



HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION

2015 ANNUAL REPORT

Inside this issue:

Planning Commission, Board of Adjustment and Planning Staff	2
Continuing Education and Project Activity	3
Subdivision Information	4-5
Permits, Inspections and Construction Costs	6-11
Land Use Activity and Public Hearing Review	12
Violations	13
New Government Center	14

Hardin County Government Center
150 N. Provident Way, Suite 225
Elizabethtown, KY 42701
Phone: (270) 769-5479
Fax: (270) 769-5591

Planning Commission Members

Mark Hinton, Chairman
Greg Lowe, Vice Chairman
Larry B. Jagers, II, Secretary
Steve Steck, Member
Danny Percell, Sr., Member

Board of Adjustment Members

Robert A. Krausman, Chairman
Greg Youngblood, Vice Chairman
Steve Steck, Secretary

Planning Commission Staff

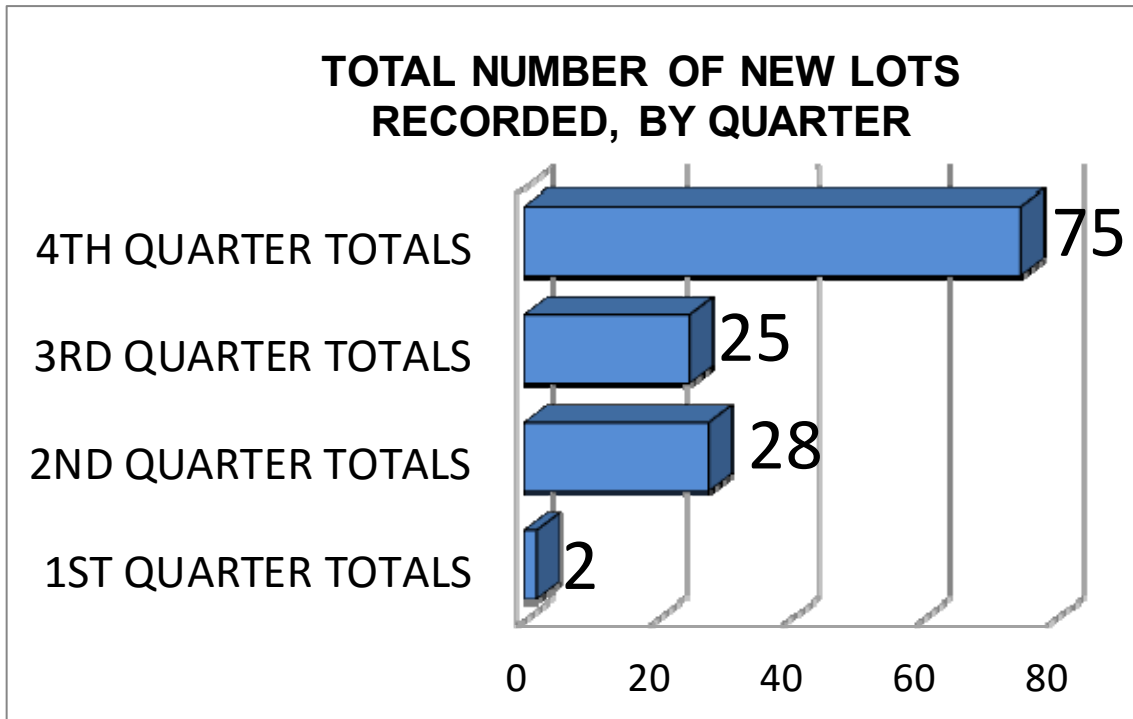
Wesley T. Wright - Director
Adam C. King, AICP—Assistant Director
Susan Bowen – Administrative Assistant
Melissa Wilson – Planning Assistant
Madeline Hornback – KBC Coordinator
David Veirs – Electrical Inspector
Ed Bryan – Building Inspector
Jimmy Morgan – Building Inspector, Part time
Hardin County Attorney’s office – Legal Counsel

Continuing Education Training (HB 55)

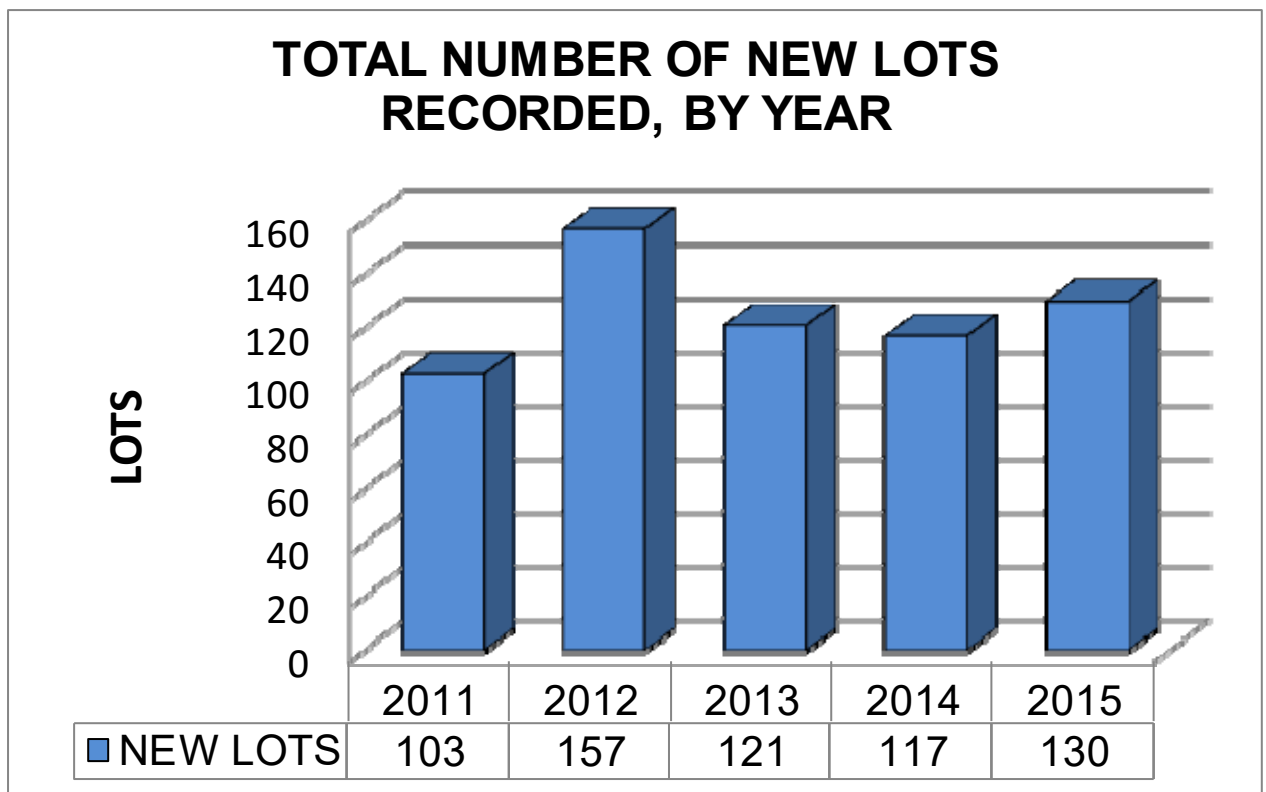
- KAPA Spring Conference, Owensboro, KY
 - KAPA Fall Conference, Frankfort, KY
 - KACO Fall Conference, Cave City, KY
 - Pike Legal Conference, Radcliff, KY
 - CAAK Spring Conference, Gilbertsville, KY
 - CAAK Fall Conference, Bowling Green, KY
-

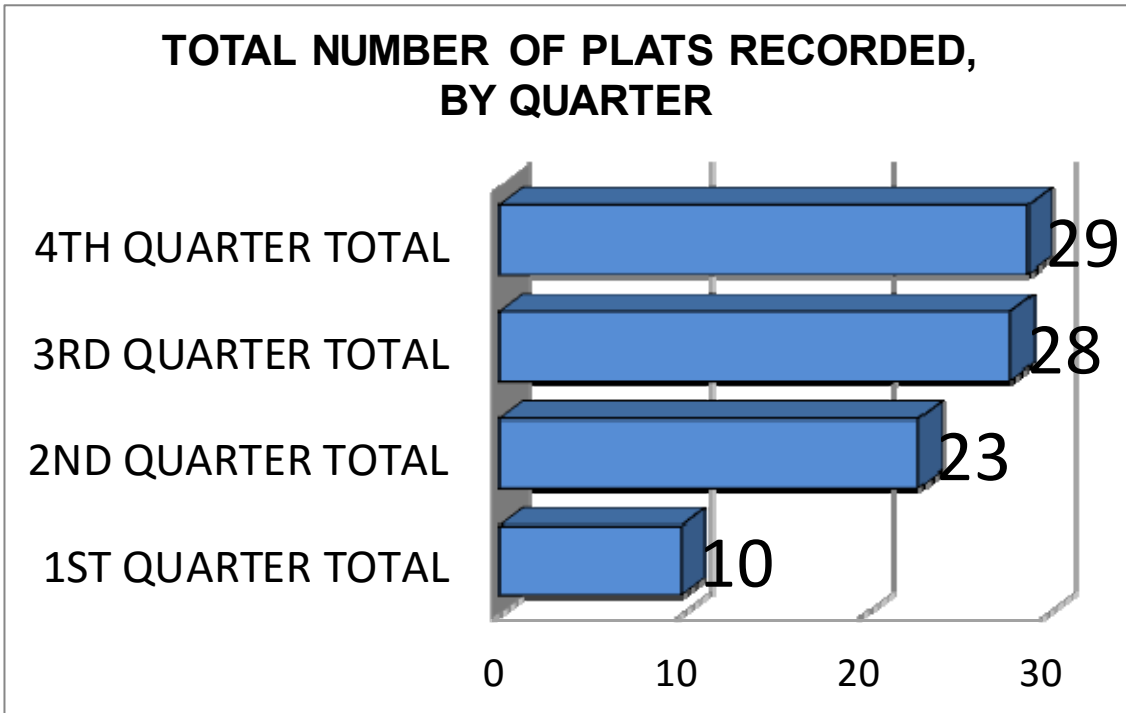
Project Activity of notable developments

1. DOLLAR GENERAL STORE— A 2 acre site in Eastview between Leitchfield Road (US 62) and Sonora Hardin Springs Road (KY 84) was zoned to Convenience Commercial (C-1) for a proposed 9100 sq. ft. Dollar General Store .
2. MILES PROPANE— A 1920 sq. ft. commercial building was constructed on South Dixie Highway near Upton adjacent to Crop Production Services.
3. PT PRACTICES— A 2800 sq. ft. Physical Therapy Office was constructed on a half acre site along Rineyville Road (KY 1600) in Rineyville.
4. THE PLACE AT GILEAD— A proposed wedding & event venue was granted a Conditional Use Permit on Gilead Church Road in Glendale to convert a 4480 sq. ft. barn into an event space.
5. LAWN DOCTOR OF HARDIN COUNTY— A 3 acre site was rezoned to Convenience Commercial (C-1) to allow for an additional 5500 sq. ft. of storage for a lawn care business on Rineyville Road (KY 1600) in Rineyville.
6. ALTEC— A 9.88 acre site off Leitchfield Road (US 62) adjacent to the Elizabethtown Industrial Park was rezoned to Convenience Commercial (C-1) to allow for the expansion of parking by Altec, Inc.
7. LEASOR FARMS & ELECTRIC— A 4 acre site was rezoned to Convenience Commercial (C-1) to allow for a 7140 sq. ft. storage building to be constructed on Rineyville Road (KY 1600) in Rineyville.
8. HANSON ROCK QUARRY— An additional 180 acres was rezoned to Heavy Industrial (I-2) to allow for the expansion of the Hanson Rock Quarry in Upton.

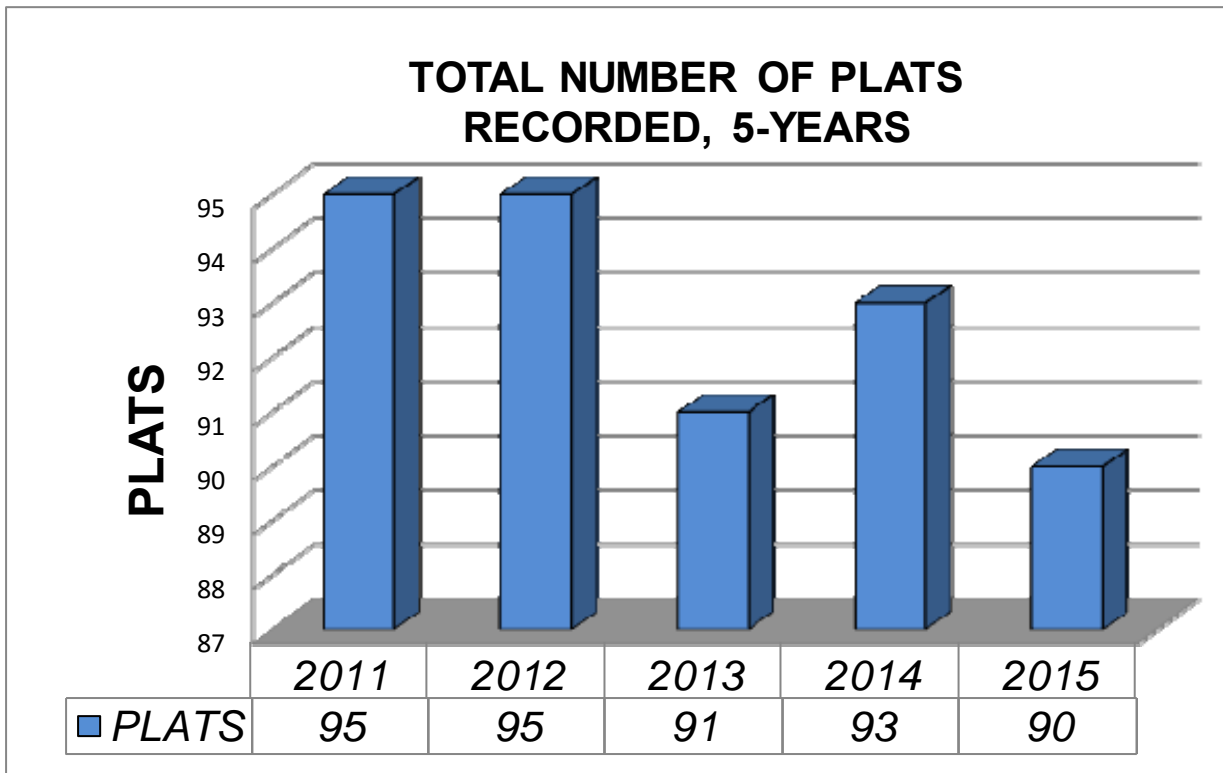


- 2015 showed an increase with 130 new lots were created, compared to 117 for 2014.
- The 5-year is 125 lots for 2011-2015. This average has decreased by over 200 lots each term over the last 10-years. From 2001 to 2005 the average was 575 lots.

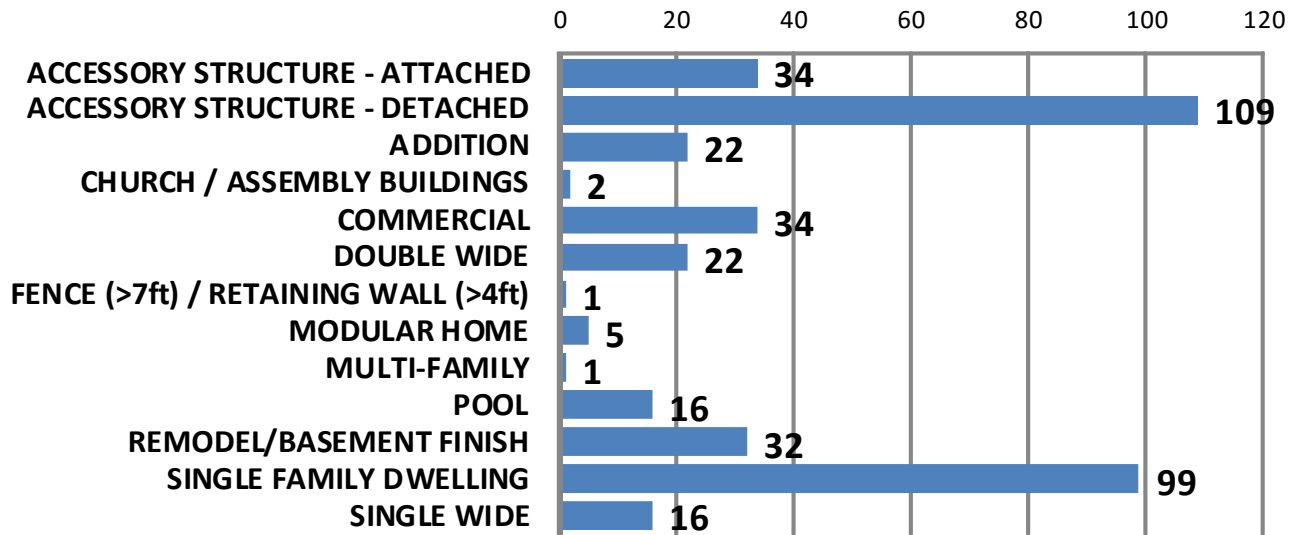




- 2015 plat approvals showed a slight decrease with 90 plats for the year, compared to 93 plats in 2014.
- The last 5-years have averaged 93 plats each year. This average has decreased from 115 plats between 2006—2010. From 2001 to 2005 the average was 168 plats each year.

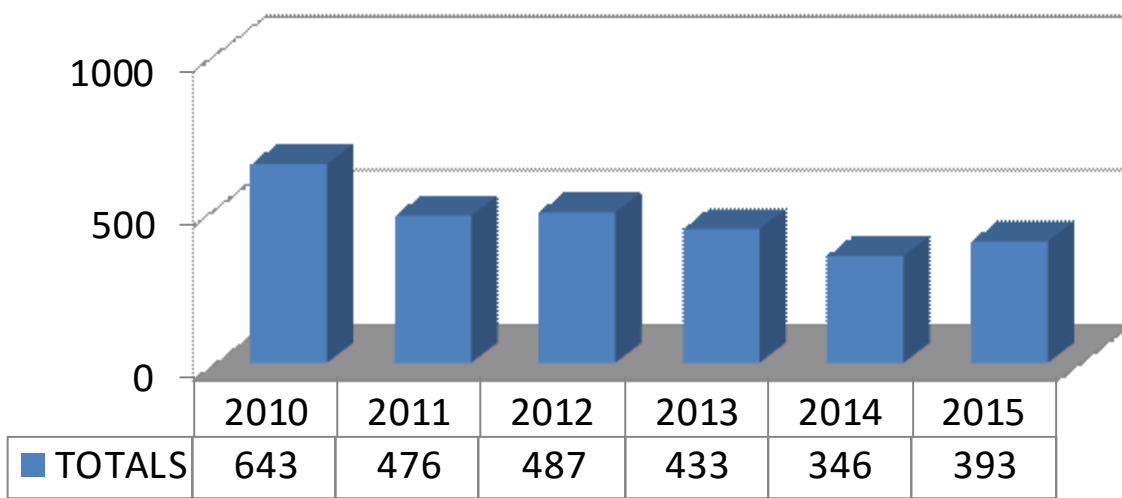


Total Building Permits Issued 2015 - by Type

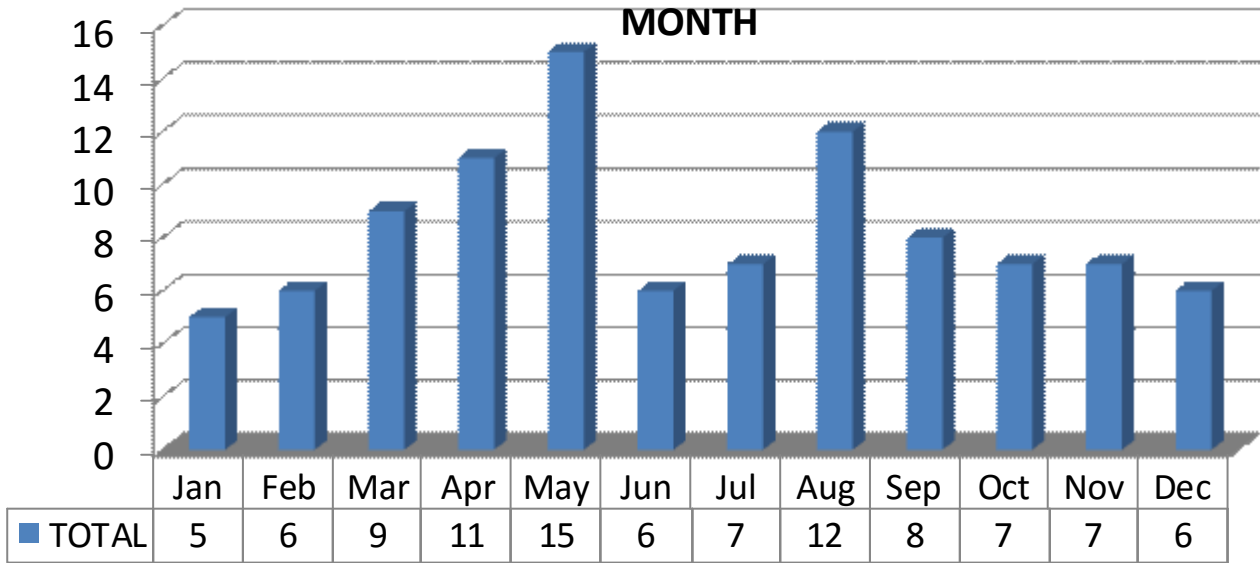


- Building Permits increased in 2015 to 393, thus ending a downward trend over the last three years. 2014 posted the lowest number of permits issued in one year since 309 in 1991.
- While single family dwelling permits (99) are consistently one of the most frequently issued types of permits; accessory buildings (garages, barns and storage sheds) were the most issued type of permit for 2015 with 109.
- Total construction cost increased over 20% from 2014, with more than \$28 million. Single family construction figures made up more than 67% of the cost.
- The total construction cost for 2015 was \$28,287,856.

Total Building Permits Issued 2010 - 2015 - by Year

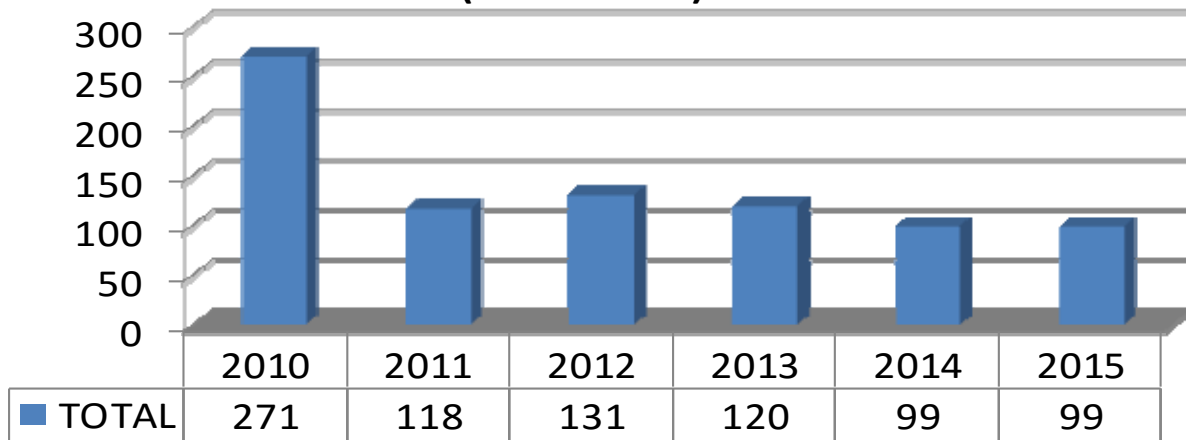


SINGLE FAMILY DWELLING BUILDING PERMITS 2015 BY MONTH

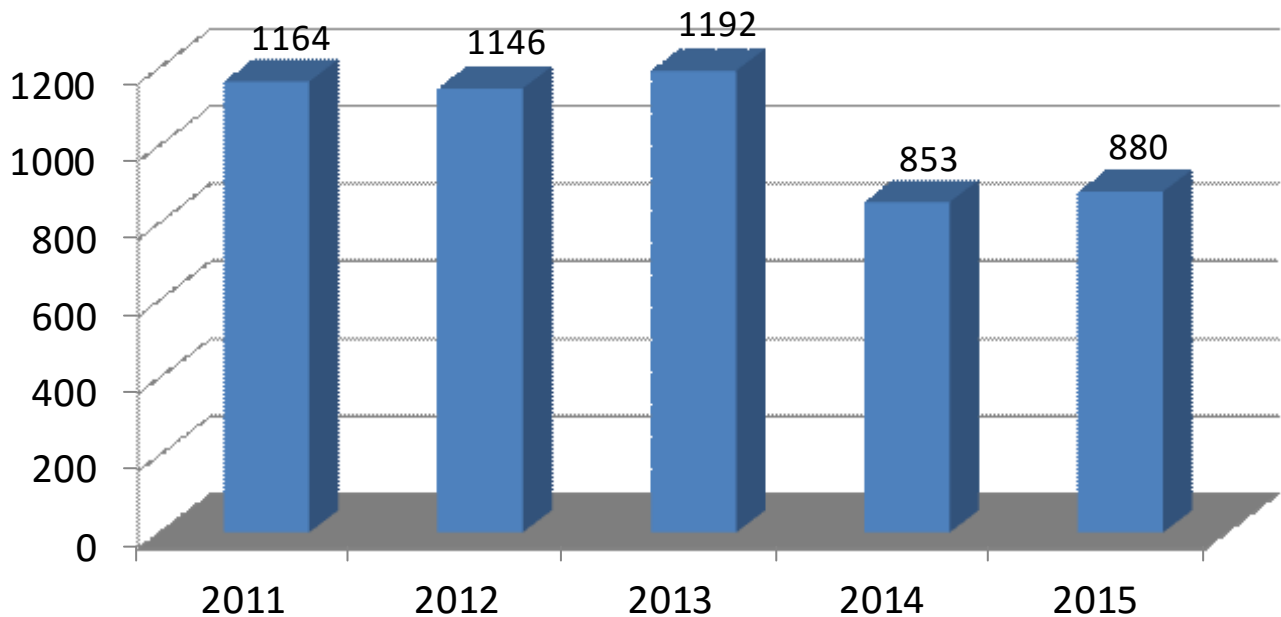


- The 2015 Single Family Dwelling Permits totaled the same number as issued in 2014. Ninety-nine remains the lowest number of new house permits issued per year since count began in 1989.
- For the last six years 2010 holds the record with 271 single family permits issued in a single year.
- The County has had an average of 113 Single Family Dwelling Permits per year for the most recent five-year period 2011-2015; for the five years prior, 2010-2014, the annual average was 149.

SINGLE FAMILY DWELLING BUILDING PERMITS ISSUED (2010 - 2015)



BUILDING INSPECTIONS COMPLETED 2011 - 2015



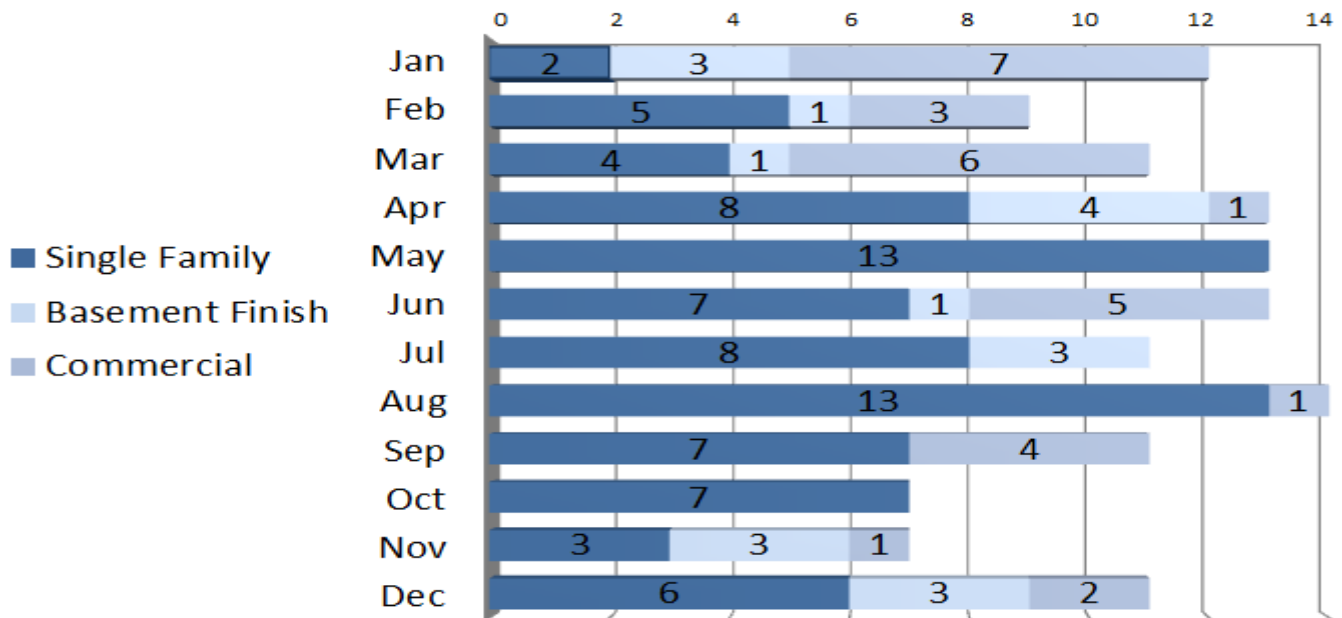
- **Building Inspection** remained steady. In 2014 there were 853 inspections, compared to 880 in 2015.
- For the last five years the greatest number of building inspections were completed in 2013.
- Inspections are performed on all new construction. The downward trend in the number permits is reflected in the decrease in inspections since 2011.

Building Inspections Completed 2015

1/1/2015 TO 12/31/2015

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
FINAL	29	15	21	26	29	32	45	31	27	39	35	38	367
FOOTER	21	5	14	25	24	36	11	20	27	20	21	16	240
FRAMING	15	7	16	15	14	16	10	12	17	18	14	19	173
RE-INSPECTION	1	1	0	3	2	1	3	4	6	1	1	0	23
STATUS CHECK	5	7	7	7	2	5	5	4	5	12	8	6	73
STOP WORK	0	1	2	0	0	0	0	0	0	0	1	0	4
TOTAL	71	36	60	76	71	90	74	71	82	90	80	79	880

Building Plan Reviews - 2015



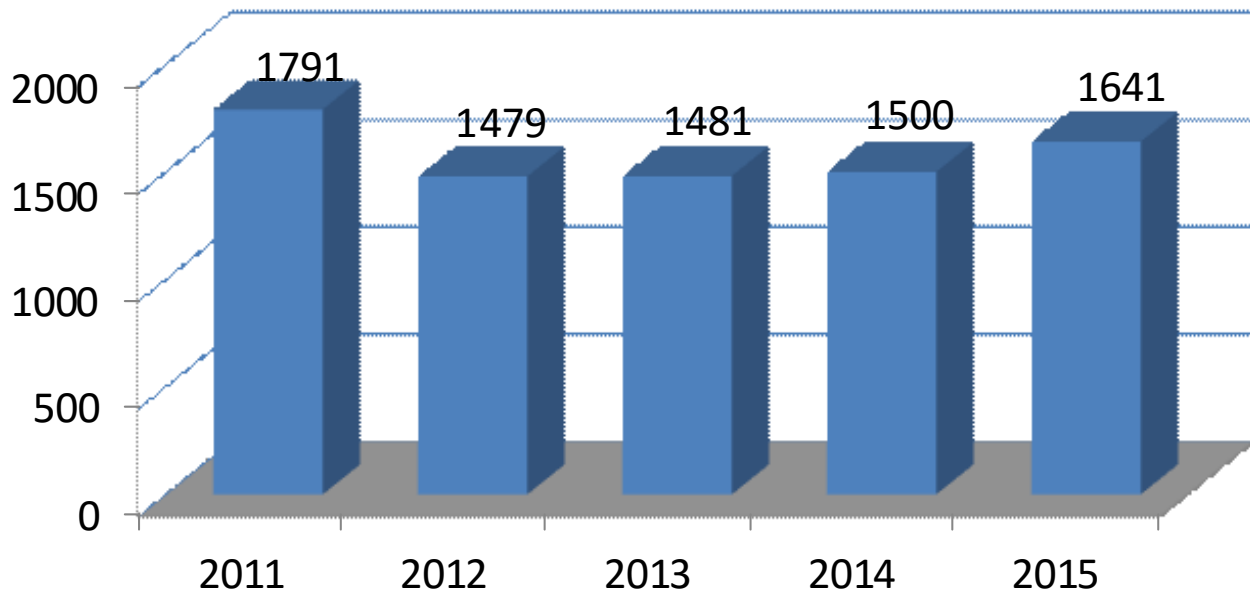
- Plan Reviews are performed for all new single family dwellings (2000SF>), basement remodels/finishes and commercial projects that fall under local jurisdiction.
- The number of reviews increased in 2015, from 104 to 132.

Building Plan Review Summary—2015

Review Date 1/1/2015 - 12/31/2015

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Single Family	2	5	4	8	13	7	8	13	7	7	3	6	83
Basement Finish	3	1	1	4	0	1	3	0	0	0	3	3	19
Commercial	7	3	6	1	0	5	0	1	4	0	1	2	30
Totals	12	9	11	13	13	13	11	14	11	7	7	11	132

Electrical Inspections Completed 2011-2015



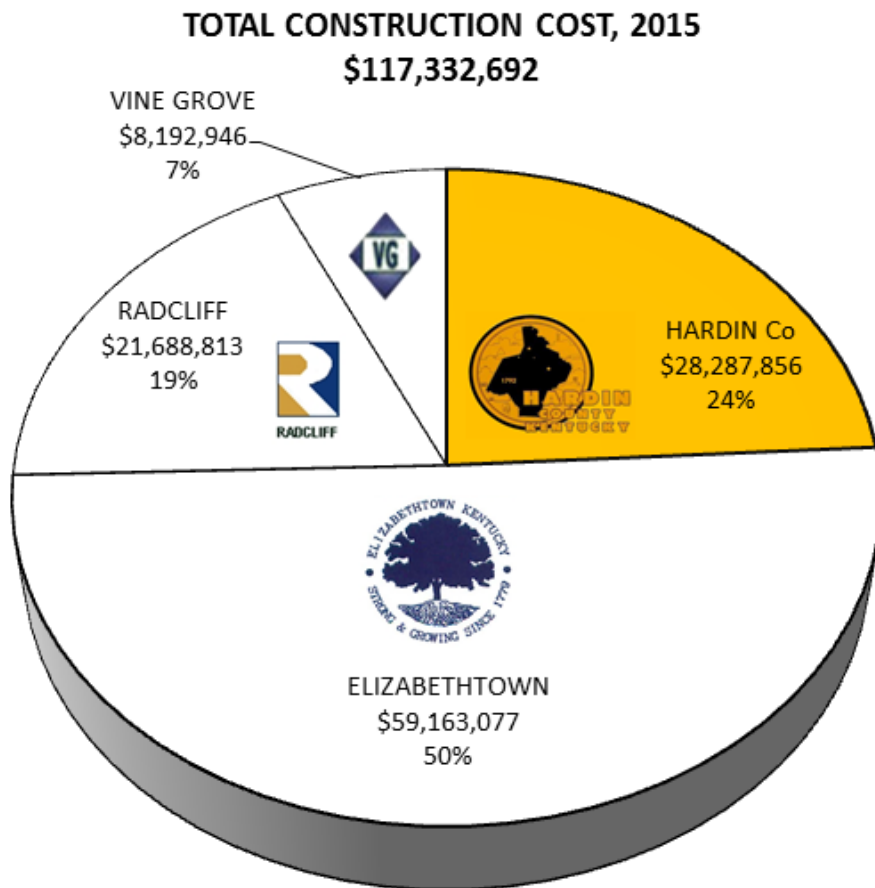
- A total of 1,641 electrical inspections were completed in 2015.
- The total number of electrical inspections performed in 2015 was 9.4% higher than in 2014.
- For the last five years, 2011 had the greatest number of electrical inspections.
- Electrical Inspection has increased since 2012.

Electrical Inspections Completed 2015

1/1/2015 TO 12/31/2015

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
FINAL	72	38	53	58	63	86	73	68	62	90	80	78	821
RE-INSPECTION	7	1	2	1	2	6	4	3	8	8	2	5	49
ROUGH	16	31	29	43	33	28	39	39	44	43	36	30	411
SERVICE ENTRANCE	2	1	1	0	0	1	1	1	0	1	0	2	10
STATUS CHECK	4	1	1	1	5	6	7	5	4	7	6	5	52
TEMP ON MAIN	16	16	18	16	33	26	16	15	27	27	32	22	264
TEMPORARY POLE	1	1	0	8	2	6	1	3	6	2	2	2	34
TOTAL	118	89	104	127	138	159	141	134	151	178	158	144	1641

The total construction cost of the four reporting jurisdictions showed a nearly 14% decrease from the 2014 total of \$136,021,133. This is due to the fact that Elizabethtown saw a 42% decrease from a record construction year in 2014, with \$102,769,661. Even with the decrease, Elizabethtown still made up half of the total construction cost for the county. Hardin County, the City of Radcliff and the City of Vine Grove improved in their 2015 totals from the previous year. The City of Radcliff had the greatest gain in construction cost of more than 500% from the previous year of \$3,416,733. The City of Vine Grove had a modest gain of nearly 25% in construction cost, with Hardin County witnessing a 21.5% increase from the the preveois year of \$23,264,880. The other jurisdictions of West Point, Sonora and Upton were not reported.



The Planning and Development Commission Staff has been active in the past year with public hearings, development plans and permits. The following table illustrates the workload for 2015.

Application Type	No. of Applications	Approved	Expired	Denied	Withdrawn	Pending
CONDITIONAL USE PERMIT	19	15	0	0	2	2
DEVELOPMENT PLAN	14	10	2	0	0	2
ZONING CHANGE	6	6	0	0	0	0
PUBLIC FACILITY	0	0	0	0	0	0
ROAD CLOSING	0	0	0	0	0	0
SITE PLAN	17	9	1	0	1	6
VARIANCE	19	13	0	1	0	5
TOTAL	75	52	3	1	3	16

- A total of 6 map amendment application were considered by the Planning Commission during 2015, four going Commercial and two downzoning to Residential.
- The Commission Staff reviews all Development Plans and Site Plans. A total of 14 Development Plans for Commercial and Industrial projects were re-viewed along with 17 Site Plans for Residential related projects.
- The number of Site Plan remained consistent in 2015, compared to 2014, but the number of Development Plans saw a decrease—from 20 to 14.
- A total of 38 applications were considered by the Board of Adjustment during 2015 for Conditional Use Permits and Variances.

VIOLATIONS REPORT 2015

If a violation of the county ordinance occurs, or is alleged to have occurred, any person may file a written complaint or otherwise make a report to the Planning Commission. Such a complaint, stating the causes and basis thereof, can be filed anonymously with the Planning Staff. Reports of violations are coordinated with the Hardin County Code Enforcement Officer and the Hardin County Property Maintenance Code.

A violation notice will be issued to the property owner after a staff member has investigated the complaint. The DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009 enables the Commission to regulate and provide relief towards a number of items such as wrecked and/or inoperative vehicles, multiple dwellings, and commercial activity in a residential zone.

A notice of violation typically establishes a time period for the property to come into compliance. Should the property owner fail to correct said violation the Commission then forwards the violation on to the Office of the Hardin County Attorney's for resolution.

In 2015, a total of nine (9) violations were investigated via a Site Visit and resulted in letters being mailed out.



VIOLATION TYPE	# OF INVESTIGATIONS
Inoperable Vehicles	4
RV's used as Dwellings	1
Multiple Dwellings	2
Construction Activities without a Permit	2
TOTAL	9

SUBDIVISION REGULATIONS (2015)

Subdivision Regulations, Design & Improvement Standards

On 15 September 2015, the Hardin County Planning Commission adopted updated Subdivision Regulations for Unincorporated Hardin County. The Regulations were developed after several meetings with the help of a steering committee of local surveyors and engineers. Subdivision Regulations were first adopted in Hardin County in 1979 and later revised in 1995. The 2015 Subdivision Regulations are an update of the 1995 Regulations to include reformatting, creating standards from long used policies and incorporating other county ordinances and regulations by reference.

HARDIN COUNTY GOVERNMENT CENTER

The Hardin County Planning & Development Commission has moved from the HB Fife Courthouse, in Downtown Elizabethtown, to Suite 225 on the 2nd floor of the new Hardin County Government Center. Construction on the County Government Center completed in the summer of 2015 and is located at 150 N. Provident Way, near the corner of Ring Road (KY 3005) and Patriot Parkway (KY 361) in Elizabethtown, KY. The Planning Commission and Board of Adjustment meets the first and third week of the month on Tuesday's and Thursday. Their meetings are held across the hall from the Planning & Development office.



HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION

150 N. Provident Way, Suite 225
Elizabethtown, KY 42701
Phone: (270) 769-5479
Fax: (270) 769-5591

We're on the Web!
www.hcpdc.com