulations to align with the goals, objectives, and policies of the comprehensive plan.

Action Step 1: Complete a periodic review of the zoning ordinance and subdivision regulations to identify any amendments that are needed to align with future comprehensive plan updates, market trends, or other issues.

GOAL 9: Foster a culture of coordination and collaboration with residents, regional partners, and local governments.

Objective 9.2: Create and open an accessible platform for citizen participation to ensure input is equitable, non-discriminatory, and responsive.

Objective 9.4: Coordinate development operations with other department of county government, public boards including the Planning Commission and Board of Adjustments, and the Hardin County Fiscal Court.

Action Step 2: Evaluate options to increase online public engagement, such as social media.

ADOPTED THIS FOURTEENTH DAY OF JULY 2026.

Mark Hinton, Chairman

Adam C. King, AICP Director