

Hardin County Planning & Development Commission

3 November 2026

Hardin County Government Center

2nd Floor Meeting Room

MAP AMENDMENT

Owner: Michelle & Dennis Jordan

3 November 2026

<u>Zoning Map Amendment Request:</u>

FROM: **R-2** (Rural Residential)

TO: **C-2** (General Commercial)





Summary: The applicant is requesting a <u>Zone Change</u> from Rural Residential (R-2) to General Commercial (C-2) to allow for a proposed welding shop on site. The property is a 15 acre site located at 13335 South Dixie Highway in Sonora, 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 (Urban Area)

D. Planning Area Maps & Analysis (South Urban Area)

E. Zoning Map

F. Environmental Features Map

G. Table 1: Land Use Table (Zoning Ordinance)

H. Initial Site Plan

I. Aerial Photo

J. Proposed Development Plan

K. Photos of the Site

L. Character of the Area Analysis

M. Zone Changes on South Dixie Since 2020

N. *Comprehensive Development Guide

O. *Development Guidance System Ordinance

***Not provided in PowerPoint**

Public Notification

Newspaper Ad on Saturday
October 24, 2026

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, 3 NOVEMBER 2026, in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the zoning map from the R-2 - RURAL RESIDENTIAL ZONE to the C-2 - GENERAL COMMERCIAL ZONE for A +/- 14.82 ACRE SITE LOCATED at 13335 S DIXIE HWY, SONORA, KY 42776.



2 Signs posted on site since October 16, 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

October 16, 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 13335 S DIXIE HWY, SONORA, KY 42776. The owners, MICHELLE & DENNIS JORDAN are requesting a Zoning Change for A +/- 14.82 ACRE SITE LOCATED ON THE WEST SIDE OF SOUTH DIXIE HIGHWAY (US-31W). – See Enclosed Map

The hearing will be held as follows:

DATE:	3 NOVEMBER 2026
TIME:	5:00 PM
PLACE:	Hardin County Government Building 150 N. Provident Way, 2nd Floor Meeting Room Elizabethtown, KY 42701
EXISTING ZONE:	R-2 - RURAL RESIDENTIAL ZONE
PROPOSED ZONE:	C-2 - GENERAL COMMERCIAL ZONE
REQUEST:	ZONE CHANGE TO GENERAL COMMERCIAL (C-2) TO ALLOW FOR A WELDING SHOP IN ADDITION TO THE PRE-EXISTING GREENHOUSE OPERATION ON SITE

The Public Hearing will be held to decide whether:
1) The proposed project is in agreement with the comprehensive plan,
2) There have been major economic, physical or social changes in the area since the adoption of the comprehensive plan and / or
3) The existing zone is inappropriate.

Section 4-2 (B) of the Hardin County Development Guidance System Zoning Ordinance contains information about the public hearing process. This includes the rules that will be used during the hearing and the action that can be taken.

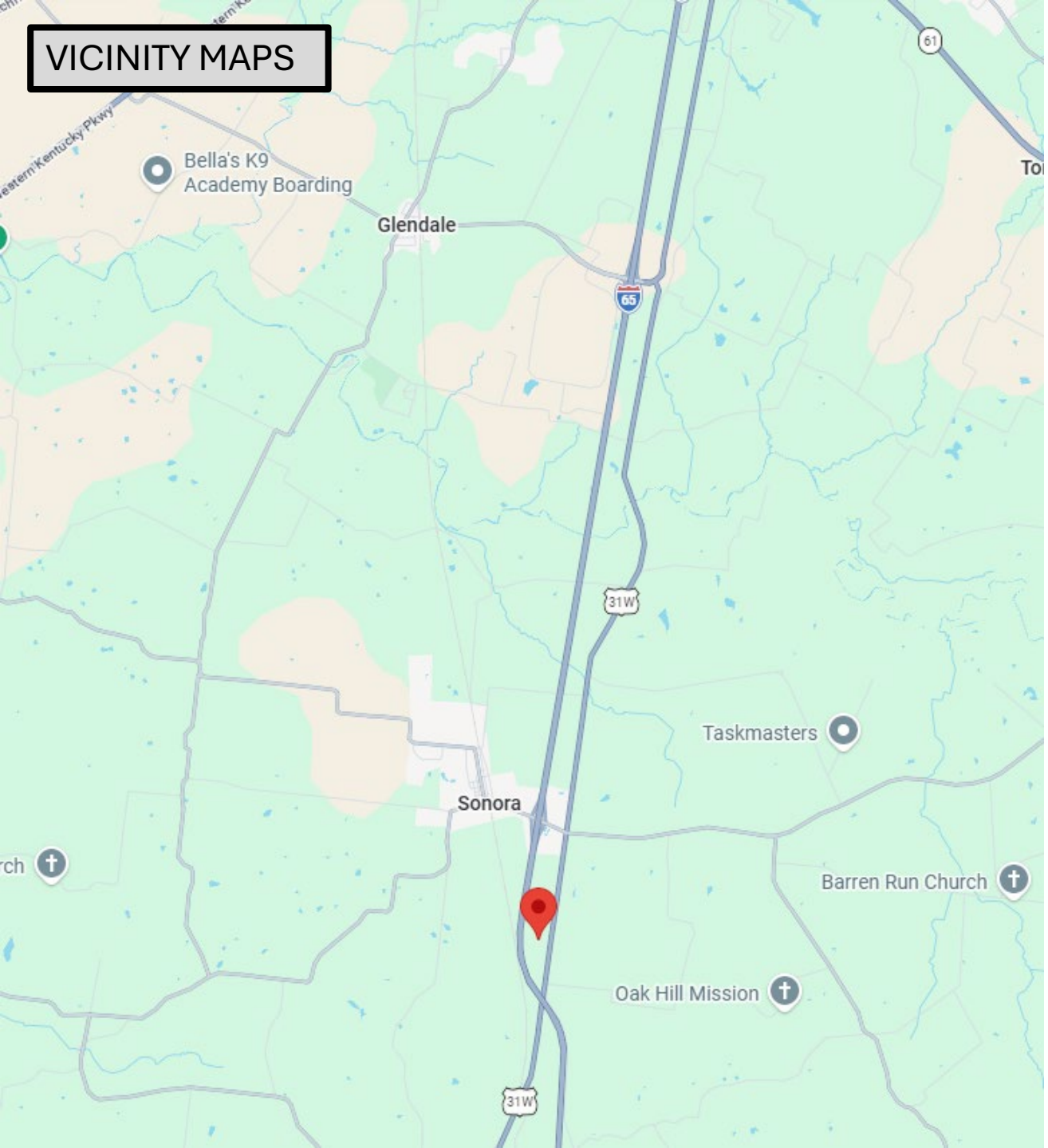
Please call the Planning Commission office at 270-769-5479 if you have any questions.

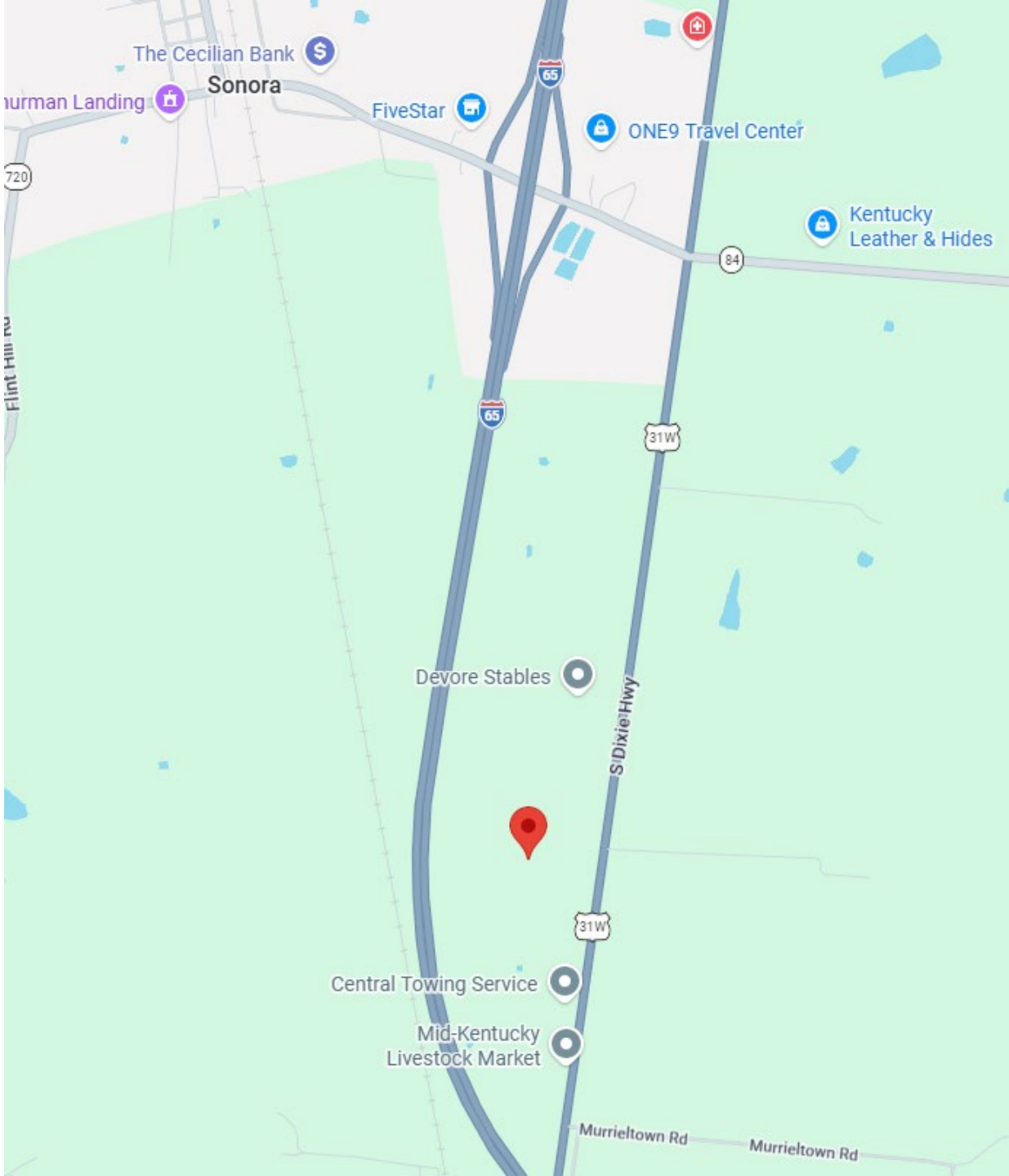
Adam C. King, AICP
Director

c: E G THOMPSON, Magistrate

First class mailings sent to adjoining property owners

VICINITY MAPS





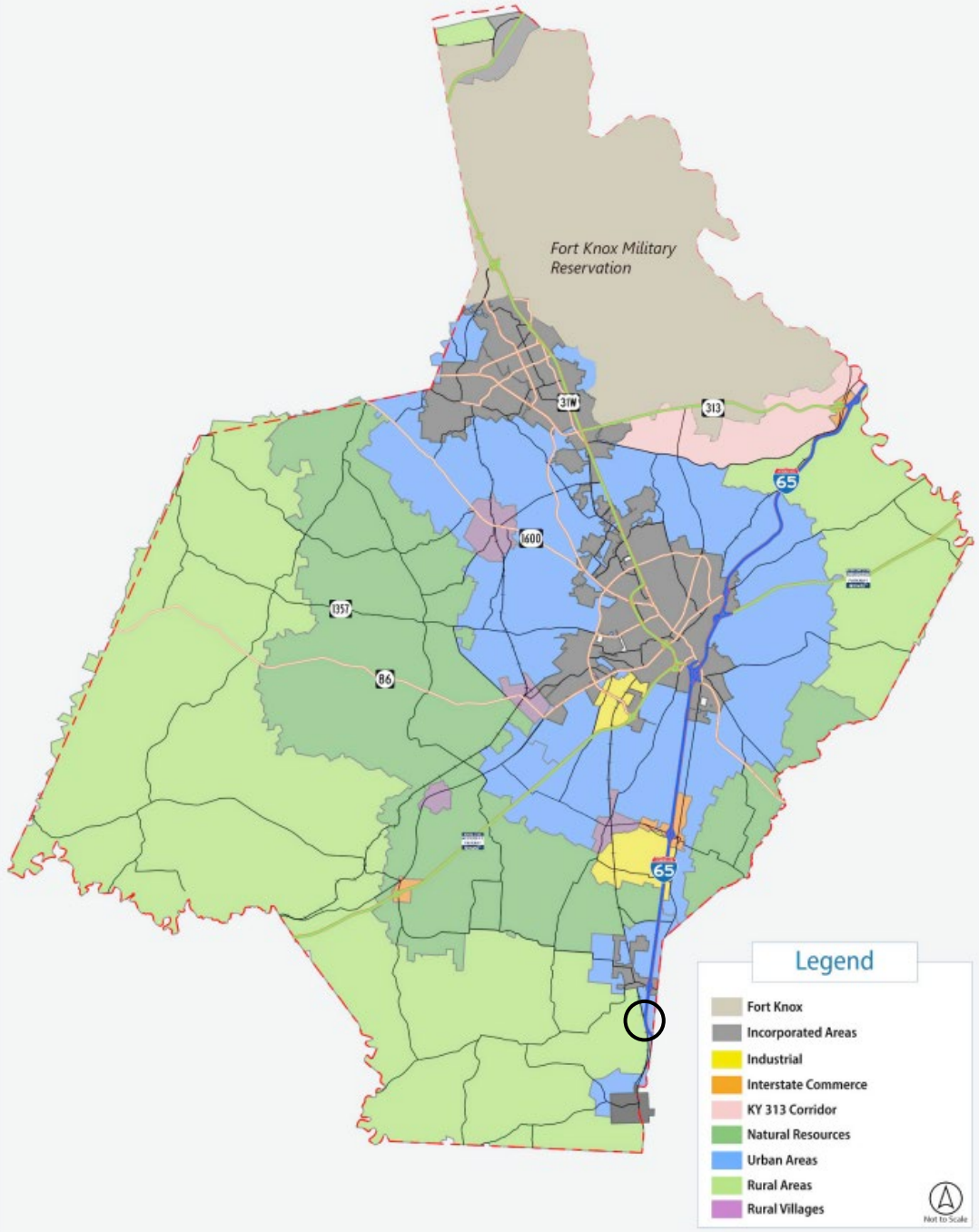


Figure 2-1: Future Land USe Map

Urban Areas

Introduction: The urban areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities.

The urban areas are adjacent to existing, more dense development within the county. The largest sections of this area are located surrounding and between the cities of Radcliff, Vine Grove, and Elizabethtown, with smaller areas of the county identified as urban adjacent to Cecilia, Rineyville, Glendale, Sonora, and Upton. Urban areas also face annexation pressure as Elizabethtown and Radcliff continue to grow, which can present difficulties for future planning efforts if it is not coordinated.

Natural Features: Generally, the urban areas are flat to gently rolling, relatively unaffected by poor soils, and are not subject to flooding. Some areas may be impacted by karst topography. Overall, the urban areas are better suited for development, but specific site considerations should still be reviewed.

Existing Land Use: The urban areas include those portions of the county that are currently the most densely developed. Along the state highways and arterial or collector roads in the county, there is a mix of commercial and high-density residential uses, as well as some light industrial uses. The area also includes numerous single-family houses and subdivisions that range from a suburban scale to a rural character. There is a sizeable amount of farmland and undeveloped property located in the urban areas that is anticipated to transition as development continues. Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.

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

Recommended Land Uses

- Convenience and general commercial uses are appropriate along state highways and at major intersections.
- Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.
- Future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities.
- Lower intensity uses that serve a smaller geographic area, including neighborhood commercial and convenience commercial, may be appropriate as development occurs further away from major and minor arterials.
- Residential should be limited to urban residential at the highest density that can be supported by the infrastructure available.
- Residential subdivisions with internal public streets are encouraged along state highways and county roads that meet the minimum required standards.
- Multi-family housing may be appropriate in areas with adequate access, utilities, and services at strategic intersections and along major corridors.
- Where sewer is available, development should be permitted at the highest density that can be accommodated by the site and necessary infrastructure.
- Light industrial development may be appropriate in areas with adequate access to roads (state highways and at strategic intersections), utilities, and services if the impacts from the industrial use on surrounding properties and public roads can be adequately mitigated.
- Existing industrial uses within the urban areas that can adequately mitigate impacts should also be considered.

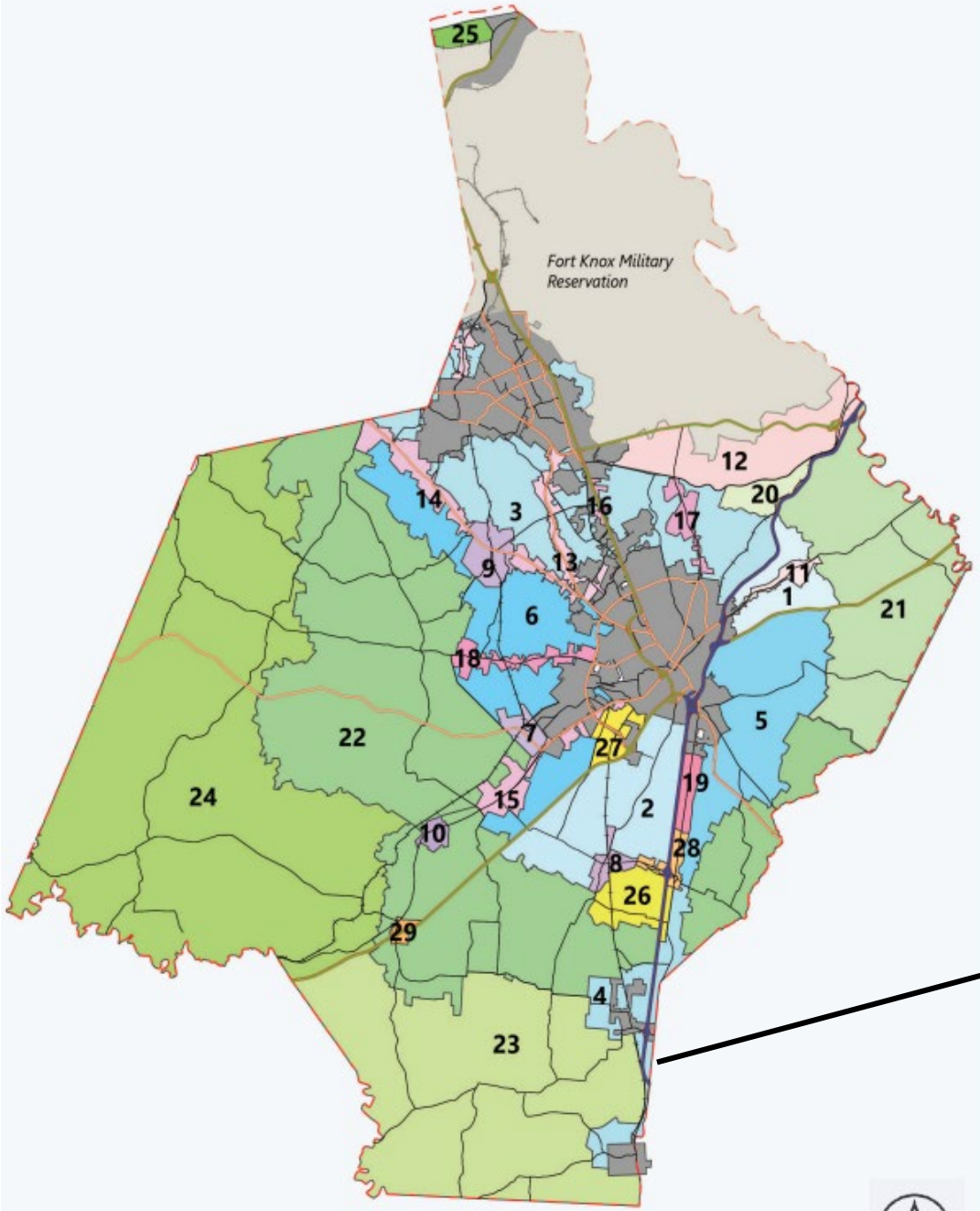
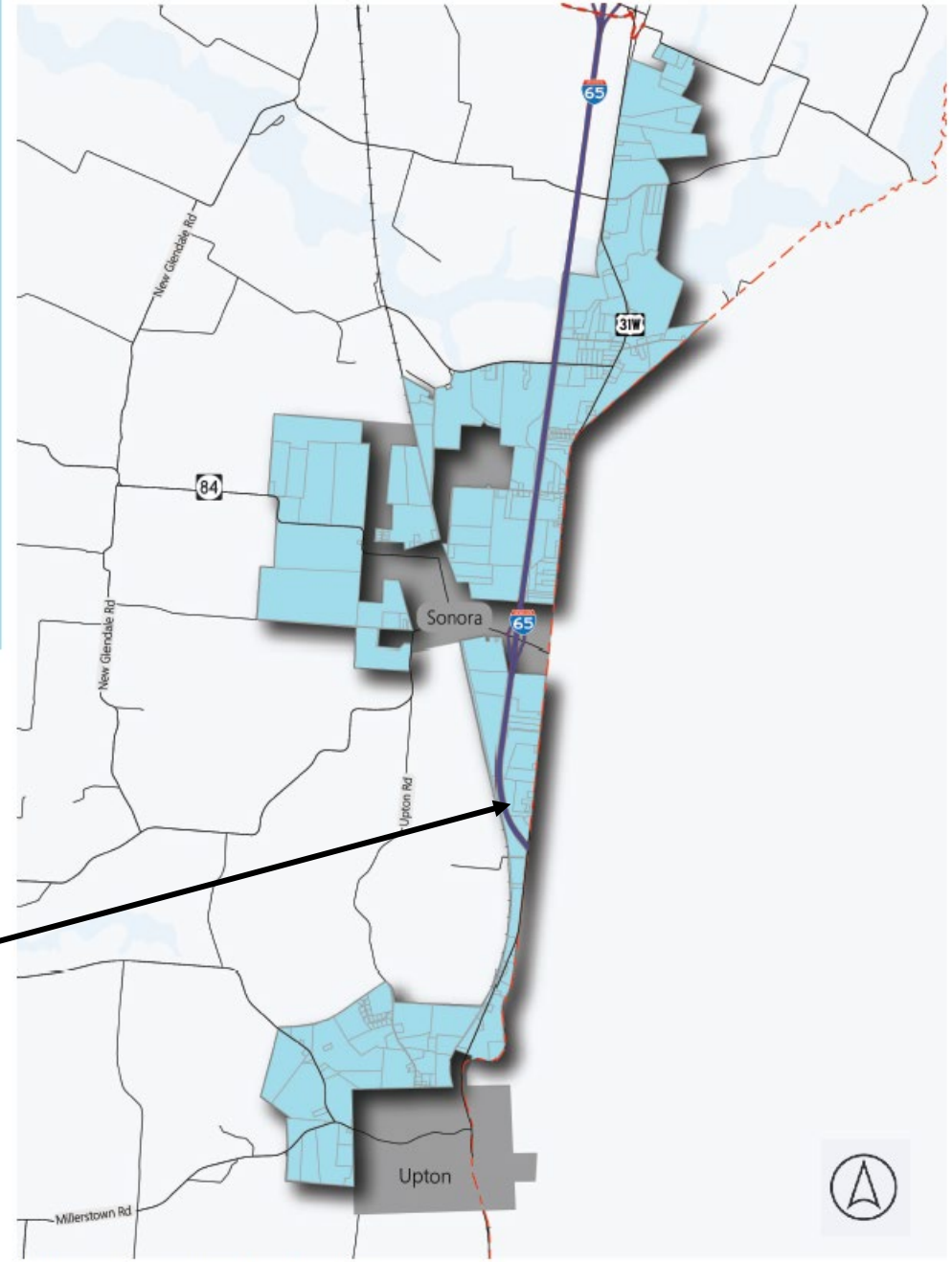


Figure 2-2: Planning Areas

4-South Urban Area



Valley Creek Urban Area

This planning area is part of the Urban Area future land use group. It is located southeast of Elizabethtown and bounded by the Bluegrass Parkway to the north, Red Mill Road to the east, and Sportsman Lake Road and the city of Elizabethtown to the west. The Valley Creek Planning Area is approximately 20.5 square miles (13,124 acres) in size.

Existing Land Use

This area is predominantly residential in character with areas of non-residential development along major corridors and closer to the city of Elizabethtown. Commercial and industrial uses are currently located on Lincoln Parkway (KY 61), Hodgenville Road (KY 210), and Valley Creek Road (KY 567). The Elizabethtown Country Club and various residential subdivisions (Fernwood, Foxwood, Tall Pines, Thousand Oaks, Wakefield, and Tabb Springs) are also located in this area.

Natural Features

This area has both gradually rolling terrain and areas of steeper slopes. It transitions from the relatively flat terrain closer to the City of Elizabethtown to the west to a hillier region to the east. There are flood hazards associated with the East Rhudes Creek, Sportsman Lake, Valley Creek, Valley Creek Reservoir No. 8, and the Wheeler Branch.

Transportation Features and Public Facilities

The Valley Creek Urban Planning Area is served by an adequate roadway network. The East Elizabethtown Connectivity Study noted two planned construction projects to improve the safety at the intersections of Dixie Highway (US 31W) with Hodgenville Road (KY 210) and US 31W with Lincoln Parkway (KY 61). As development continues, growth in the area could strain the transportation network if not managed.

This area is served by the Valley Creek Fire Department. No public schools are located in this portion of the County. Water in the Valley Creek Urban Area is served by Hardin County Water District No. 2 and sewer service is not available in the area.

Recommended Land Use and Development Criteria

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

Recommended Land Uses

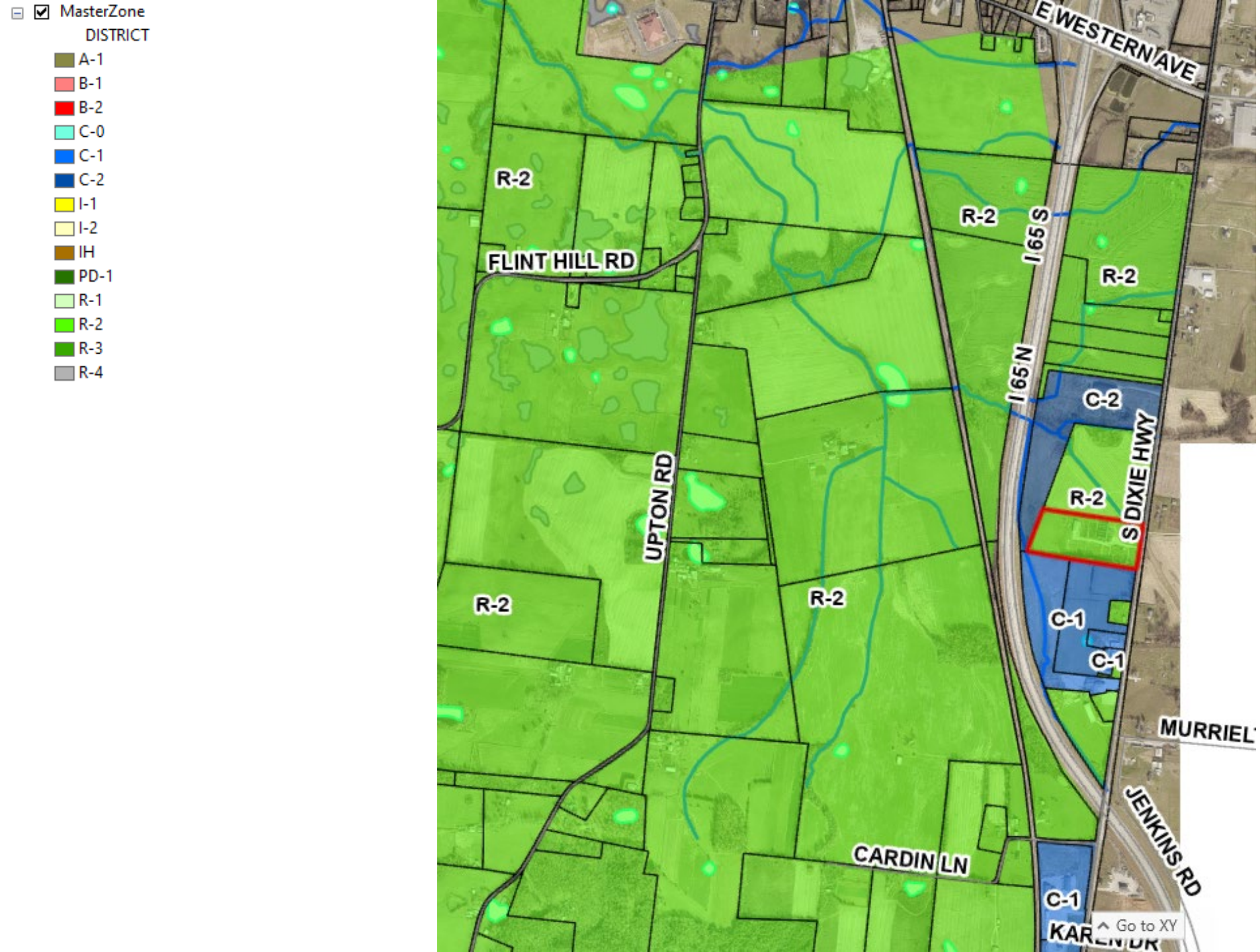
- The recommended land use pattern is primarily urban residential.
- In order to reduce urban sprawl and maximize public infrastructure, decreases in minimum lot sizes should be permitted where adequate access and utility infrastructure is available.
- Where pubic sanitary sewer service is provided, higher residential densities should not only be encouraged but also required.
- Multi-family development should be encouraged in areas with adequate access and utilities.
- Small scale multi-family residential (duplex, triplex, and quadplex) may be appropriate at certain locations as a transition between residential and non-residential uses if sewer is available.
- Non-residential development is appropriate along US 31W and I-65 as well as at intersections of two state highways or where a state highway intersect adequate county road.
- Development in this area should be logical not "leapfrog" development in order to allow for logical infrastructure improvements.
- Residential development should be discouraged adjacent to I-65 due to noise from the interstate.

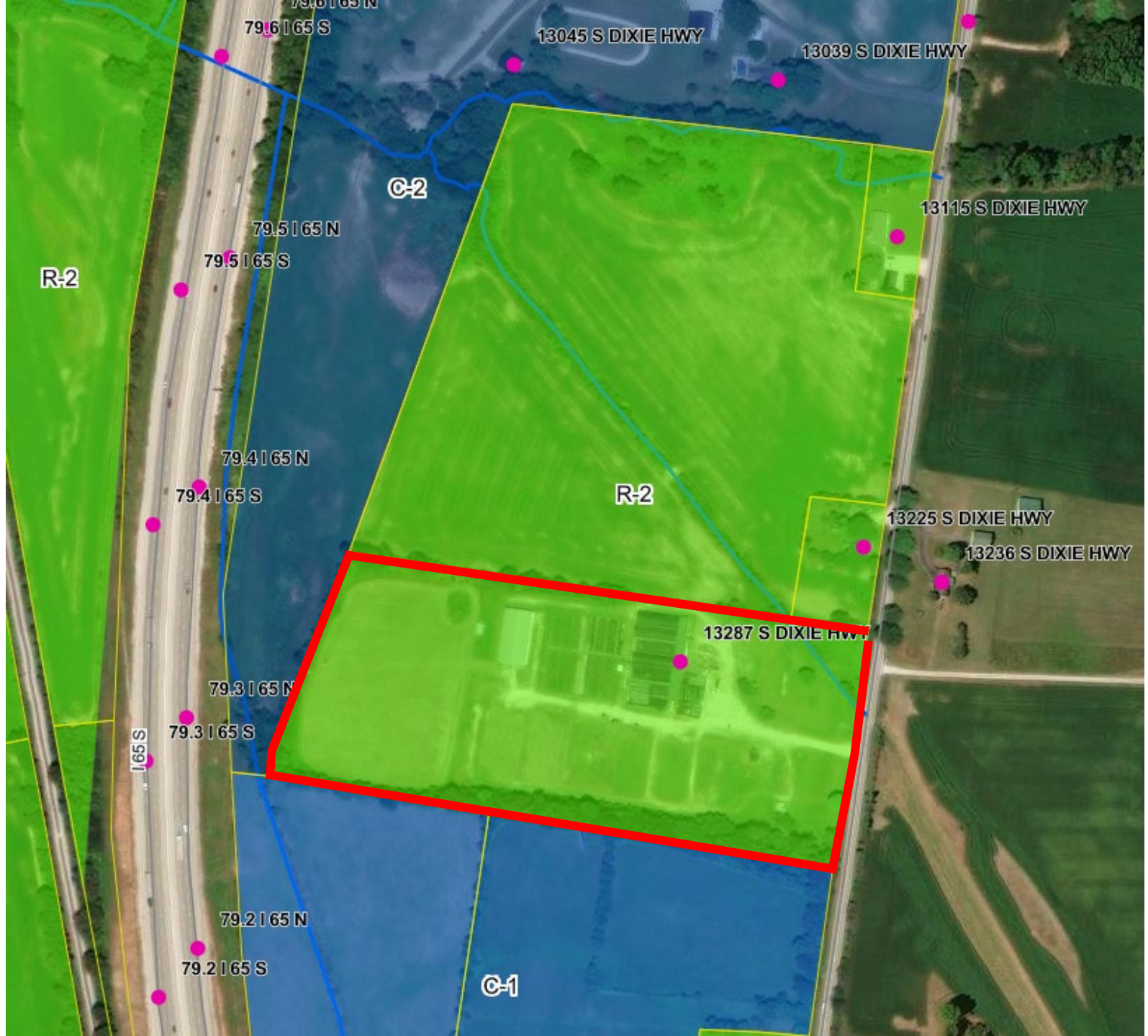
Access Criteria

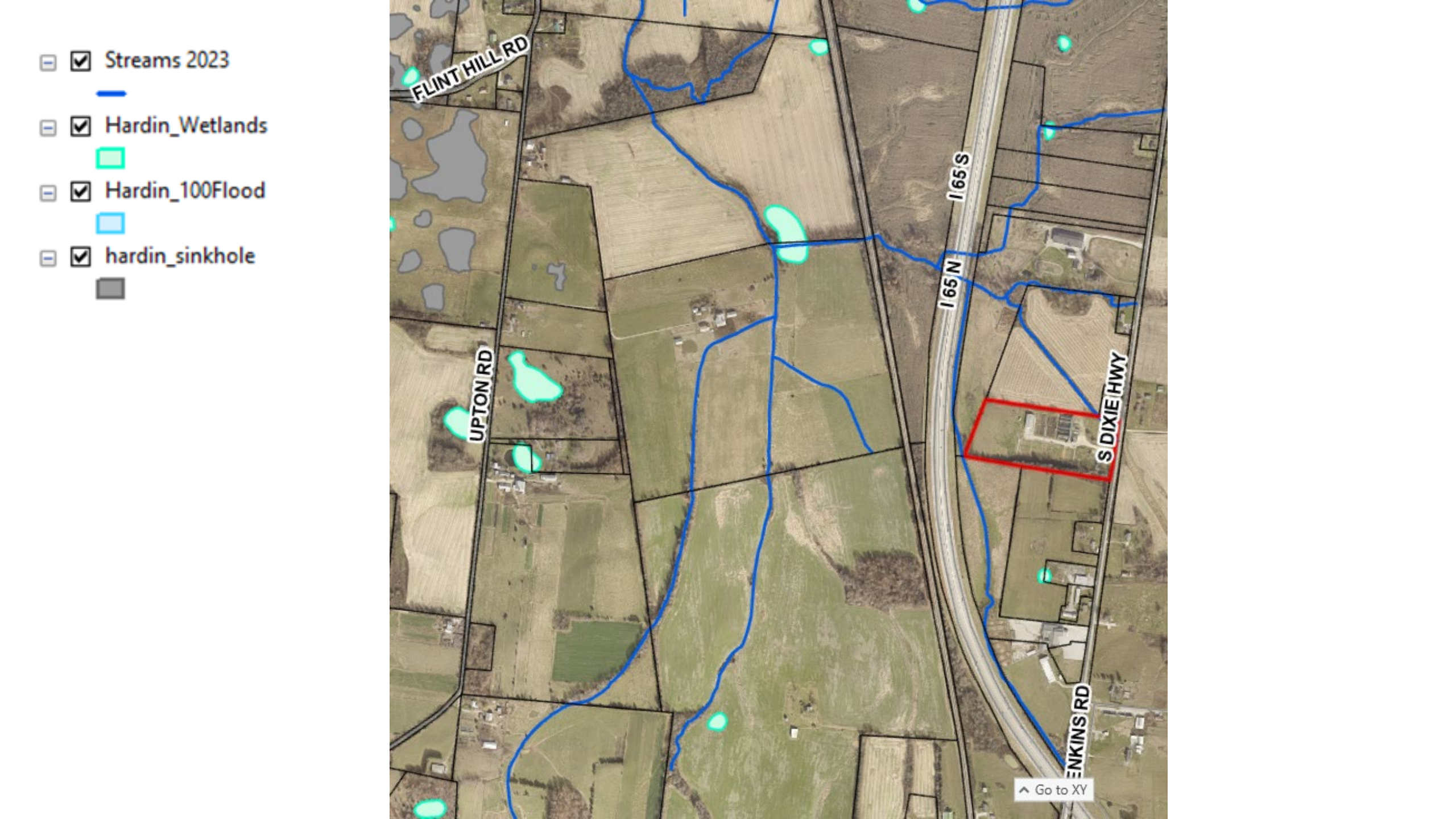
- Development should be carefully reviewed so it does not create traffic congestion or capacity problems along major corridors.
- Access points to the roadway should be limited through the development review process and other appropriate controls.

Utility Criteria

- If public sewer is not available, new development is recommended to employ decentralized wastewater collection and treatment that would facilitate the eventual connection to the regional sewer system in the future.
- If septic is used, the lot sizes must be adequate for long term maintenance and repair.


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
E WESTERN AVE
FLINT HILL RD
UPTON RD
I 65 S
I 65 N
S DIXIE HWY
CARDIN LN
JENKINS RD
MURRIEL
KAREN DR
Go to XY
Sonora City Limits
Larue County


79.6 I 65 S
13045 S DIXIE HWY
13039 S DIXIE HWY
C-2
13115 S DIXIE HWY
79.5 I 65 N
79.5 I 65 S
R-2
79.4 I 65 N
79.4 I 65 S
R-2
13225 S DIXIE HWY
13236 S DIXIE HWY
13287 S DIXIE HWY
79.3 I 65 N
79.3 I 65 S
I65 S
79.2 I 65 N
79.2 I 65 S
C-1


Streams 2023
Hardin_Wetlands
Hardin_100Flood
hardin_sinkhole
FLINT HILL RD
UPTON RD
I 65 S
I 65 N
S DIXIE HWY
ENKINS RD
Go to XY

P = Permitted Use | C = Conditional Use | A = Accessory Use | -- = Not Permitted

	LISTED USES	A-1	R-1	R-2	R-3	R-4	R-5	C-0	C-1	C-2	B-1	B-2	I-1	I-2	I-H	PD-1
1.	Accessory Structures	A	A/C	A/C	A/C	A	--	P	P	P	P	P	P	P	P	A
2.	Agricultural Tourism	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--
3.	Agricultural Use	P	P	P	P	P	--	P	P	P	P	P	P	P	P	P
4.	Agriculture Equipment Sales & Service	C	--	--	--	--	--	--	P	P	--	--	--	--	--	--
5.	Airports	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
6.	Amusement Enterprises (Indoor)	--	C	C	C	--	--	C	C	C	C	--	A	A	--	--
7.	Antique, Gift & Craft Shops	C	C	C	C	--	--	P	P	P	--	P	A	A	--	P
8.	Apparel Store	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--
9.	Asphalt Manufacturing	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
10.	Automobile Manufacturing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
11.	Automotive Repair	--	C	C	C	--	--	C	C	C	C	--	C	C	--	--
12.	Automotive Sales	--	--	--	--	--	--	--	C	C	C	--	--	--	--	--
13.	Automotive Storage (2-5 vehicles)	C	C	C	C	C	C	--	--	--	--	--	--	--	--	C
14.	Bank, Savings & Loan	--	--	--	--	--	--	--	P	P	P	--	A	A	--	P
15.	Beauty & Barber Shop	C	C	C	C	--	--	P	P	P	--	P	A	A	--	P
16.	Bed & Breakfast	C	C	C	C	--	--	P	P	P	--	P	--	--	--	P
17.	Blast Furnaces, Metal Smelting, Ore or Metal Reducing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
18.	Boarding House and/or Group Home	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--
19.	Building Material Sales	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--
20.	Cemetery	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--
21.	Charitable Gaming Activity	--	C	C	C	--	--	--	C	C	C	--	--	--	--	--
22.	Child Care Center	C	P/C	P/C	P/C	P/C	P/C	P/C	P	P	C	C	A/C	A/C	P/C	P/C
23.	Church (with Cemetery)	P	P	P	P	--	--	P	P	P	P	P	C	C	--	P
24.	Contractor's Equipment Yard	--	--	--	--	--	--	--	--	P	--	--	P	P	--	--
25.	Convenient Store and/or Filling Station	--	--	--	--	--	--	--	P	P	P	--	C	C	--	--
26.	Crushed Stone, Sand, Gravel Operation	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
27.	Cultural Services	C	C	C	C	--	--	P	P	P	P	P	--	--	--	P
28.	Dry Cleaner	--	--	--	--	--	--	--	P	P	--	P	--	--	--	P
29.	Dwelling; Accessory	C	C	C	C	--	--	--	--	--	--	--	--	--	--	C
30.	Dwelling; Mobile Home	C	C	C	C	--	P	--	--	--	--	--	--	--	C	C
31.	Dwelling Multiple; Two Dwellings on 11.0 acres or greater	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
32.	Dwelling; Single Family	P	P	P	P	P	P	C	C	C	C	C	C	C	P	P
33.	Educational Institution	P	P	P	P	--	--	--	P	P	--	--	P	P	--	P
34.	Farmers Market	C	--	--	--	--	--	--	P	P	--	--	--	--	--	P
35.	Funeral Home	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--
36.	Furniture Store	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--
37.	Grain Bin Facility	C	--	--	--	--	--	--	P	P	--	--	--	--	--	--
38.	Greenhouse & Plant Nursery	C	C	C	C	--	--	P	P	P	P	P	--	--	--	--
39.	Home Occupation	A/C	A/C	A/C	A/C	A/C	A/C	--	--	--	--	--	--	--	A/C	A/C
40.	Hotel & Motel	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--
41.	Indoor Storage-Construction Equipment	--	--	P	P	--	--	P	P	P	P	--	P	P	--	--
42.	Junk Yard	--	--	--	--	--	--	--	C	C	C	--	C	C	--	--
43.	Kennels	C	C	C	C	--	--	--	C	C	C	--	C	C	--	--
44.	Livestock Auction and/or Stock Yard	C	--	--	--	--	--	--	--	C	--	--	--	C	--	--
45.	Machinery Sales & Service	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--
46.	Manufactured Home Dealers	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--
47.	Manufacturing Use	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
48.	Medical Cannabis - Cultivator, Dispensary, Processor, Producer, Safety Compliance Facility	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
49.	Meat Packing Plant	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
50.	Medical Office	--	C	C	C	--	--	P	P	P	--	P	C	C	--	P
51.	Mobile Home Park	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--
52.	Mobile Office	--	C	C	C	--	--	--	C	C	C	--	C	C	--	--
53.	Multi-Family Housing	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P
54.	Non-Commercial Saw Mill	P	--	P	P	--	--	--	--	--	--	--	--	--	--	--
55.	Nursing Home	--	C	C	--	--	--	--	P	P	--	--	--	--	--	P
56.	Outlet Mall and/or Department Store	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--
57.	Owner-Operated, Specially Skilled Shop for Agricultural Related Use	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--
58.	Parking Lot	C	C	C	C	--	--	P	P	P	P	P	--	--	--	P
59.	Petroleum Production, Refining and/or Storage	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
60.	Plumbing & Electrical Supply	--	--	--	--	--	--	--	P	P	P	--	P	P	--	--
61.	Printing, Publishing & Engraving	--	--	--	--	--	--	--	P	P	--	--	P	P	--	--
62.	Private Club	C	C	C	C	--	--	--	P	P	--	--	C	C	--	P
63.	Private School	P	P	P	P	--	--	--	P	P	--	--	--	--	--	P
64.	Professional Office	--	C	C	C	--	--	P	P	P	--	P	P	P	--	P
65.	Rail Road Siding Operation	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
66.	Ready Mix and/or Concrete Plant	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
67.	Recreational Enterprises (Outdoor)	C	C	C	C	--	--	C	P	P	--	--	--	--	--	--
68.	Recycling Center	--	--	--	--	--	--	--	C	C	C	--	C	C	--	--
69.	Repair of Household Appliances	--	C	C	C	--	--	P	P	P	--	--	--	--	--	--
70.	Restaurants	C	C	C	C	--	--	P	P	P	P	P	A	A	--	P
71.	Research Laboratory	--	--	--	--	--	--	--	P	P	--	--	P	P	--	--
72.	Retail Food Store	--	--	--	--	--	--	--	P	P	P	--	--	--	--	P
73.	Retail Neighborhood Use	--	C	C	C	C	C	P	--	--	--	--	--	--	--	P
74.	Retail Sales of Merchandise	--	C	C	C	C	C	P	P	P	C	--	A	A	--	P
75.	Saw mills	C	--	--	--	--	--	--	C	C	C	--	C	C	--	--
76.	Scrap Metal	--	--	--	--	--	--	--	--	C	--	--	C	C	--	--
77.	Self / Mini Storage Units	--	C	C	C	C	C	--	P	P	P	--	--	--	--	P
78.	Self Serve Laundry	--	C	C	C	C	C	P	P	P	--	--	--	--	--	P
79.	Sexually Oriented Business	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
80.	Shoe Repair	--	C	C	C	C	--	P	P	P	--	P	--	--	--	P
81.	Signage (On and Off-Site)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
82.	Slaughter House	C	--	--	--	--	--	--	--	--	--	--	C	C	--	--
83.	Tailors Shop	--	C	C	C	--	--	P	P	P	--	P	--	--	--	P
84.	Temporary Real Estate Sale Office	--	C	C	C	C	C	--	--	--	--	--	--	--	--	P
85.	Temporary Use- See Definition	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
86.	Theater	--	--	--	--	--	--	--	P	P	P	C	--	--	--	--
87.	Tractor Trailers (Parking & Storage)	P	C	C	C	--	--	C	P	P	P	C	P	P	C	C
88.	Truck or Freight Terminal	--	--	--	--	--	--	--	--	--	C	--	C	C	--	--
89.	Veterinary Clinics	C	C	C	C	--	--	C	P	P	--	--	--	--	--	--
90.	Warehousing	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--
91.	Welding Shop	C	C	C	C	--	--	C	P	P	--	--	P	P	--	--
92.	Wholesaling	--	--	--	--	--	--	--	--	P	--	--	P	P	--	--


Warehouse (Equipment/Products)
3 Proposed Greenhouses
7 Existing Greenhouses
Loading Dock
PARKING
Septic System
4'X8' sign
Port-a-Pot
Dwelling/Office
SOUTH DIXIE HIGHWAY (US 31W)
Initial SITE PLAN


2025 Aerial
Initial CUP: Feb 2014 – Feb 2019 (5 Years)
Amended CUP: Feb 2019 – Feb 2026 (7 Years)
Amended CUP: March 2026 – March 2036 (10 Years)

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION. THE INFORMATION SHOWN HEREON WAS BASED ON DEEDS AND OR PLATS OF RECORD IN THE HARDIN COUNTY CLERK'S OFFICE, PERSONAL FIELD INFORMATION AND HAVE OUR FREQUENCY IS ADJUSTED AND TO SCALE.

DATE OF SIGNATURE — KIRBY A. GWIN, PROFESSIONAL LAND SURVEYOR #3590

10/19/2026
DATE OF FINAL PLAT

STATE OF KENTUCKY
KIRBY A GWIN
3590
LICENSED PROFESSIONAL LAND SURVEYOR

OWNER CERTIFICATIONS

I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, do adopt this as my (our) (Development Plan / Site Plan) for the property and agree to complete all site improvements shown hereon in their entirety prior to receiving a Certificate of Occupancy to use and occupy the building(s) and property. I (we) further assure and understand that the building and premises, including all landscape materials shall be maintained in a proper manner.

Owner signature — Date

NOTARY CERTIFICATION

COMMONWEALTH OF KENTUCKY
COUNTY OF HARDIN

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was delivered and acknowledged before me in Hardin County, Kentucky. I further certify that the above signature(s) is (are) legal and (has, have) been executed voluntarily on this date, to the best of my knowledge and belief.

Witness my hand this _____ day of _____ (MONTH); _____ (YR)

Notary Public — My Commission Expires

DRAINAGE AND STORM WATER RECEIVER

THE STORM WATER RECEIVING TO OF THIS SUBDIVISION IS DORSEY RUN WHICH DRAINS INTO NOLIN RIVER. PART OF DORSEY RUN IS LOCATED ON SUBJECT PROPERTY.

DRIVEWAY ENTRANCE NOTE: (STATE ROAD)

THE KENTUCKY DEPARTMENT OF HIGHWAYS MUST APPROVE ALL LOT ENTRANCES OFF OF STATE HIGHWAYS. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE MAINTENANCE FACIUTY OF THE KENTUCKY DEPARTMENT OF HIGHWAYS LOCATED AT 310 VALLEY CREEK ROAD ELIZABETHTOWN, KY

STREAM BUFFER ZONE NOTE

PER KRS 151 PERMIT IS REQUIRED A 25 FOOT BUFFER ZONE AS MEASURED BETWEEN THE STREAM BANK AND ANY LAND DISTURBANCE AS MEANS OF PROVIDING ADEQUATE PROTECTION TO RECEIVING WATERS. ANY DISTURBANCE IN THIS AREA WILL REQUIRE APPROVAL FROM THE COUNTY ENGINEER AND KENTUCKY DIVISION OF WATER.

NATURAL FEATURES

AS INDICATED ON THE SONORA KY U.S.G.S. QUADRANGLE MAP DATED 2023, THERE IS A BLUE LINE STREAM LOCATED WITHIN THE SUBJECT PROPERTY OF THIS DEVELOPMENT.

HARDIN COUNTY BOARD OF HEALTH CERTIFICATION

EXISTING SYSTEM VERIFICATION
I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) APPEARS TO BE FUNCTIONING PROPERLY, WITH NO SIGNS OF FAILURE AT THIS TIME

DATE

HARDIN COUNTY HEALTH CENTER OFFICIAL OR LICENSED PROFESSIONAL ENGINEER, LICENSE NUMBER

VICINITY MAP

NOT TO SCALE



FLOOD PLAIN NOTE

AS INDICATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), EFFECTIVE DECEMBER 06, 2023, SPECIFICALLY MAP NUMBER 21093C0044E, THE PROPERTY SHOWN ON THIS PLAT IS SHOWN TO BE WITHIN ZONE X WHICH HAS BEEN DETERMINED TO BE OUTSIDE A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 100-YEAR FLOOD PLAIN (THE ANNUAL CHANCE FLOOD) OR 500-YEAR FLOOD PLAIN (0.2% ANNUAL CHANCE FLOOD). FLOOD HAZARD AREA DETERMINATION IS RESTRICTED TO A REVIEW OF THE FIRM AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL OR HAZARDS.

Conditional Use Permit Note

On 5 March 2026, the Hardin County Board of Adjustment granted Conditional Use Permit to allow for greenhouse/plant nursery within the R-2 Zone. Please contact Hardin County Planning & Development for additional information.

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY	SIZE
	DECIDUOUS TREE (CLIP BELOW 15' ABOVE)	6	6"
	EVERGREEN TREE	12	12'
	DECIDUOUS SHRUB	4	5'

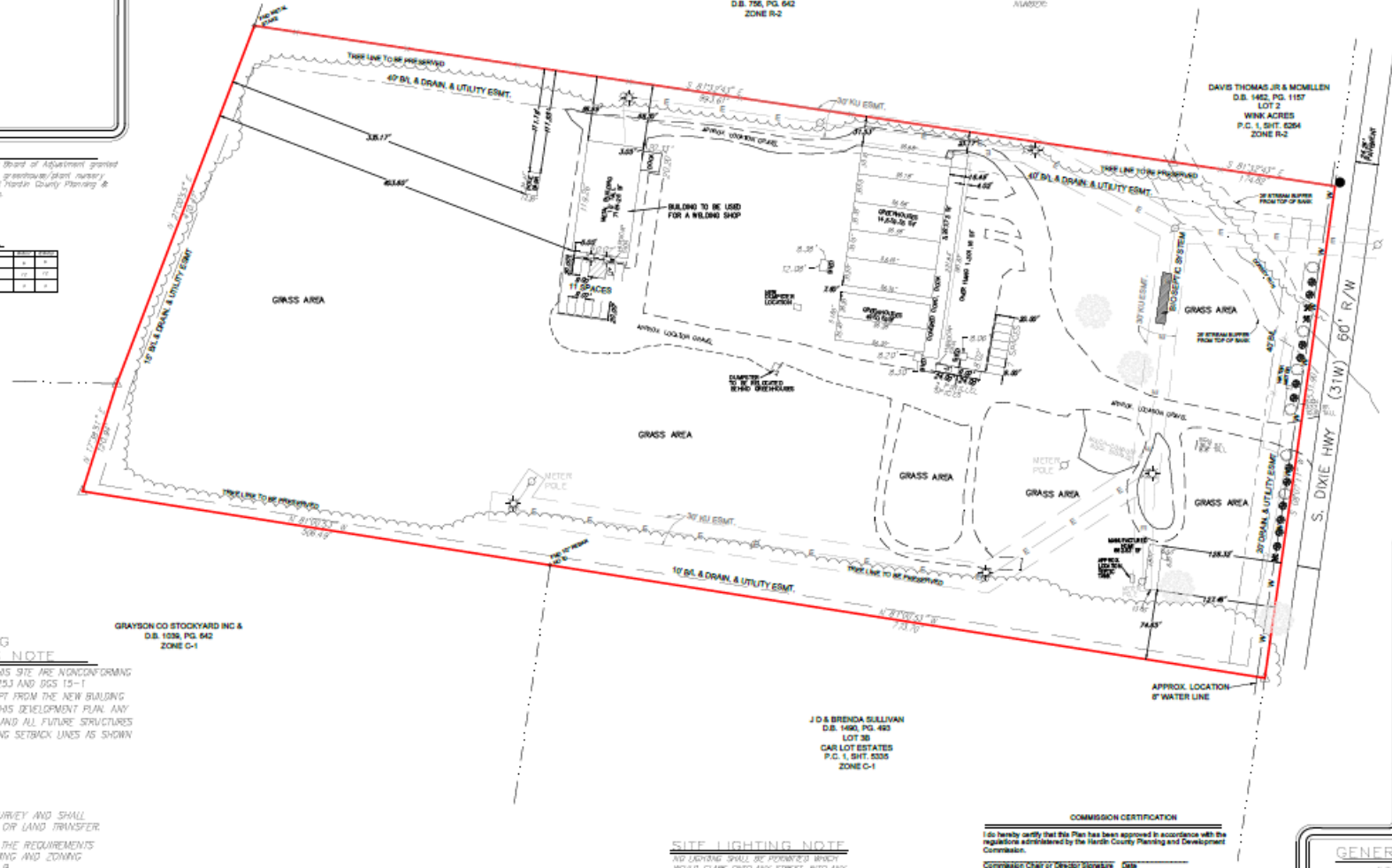
MITCHELL & TAMMY DEVORE
D.B. 1134, PG. 430
LOT 1
DORSEY RUN ESTATES
P.V. 1, SHT. 2912
ZONE C-2

NORBERT & FRANCES WILLIAMS
D.B. 756, PG. 642
ZONE R-2

DAVIS THOMAS JR & MCMILLEN
D.B. 1462, PG. 1157
LOT 2
WINK ACRES
P.C. 1, SHT. 5264
ZONE R-2

GRAYSON CO STOCKYARD INC &
D.B. 1039, PG. 642
ZONE C-1

J D & BRENDA SULLIVAN
D.B. 1460, PG. 493
LOT 38
CAR LOT ESTATES
P.C. 1, SHT. 5305
ZONE C-1



EXISTING STRUCTURES NOTE

E EXISTING GREENHOUSES ON THIS SITE ARE NONCONFORMING ES AS GOVERNED BY KRS 100.253 AND 925 15-1 NONCONFORMING USES, ARE EXEMPT FROM THE NEW BUILDING TBACK LINES ESTABLISHED ON THIS DEVELOPMENT PLAN. ANY ITIONS TO THESE STRUCTURES AND ALL FUTURE STRUCTURES ALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN THIS PLAT.

TES:
THIS IS NOT A BOUNDARY SURVEY AND SHALL T BE USED FOR RECORDING OR LAND TRANSFER.
SIGNS SHALL COMPLY WITH THE REQUIREMENTS THE HARDIN COUNTY PLANNING AND ZONING N REGULATIONS IN SECTION 9
ALL UTILITIES SHOWN ON THIS DRAWING ARE PPROXIMATE AND OR JUST TO ILLUSTRATE THAT E EXISTING BUILDING HAS CONNECTIONS TO BLIC UTILITIES. THE UTILITIES HAVE NOT BEEN CATED BY KENTUCKY UNDER GROUND OR ANY THE UTILITY COMPANIES. NO CONSTRUCTION ALL BE DONE PRIOR TO CONTACTING B.U.D. E NOTE ABOVE.
NO FIRE HYDRANTS LOCATED ON SITE.

1-800-752-6007
KENTUCKY UNDERGROUND PROTECTION
CALL 2 WORKING DAYS BEFORE YOU DIG

UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. UTILITIES HAVE NOT BEEN LOCATED. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY (K.D.S.)." (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS SEWER, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THESE PLANS AND ALL LOCAL REQUIREMENTS PRIOR TO ANY CONSTRUCTION.

SITE LIGHTING NOTE

NO LIGHTING SHALL BE PERMITTED WHICH WOULD GLARE ONTO ANY STREET, INTO ANY ADJACENT PROPERTY, OR BE USED AS LIGHTING PROPOSES, E.G., THE SPARING OF LIGHT PRODUCED BY A FIXTURE BEYOND THE BOUNDARIES OF THE PROPERTY ON WHICH SUCH FIXTURE IS LOCATED.

NO FLASHING LIGHTS OR STROBE LIGHTS PERMITTED, EITHER ATTACHED, NON-ATTACHED, OR INTERNAL WHICH WOULD BE SEEN FROM ANY ADJACENT PROPERTY, ROAD OR AERIAL LOCATION, EXCEPT IN SITUATIONS INVOLVING PUBLIC HEALTH OR SAFETY.

COMMISSION CERTIFICATION

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

Commission Chair or Director Signature — Date

0' 60' 120' 180'
GRAPHIC SCALE ~ 1" = 60'

SITE STATISTICS

	CURRENT	PROPOSED
LOT SIZE	15.852 AC ± (690,648 SQ. FEET)	15.852 AC ± (690,648 SQ. FEET)
ZONING	R-2	C-1
DWELLING UNITS	1	1
USE	RETAIL SALES/OFFICE/HOUSE SHOP	RETAIL SALES/OFFICE/HOUSE SHOP
BUILDING COVERAGE	20,671.48 SQ. FT. = 4.48%	20,671.48 SQ. FT. = 4.48%
BUILDING HEIGHT	16'	16'
PARKING AREA	10,875.82 SQ. FT. = 2.40%	10,875.82 SQ. FT. = 2.40%
OPEN SPACE	3,158.16 SQ. FT. = 69.11%	3,158.16 SQ. FT. = 69.11%
# PARKING SPACES	12	12
# HC PARKING SPACES	1	1
SIGN	48.00 SQ. FT.	48.00 SQ. FT.

PLEASE NOTE: EXISTING SIGNS ON SITE ARE PREVIOUSLY NON-CONFORMING BUT ARE REMAIN.

DEVELOPMENT PLAN

JORDAN GREENHOUSES
13335 S DIXIE HWY
SONORA, KY 42776

CLIENT: JORDAN DENNIS
515 BRIARWOOD CIR
ELIZABETHTOWN KY 42701-6916

SCALE: 1 IN. = 60 FT. | DRN BY: K. GWIN | PVA #: 211-00-00-010

DATE: 10/19/2026 | AREA: 14.823 AC | DEV'T: "TURNER ENGINEERING\PROJECTS\TMP\126-107 13195 S DIXIE HWY\126-107 13335 S DIXIE HWY JORDAN.dwg"

BK/#: 26-107 | SOURCE: DEED BOOK 798, PAGE 208

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

GENERAL PLAT NOTES:

USE, PLAT IS SUBJECT TO ALL LEGAL EASEMENTS, RIGHT OF WAYS, DEEDED, USING, ADVERSE CLAIMS, ENCUMBRANCES, CONVEYING AND RESTRICTIONS WHICH A TITLE SEARCH MAY REVEAL WHETHER SHOWN ON THIS PLAT OR NOT.

ADJOINING PROPERTY OWNER INFORMATION IS BASED ON RESEARCH AT THE COUNTY PVA OFFICE RECORDS.

USE PROPERTY LINES SHOWN ON THIS PLAT WERE DETERMINED FROM DEEDS AND PLATS OF RECORD.

USE PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR LAND TRANSFER OR RECORDING.

COUNTY OF HARDIN

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was delivered and acknowledged before me in Hardin County, Kentucky. I further certify that the above signature(s) (is, are) legal and (has, have) been executed voluntarily on this date, to the best of my knowledge and belief.

Witness my hand this _____ day of _____ (MONTH); _____ (YR)

Notary Public

My Commission Expires

THE KENTUCKY DEPARTMENT OF HIGHWAYS MUST APPROVE ALL LOT ENTRANCES OFF OF STATE HIGHWAYS. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE MAINTENANCE FACILITY OF THE KENTUCKY DEPARTMENT OF HIGHWAYS LOCATED AT 310 VALLEY CREEK ROAD ELIZABETHTOWN , KY

LINE STREAM LOCATED WITHIN THE SUBJECT PROPERTY OF THIS DEVELOPMENT.

HARDIN COUNTY BOARD OF HEALTH CERTIFICATION

EXISTING SYSTEM VERIFICATION
I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) APPEARS TO BE FUNCTIONING PROPERLY, WITH NO SIGNS OF FAILURE AT THIS TIME

_____ DATE: _____
HARDIN COUNTY HEALTH CENTER OFFICIAL OR LICENSED PROFESSIONAL ENGINEER, LICENSE NUMBER:

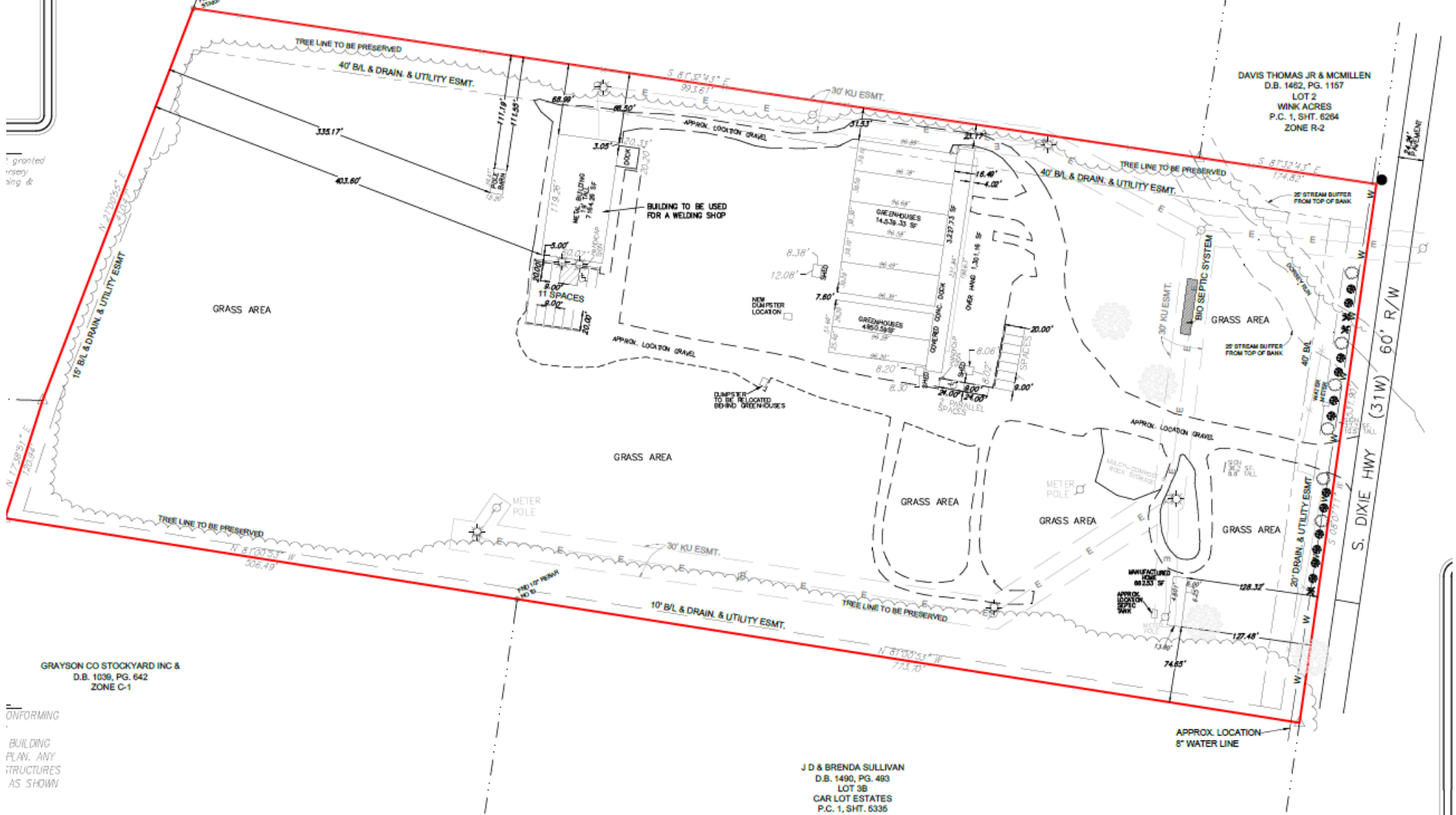
MITCHELL & TAMMY DEVORE
D.B. 1134, PG. 430
LOT 1
DORSEY RUN ESTATES
P.V. 1, SHT. 2912
ZONE C-2

NORBERT & FRANCES WILLIAMS
D.B. 756, PG. 642
ZONE R-2

DAVIS THOMAS JR & MCMILLEN
D.B. 1462, PG. 1157
LOT 2
WINK ACRES
P.C. 1, SHT. 6264
ZONE R-2

GRAYSON CO STOCKYARD INC &
D.B. 1039, PG. 642
ZONE C-1

J D & BRENDA SULLIVAN
D.B. 1490, PG. 493
LOT 3B
CAR LOT ESTATES
P.C. 1, SHT. 5335



ONFORMING

BUILDING
PLAN. ANY
TRUCTURES
AS SHOWN


2025 Aerial
Proposed Welding Shop


Open






Open



Manufactured Home on site used as an office
(14’x48’ 1988 model)

Proposed Welding Shop



60’ x 120’ warehouse used for storage (2002)






PLANTS












JORDAN'S
GARDEN CENTER & NURSERY
OPEN
Monday - Friday: 9:00AM - 6:00PM
Saturday: 9:00AM - 7:00PM
Sunday: 9:00AM - 5:00PM
Trees, Shrubs,
Perennials, Annuals,
Vegetable Pla
and Herbs
ZONING CHANGE
PUBLIC HEARING R2 C2
TIME: 5:00 DATE: 11 3
PLACE: HARDIN COUNTY
GOVERNMENT BUILDING 2ND FLOOR


JORDAN'S
GARDEN CENTER & NURSERY
OPEN
Monday - Friday: 9:00AM - 6:00PM
Saturday: 9:00AM - 6:00 PM
Sunday: 9:00AM - 5:00PM
Trees, Shrubs,
Perennials,
Vegetable
and He
ZONING CHANGE
PUBLIC HEARING R2 to C2
TIME: 5:00 DATE: 11 - 3
PLACE: HARDIN COUNTY
GOVERNMENT BUILDING 2ND FLOOR




PLANTS

















KYTC may require entrance to be paved to meet commercial standards





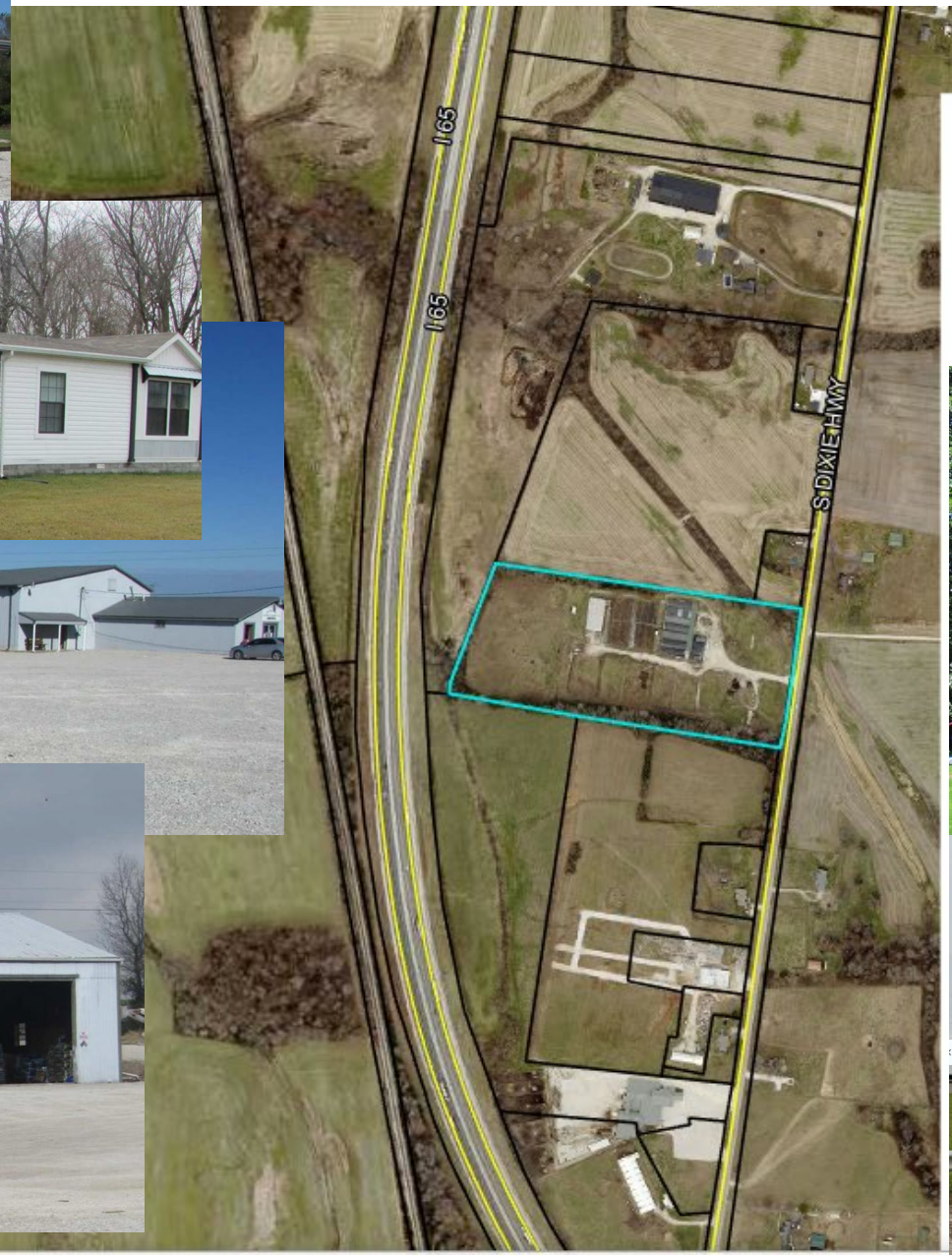


CHARACTER OF THE AREA















ZONING CHANGES ON SOUTH DIXIE SINCE 2020 – 15 Total Approved

Permit Date	Owner	PVA Map Number	Type	Zone	Proposed Zoning (Map Amendments)	Project / Subdivision Name	Location	Site Address	Acres (All Permits)	Status
07/13/2026	HORNBACK MARTHA ANN	209-00-00-012.02 & 209-00-00-012.03	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	AMENDED HUDGINS SUBDIVISION, LOTS 2 & 3	EAST SIDE OF SOUTH DIXIE HIGHWAY (US 31W), SONORA, KY	SOUTH DIXIE HIGHWAY, SONORA, KY	5.938	APPROVED
04/01/2024	DETWEILER -ETAL-	210-00-00-031	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	DETWEILER ZONE CHANGE	A +/- 2.754 ACRE SITE LOCATED ON THE WEST SIDE OF S DIXIE HWY	11751 S DIXIE HWY, SONORA, KY	2.754	APPROVED
02/26/2024	DETWEILER ROBERT -ETAL-	210-00-00-019	MAP AMENDMENT	C-2 - GENERAL COMMERCIAL ZONE	R-2 - RURAL RESIDENTIAL ZONE	DETWEILER ZONE CHANGE CORRECTION	A +/- 0.304 ACRE SITE LOCATED ON THE EAST SIDE OF S DIXIE HWY.	S DIXIE HWY	.304	APPROVED
11/21/2023	DETWEILER ROBERT -ETAL-	210-00-00-019 & 210-00-00-031.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	DETWEILER ZONE CHANGE	TWO TRACTS TOTALING +/- 13.556 ACRESS LOCATED ON THE WEST SIDE OF S DIXIE HWY. (US 31W) IN SONORA, KY	11705 S DIXIE HWY, SONORA, KY	13.556	APPROVED
09/08/2023	ROCKY TOP ESTATES, LLC	225-00-00-003	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	ROCKY TOP ESTATES, LLC RV PARK	A +/- 5 ACRE SITE LOCATED ON THE WEST SIDE OF SOUTH DIXIE HWY (US 31W).	6229 S DIXIE HWY, GLENDALE, KY 42740	5.000	APPROVED
04/28/2023	MAGGARD GLAY E C/O ESTATE OF GLAY MAGGARD	208-00-00-022.02	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	C-2 - GENERAL COMMERCIAL ZONE	MAGGARD ZONE CHANGE	A +/- 27.863 ACRE SITE LOCATED ON THE NORTH SIDE OF GILEAD CHURCH ROAD AND THE WEST SIDE OF S DIXIE HWY.	S DIXIE HWY	27.863	APPROVED
04/25/2023	MYERS JONATHAN	224-00-00-015	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	JONATHAN MYERS RV PARK	A +/- 4.87 ACRE SITE LOCATED ON THE WEST SIDE OF SOUTH DIXIE HIGHWAY (US 31W).	4911 SOUTH DIXIE HWY, GLENDALE, KY 42740	4.870	APPROVED
03/28/2023	COTTRELL KEVIN W	225-00-01-003	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	CLEARVIEW SUBDIVISION, LOT 3 - COTTRELL COMMERCIAL ZONE CHANGE	A +/- 0.482 ACRE SITE LOCATED ON THE EAST SIDE OF SOUTH DIXIE HIGHWAY.	6804 SOUTH DIXIE HIGHWAY, GLENDALE, KY 42740	.482	APPROVED
11/21/2022	JORDAN DENNIS	211-00-00-010	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	JORDAN GREENHOUSES RV PARK & SELF STORAGE UNITS	A +/- 15 ACRE SITE LOCATED ON THE WEST SIDE OF SOUTH DIXIE HIGHWAY (US-31W).	13335 S DIXIE HWY, SONORA, KY 42776	15.000	PENDING
09/01/2022	BSTF INVESTMENTS, LLC	225-00-00-005	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	ROYAL OAK RV PARK	A +/- 7.778 ACRE SITE LOCATED ON THE WEST SIDE OF SOUTH DIXIE HIGHWAY.	6353 S DIXIE HWY, GLENDALE, KY 42740	7.778	APPROVED
08/17/2022	CENN LLC	208-00-00-023	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	I-2 - HEAVY INDUSTRY ZONE	CENN LLC/HOBBS ZONE CHANGE - NO PROJECT PROPOSED	A +/- 82.518 ACRE SITE LOCATED ON THE SOUTH SIDE OF GILEAD CHURCH ROAD (KY 1136), THE WEST SIDE OF S DIXIE HWY AND THE EAST SIDE OF I-65.	8839 S DIXIE HIGHWAY, ELIZABETHTOWN, KY 42701	82.518	APPROVED
08/10/2022	1100 PROPERTIES, LLC	225-00-03-009	MAP AMENDMENT	B-1 - INTERSTATE COMMERCIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	KISSELBAUGH- RV PARK - GLENDALE JUNCTION FARMS, LOT 9A	A +/- 6.76 ACRE SITE LOCATED ON THE WEST SIDE OF S DIXIE HWY AND ON THE EAST SIDE OF I-65.	6625 S DIXIE HWY, GLENDALE, KY 42740	6.760	APPROVED
08/04/2022	AULBACH PENCE LLC	226-00-00-005	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	I-2 - HEAVY INDUSTRY ZONE	AULBACH ZONE CHANGE	A +/- 19 ACRE SITE LOCATED ON THE EAST SIDE OF SOUTH DIXIE HIGHWAY.	8026 SOUTH DIXIE HIGHWAY, ELIZABETHTOWN, KY 42701	19.000	APPROVED
03/22/2022	DEVORE MITCHELL & TAMMY	211-00-00-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-2 - GENERAL COMMERCIAL ZONE	DEVORE ZONE CHANGE - NO PROJECT	A +/- 25.963 ACRE SITE LOCATED ON THE WEST SIDE OF S DIXIE HIGHWAY.	13039 S DIXIE HWY SONORA, KY	25.963	APPROVED
01/26/2021	BERRY GROVER K & ADRIENNE	224-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	I-1 - LIGHT INDUSTRY ZONE	GROVER BERRY - CONCRETE FORM OPERATION	A +/- 14.43 ACRE SITE LOCATED EAST OF I-65 & ON THE WEST SIDE OF S DIXIE HWY (US 31W)	S DIXIE HIGHWAY GLENDALE, KY 42740	14.430	APPROVED
08/25/2020	HARDIN COUNTY COMMUNITY FAIR GROUNDS	224-00-00-004	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	HARDIN COUNTY FAIRGROUNDS	A +/- 72 ACRE SITE LOCATED BETWEEN SOUTH DIXIE HIGHWAY (US 31W) AND I-65.	5617 SOUTH DIXIE HIGHWAY	72.000	APPROVED

Reasons for Granting a Map Amendment

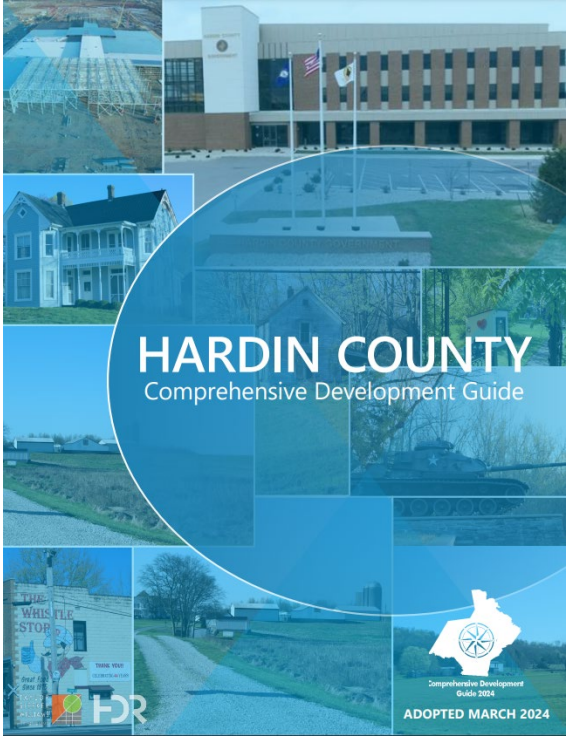
KRS 100.213

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 owners, Dennis & Michelle Jordan, are proposing to rezone a 15 acre site located at 13335 South Dixie Highway, in Sonora, KY, from Rural Residential (R-2) to General Commercial (C-2) to allow for the existing greenhouse/plant nursery business and for a proposed welding shop in a detached building on site.

Pre-application Conference: September 16, 2026

Public Hearing Date: November 3, 2026

Location of Proposed Zone Change:
13335 South Dixie Highway, Sonora, KY

Acreage: ±15

PVA Parcel Number:
211-00-00-010

Flood Plain: The property is not located within the floodplain according to FEMA Map 21093C0455E (dated 16 October 2025).

History of the Property:
Dennis Jordan acquired the site in 1994 and has been operating a Plant Nursery Business on site since at least 1997. An initial Conditional Use Permit was issued in February of 2014, and was renewed in 2019 and again in 2026 with the Hardin County Board of Adjustment.

Owner:
Dennis & Michelle Jordan
13335 South Dixie Highway
Sonora, KY 42776

Zone Map Amendment Request:

FROM: **R-2** (Rural Residential)
TO: **C-2** (General Commercial)

Land Use Group: Urban Area

Planning Area: South Urban Area

Existing Land Uses: Plant Nursery

Zoning History: R-2 (Rural Residential) was the original zoning for the Subject Properties in July of 1995.

Adjacent Zoning:
North – R-2, Williams (23 Acres), & McMillen (1 Acre)
South – C-1, Grayson Co Stockyard INC (17 Acres), & Sullivan (17 Acres)
East – Larue County
West – C-2, Devore (25 Acres)

Utility Services:
Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 8" line along US31W.

Wastewater Treatment:
Sewage disposal is accomplished via an onsite septic system as approved by the Hardin County Health Department.

Transportation Considerations:
The site has access via US 31W (South Dixie Highway), a state maintained highway with 60' right-of-way and 22' pavement width.

KYTC may require the applicants to pave their existing entrance to satisfy commercial standards.

KYTC identifies this section of US 31W as a "Major Collector" with an AADT of 2,946 (2025).

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
General Policies:	
Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.	This site is located within the South Urban Planning Area, is located approximately 1 mile south of the I-65 interchange at Sonora, and located along US 31W.
The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.	The site is adjoining sites to the west and south zoned C-1 & C-2 that contain a stockyard, and a horse arena.
Utility and Infrastructure Policies:	
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).	Public water is provided via Hardin County Water District #2 with a 8" line along US31W.
Where the expansion of public utilities is required, this should be the responsibility of developers with public agency participation where increased demand for services is anticipated.	Electricity, water, and septic area already available on site. Any expansion to these utilities will be the sole responsibility of the developer.
The use of public sewer systems should be encouraged and required as outlined within the zoning ordinance.	Sewage treatment is accomplished via an onsite septic system as approved by the Hardin County Health Department.
Public Services Policies:	
New development should be encouraged in areas where adequate fire protection services and fire. hydrants are available or can be located.	The Sonora Volunteer Fire Department is approximately 1.75 miles away to the north.
Road and Access Policies:	
Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.	There is an existing gravel entrance on site, and the location has been approved by KYTC. However, they may require the entrance to be paved to satisfy commercial standards.
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.	South Dixie Highway (US 31W) is a state-maintained road with a 100' right-of-way and 29.5' of pavement width that meets minimum standards as outlined in the Zoning Ordinance.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Urban Area	**STEP 2: Agreement with the Future Land Use Map & Guidelines**
The **Urban Area** is adjacent to highways and interstates connecting the region, state and nation. The area adjacent to I-65 in Glendale is such an area and has some existing commercial and industrial uses. The Recommended Land Use Pattern and Development Criteria states that, "Commercial uses should focus on those that serve visitors traveling through Hardin County, such as hotels, gas stations, restaurants, and other convenience uses" and that "uses related to tourism may also be appropriate in certain locations". The Comprehensive Plan also notes that, "these areas serve as a gateway to the community and should have improved appearance and character. Enhanced building materials, higher design standards for buildings, and additional site standards such as landscaping and signage should be considered."	
Comprehensive Plan Policy – PA #4 South Urban Area	**STEP 3: Compliance with the Planning Area Map & Guidelines**
For the **South Urban Area**, the Comprehensive Plan notes that the area "is a new planning area, and is approximately 7.72 square miles (4,994 acres) in size. The planning area generally follows US 31W and I-65 between Glendale and Sonora and includes the areas immediately around Sonora. It continues south to the areas immediately north and west of Upton. Most of the planning area is low-density rural residential and agricultural uses as well as natural areas. There are also existing commercial and light manufacturing uses along US 31W." The Recommended Land Use Pattern is primarily urban residential, with non-residential development being appropriate along US 31-W and I-65. The Access Criteria notes that access points to the roadway should be limited through the development review process and other appropriate controls.	

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 has access to South Dixie Highway (US 31W); a state-maintained highway with adequate pavement width and right-of-way,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2 and sanitary sewer from Hardin County Water District #2,
- The property is in the Urban Future Land Use Groups and the South Urban Planning Area,
- The site has had a commercial plant nursery on site since at least 1997,
- The site adjoins three sites zoned commercial, and is in close proximity to the I-65 interchange at Sonora,
- The proposed map amendment to C-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 2026-014
MAP AMENDMENT
Rural Residential (R-2) to General Commercial (C-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 Urban Area of Hardin County and within the South Urban Planning Area (#4);

WHEREAS this proposal is a request to rezone the 1995 designation of Rural Residential (R-2) to General Commercial (C-2) for a +/-15 acre site located at 13335 South Dixie Highway, in Sonora, KY.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Dennis & Michelle Jordan. known as PVA #211-00-00-010 and being a 15 acre site located at 13335 South Dixie Highway, in Sonora, KY, be granted a zone change from the existing Rural Residential Zone (R-2) to the General Commercial Zone (C-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: Urban Area
Step 3:	Planning Area: South Urban Area

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.
Objective 5.10: Support small business development and entrepreneurship within Hardin County.
Objective 5.13: Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

ADOPTED THIS THIRD DAY OF NOVEMBER 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 2026-014 as presented

The proposed Map Amendment from R-2 to C-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: Urban Area
Step 3:	Planning Area: South Urban Area

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.
Objective 5.10: Support small business development and entrepreneurship within Hardin County.
Objective 5.13: Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

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

DEVELOPMENT PLAN– CONSIDERATION & ACTION

Jordan Greenhouses

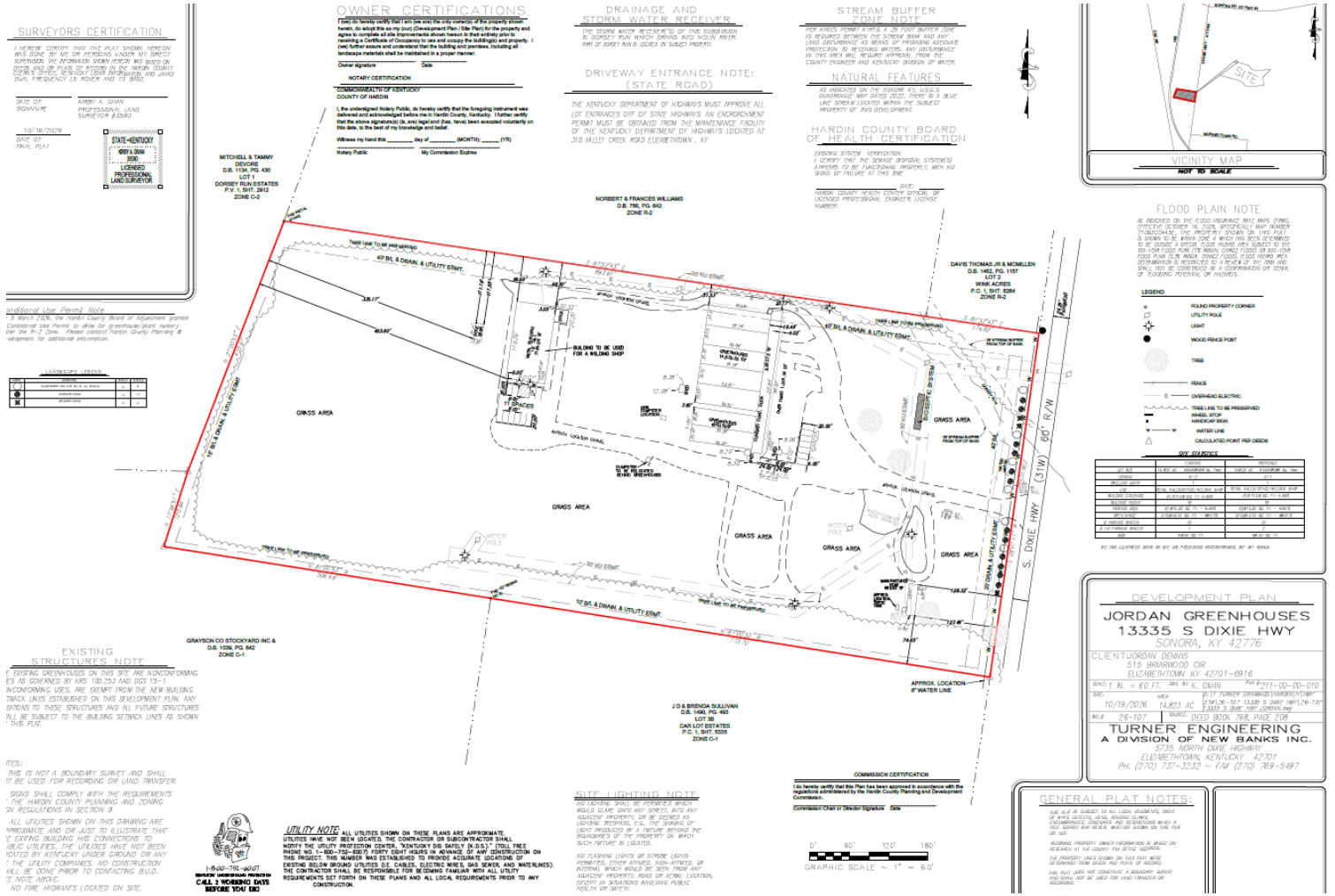




MOTION

I make a motion to Conditionally Approve the Development Plan for Jordan Greenhouses, LLC:

- Pending correction of the 35 items listed in the Staff Review Comments.



MAP AMENDMENT

Owner: Fred Bramblett

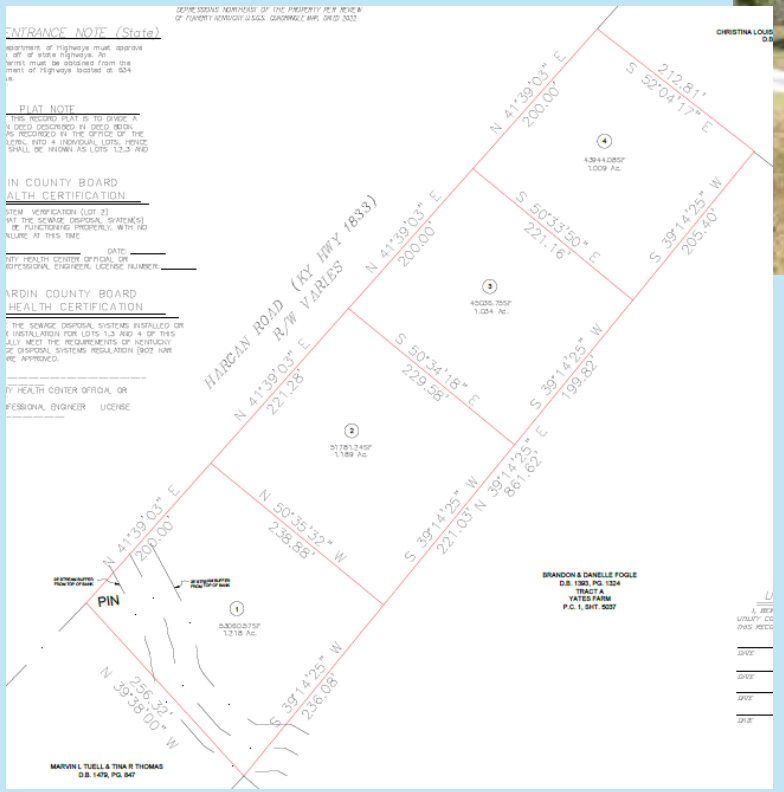
3 November 2026

<u>Zoning Map Amendment Request:</u>

FROM: **R-2** (Rural Residential)

TO: **R-1** (Urban Residential)





Summary: The applicant is requesting a <u>Zone Change</u> from Rural Residential (R-2) to Urban Residential (R-1) to allow for the property to be further subdivided. The property is a 4.45 acre site located located at 1714 Hargan Road, Vine Grove, KY to be known Lots 1-4 of Abshire Subdivision.

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 (Urban Area)

D. Planning Area Maps & Analysis (North Urban Area)

E. Zoning Map

F. Environmental Features

G. Aerial Photos

H. Proposed Plat of Abshire Subdivision

I. Photos of the Site

J. Preliminary entrance approval from KYTC

K. Character of the Area Analysis

L. Zone Changes from R-2 to R-1

M. Zone Change application

N. Staff Report and COMPREHENSIVE PLAN ANALYSIS

O. *Comprehensive Development Guide

P. *Development Guidance System Ordinance

*Not provided in PowerPoint

Public Notification

Newspaper Ad on Saturday October 24, 2026

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, 3 NOVEMBER 2026, in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the zoning map from the R-2 - RURAL RESIDENTIAL ZONE to the R-1 - URBAN RESIDENTIAL ZONE for A +/- 4.46 ACRE SITE LOCATED at 1714 HARGAN RD, VINE GROVE, KY 40175.



2 Signs posted on site since October 16, 2026

COPY

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

October 16, 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 1714 HARGAN ROAD, VINE GROVE, KY. The owner, FRED BRAMBLETT, is requesting a Zoning Change for A +/- 4.46 ACRE SITE LOCATED ON THE SOUTHEAST SIDE OF HARGAN ROAD. – See Enclosed Map

The hearing will be held as follows:

DATE:	3 NOVEMBER 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:	R-2 - RURAL RESIDENTIAL ZONE
PROPOSED ZONE:	R-1 - URBAN RESIDENTIAL ZONE
REQUEST:	ZONE CHANGE FROM R-2 TO R-1 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.

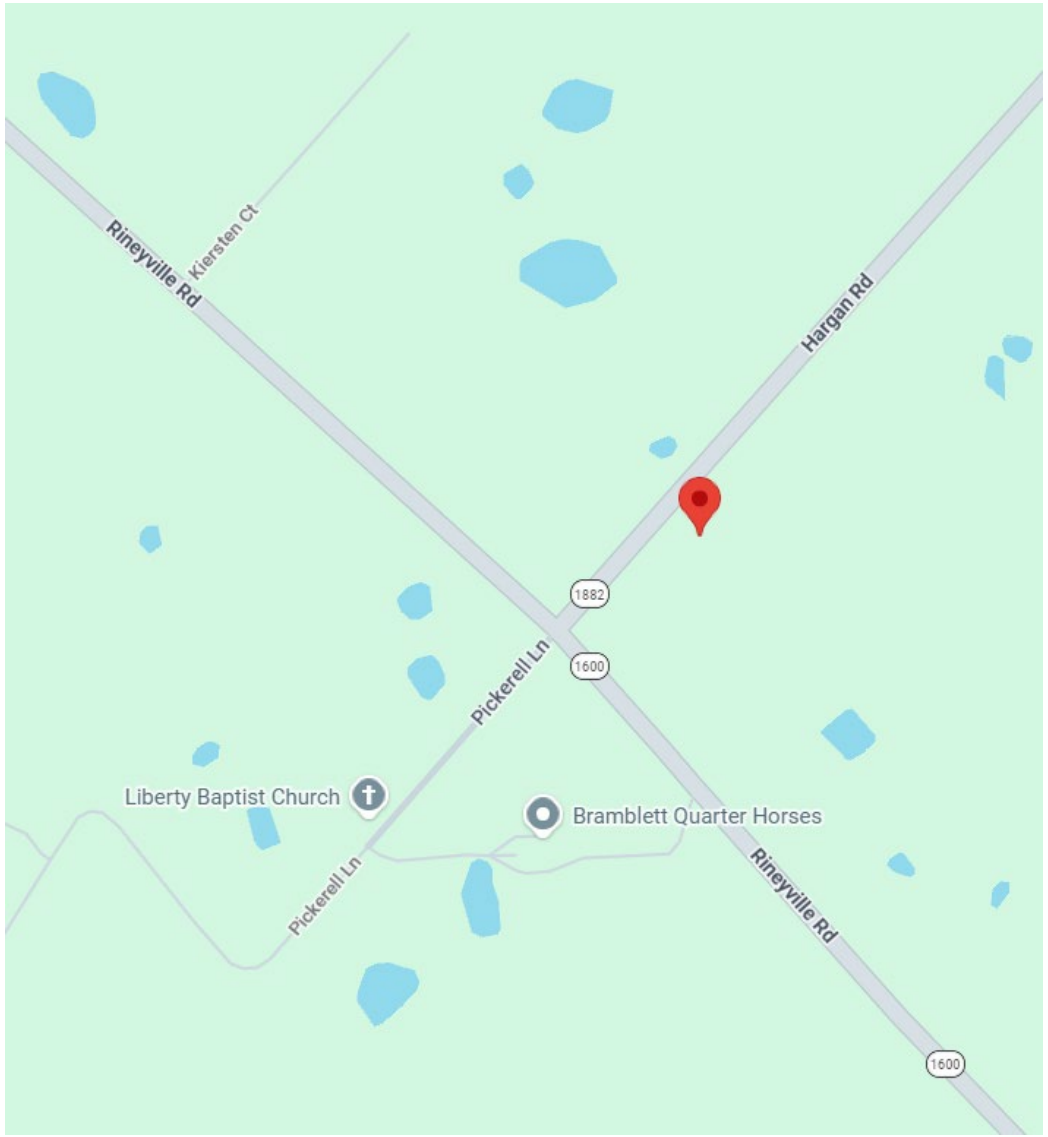
Please call the Planning Commission office at 270-769-5479 if you have any questions.

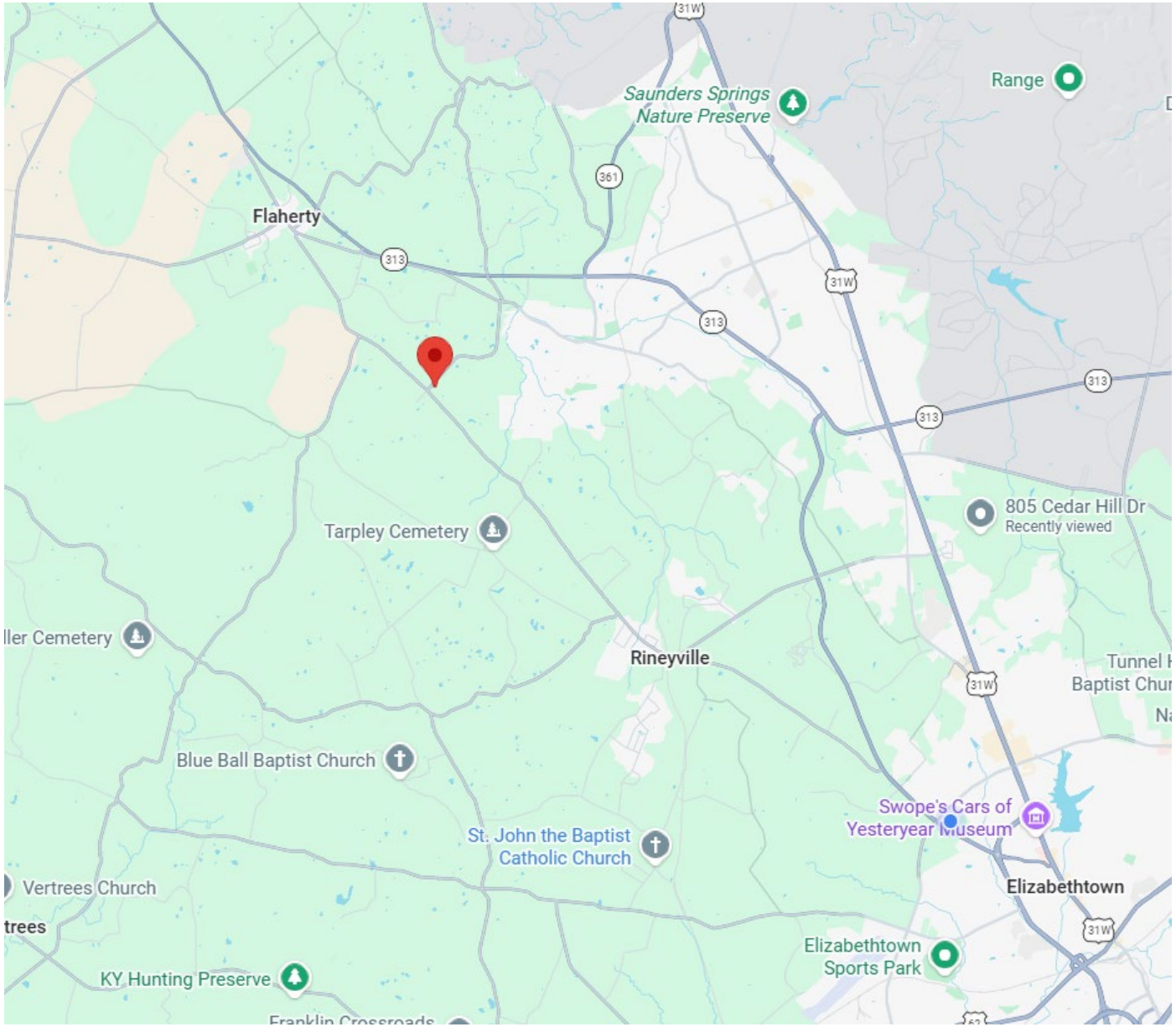
Adam C. King, AICP
Director

c: KENNY MUSE, Magistrate

First class mailings sent to adjoining owners

VICINITY MAPS





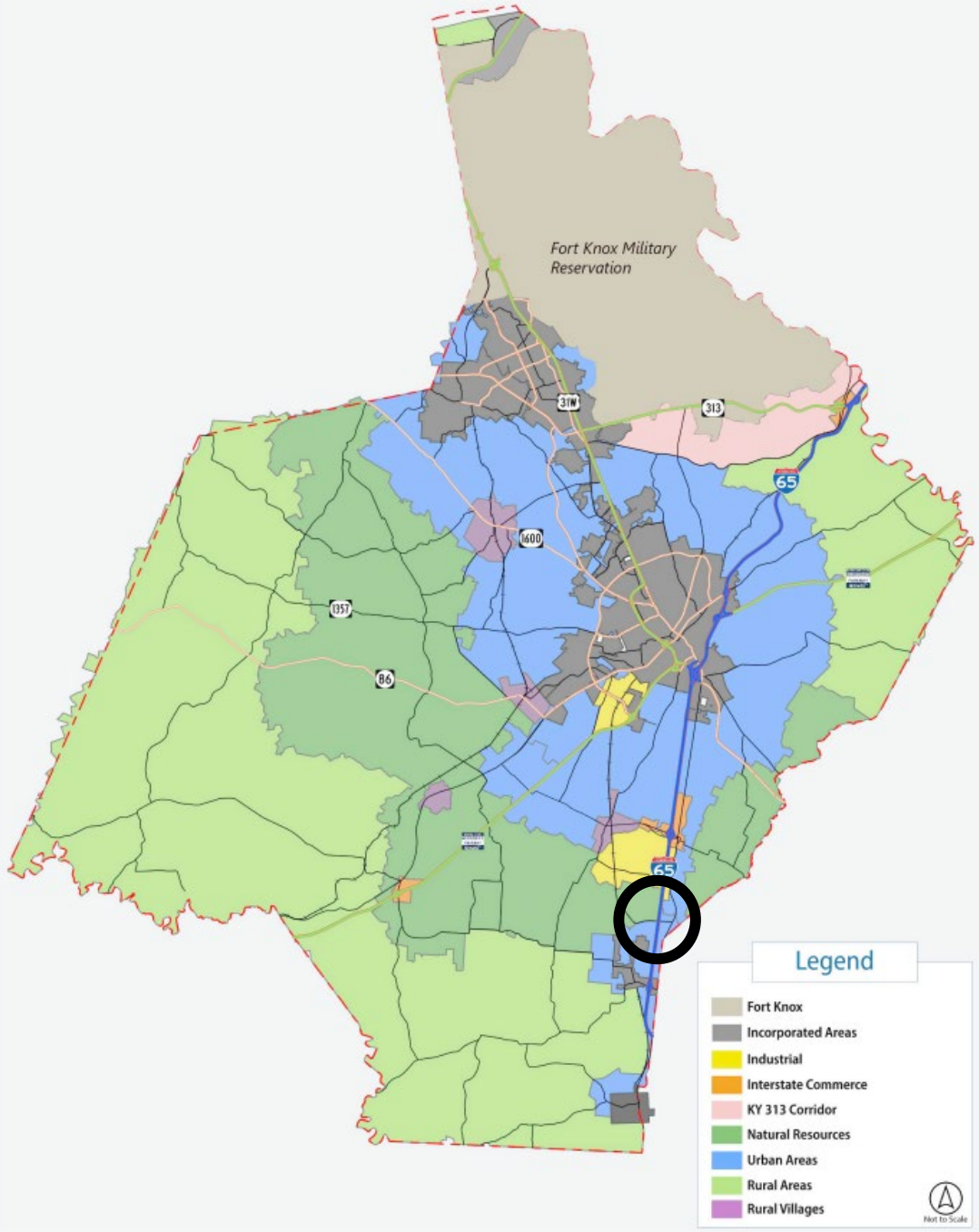


Figure 2-1: Future Land USe Map

Urban Areas

Introduction: The urban areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities.

The urban areas are adjacent to existing, more dense development within the county. The largest sections of this area are located surrounding and between the cities of Radcliff, Vine Grove, and Elizabethtown, with smaller areas of the county identified as urban adjacent to Cecilia, Rineyville, Glendale, Sonora, and Upton. Urban areas also face annexation pressure as Elizabethtown and Radcliff continue to grow, which can present difficulties for future planning efforts if it is not coordinated.

Natural Features: Generally, the urban areas are flat to gently rolling, relatively unaffected by poor soils, and are not subject to flooding. Some areas may be impacted by karst topography. Overall, the urban areas are better suited for development, but specific site considerations should still be reviewed.

Existing Land Use: The urban areas include those portions of the county that are currently the most densely developed. Along the state highways and arterial or collector roads in the county, there is a mix of commercial and high-density residential uses, as well as some light industrial uses. The area also includes numerous single-family houses and subdivisions that range from a suburban scale to a rural character. There is a sizeable amount of farmland and undeveloped property located in the urban areas that is anticipated to transition as development continues. Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.

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

Recommended Land Uses

- Convenience and general commercial uses are appropriate along state highways and at major intersections.
- Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.
- Future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities.
- Lower intensity uses that serve a smaller geographic area, including neighborhood commercial and convenience commercial, may be appropriate as development occurs further away from major and minor arterials.
- Residential should be limited to urban residential at the highest density that can be supported by the infrastructure available.
- Residential subdivisions with internal public streets are encouraged along state highways and county roads that meet the minimum required standards.
- Multi-family housing may be appropriate in areas with adequate access, utilities, and services at strategic intersections and along major corridors.
- Where sewer is available, development should be permitted at the highest density that can be accommodated by the site and necessary infrastructure.
- Light industrial development may be appropriate in areas with adequate access to roads (state highways and at strategic intersections), utilities, and services if the impacts from the industrial use on surrounding properties and public roads can be adequately mitigated.
- Existing industrial uses within the urban areas that can adequately mitigate impacts should also be considered.

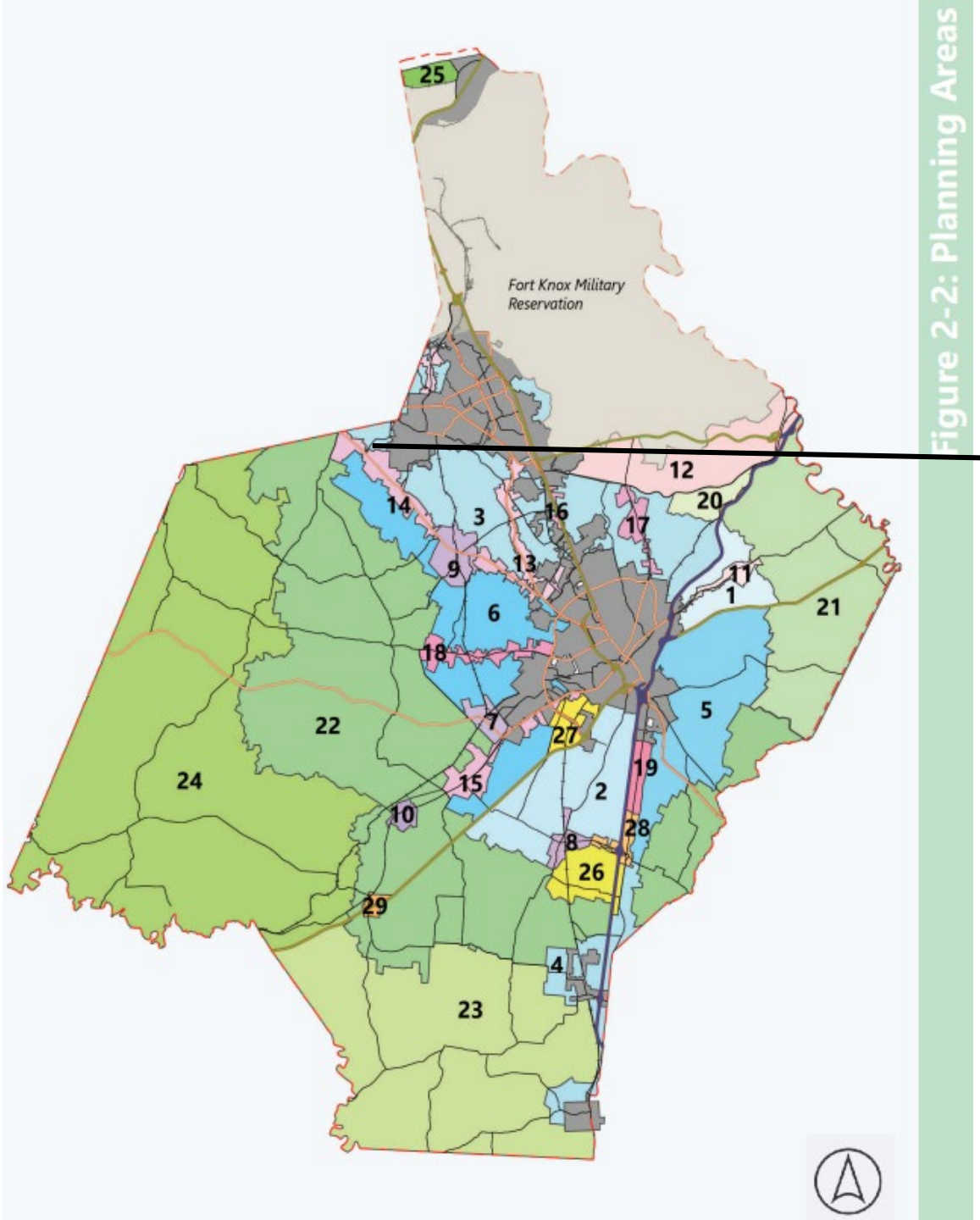
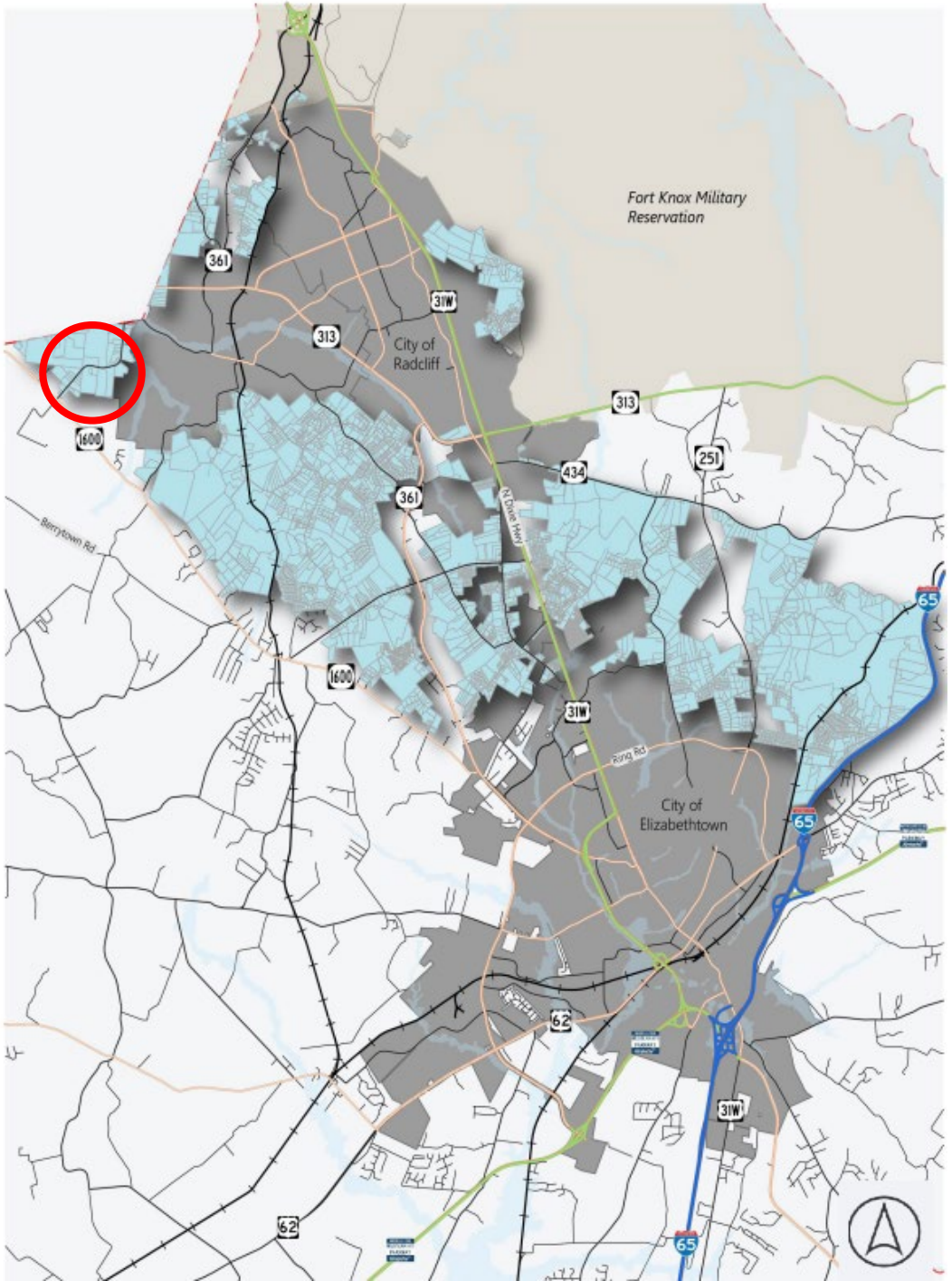


Figure 2-2: Planning Areas

3-North Urban Area



North Urban Area

This planning area is part of the Urban Area future land use group. It is one of the largest urban planning areas, and is generally described as the area between the cities of Elizabethtown, Radcliff, and Vine Grove. The North Urban Planning Area is approximately 28.06 square miles (17,692 acres) in size. A source water protection area (west of Rineyville) is located west of this planning area. The boundaries of this area are Meade County to the northwest, Fort Knox to the northeast, KY 434 and Optimist Road to the north, I-65 to the east, the city of Elizabethtown to the south, and just north of Rineyville Road to the west. It does not include any parcels within the city limits of Elizabethtown, Radcliff, or Vine Grove.

Being adjacent to Fort Knox, this area supports Fort Knox with housing and amenities for both civilian and non-civilian employees. However, the area immediately adjacent to the base has high potential, currently and in the future, for noise and vibrations from military training missions. This planning area also faces annexation pressures as Elizabethtown, Radcliff, and Vine Grove continue to grow, which can present difficulties for future planning efforts if it is not coordinated.

Existing Land Use

The North Urban Planning Area has current and future growth potential as the three cities continue to expand and other development occurs due to the close proximity to Fort Knox. The area is primarily comprised of residentially-zoned properties; however, there is an area on South Wilson Road north of KY 220 (Rineyville Big Springs Road) that includes some service oriented commercial uses. This planning area, especially in the northern part of Hardin County in the vicinity of Fort Knox, provides supplemental housing options for both civilian and non-civilian employees at the base.

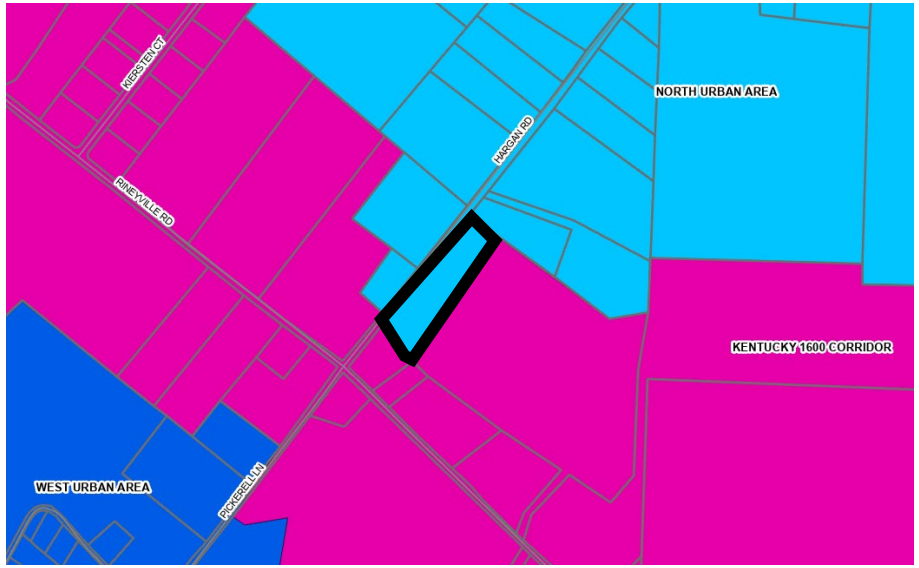
Natural Features

This area has a gently rolling terrain with few, if any, environmental constraints to development. There are flood hazards associated with the Otter Creek, Brushy Fork, Pawley Creek, and Mill Creek.

Transportation Features and Public Facilities

While no properties are directly located on US 31W, this planning area is served by an adequate roadway network. Three major roads run through and serve this planning area that include North Dixie Highway (US 31W), Shepherdsville Road (KY 251), and Patriot Parkway/Bullion Boulevard (KY 361). As development continues, growth in the area could strain the transportation network if not managed.

Hardin County Water District No. 1 provides water and sewer service to portions of the planning area near Fort Knox and the city of Radcliff. Hardin County Water District No. 2 services these utilities for most of the remainder of the planning area. There is a small portion of the North Urban Planning Area that is not served with public water and/or sewer by either utility.



Recommended Land Use and Development Criteria

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

Recommended Land Uses

- The recommended land use pattern is predominately urban residential.
- This area can provide for the continued residential growth to serve the Fort Knox population.
- Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.
- In order to minimize urban sprawl and maximize public infrastructure, decreases in minimum lot sizes should be permitted where adequate access and utility infrastructure is available.
- Where pubic sanitary sewer service is provided, higher residential densities should not only be encouraged but also required.
- Multi-family development should be encouraged in areas with adequate access and utilities, along state highways, and at strategic intersections.
- Development in this area should be logical not "leapfrog" development in order to allow for logical infrastructure improvements.
- Commercial development is appropriate at intersections of two state highways as well as where state highways intersect adequate county roads.

Access Criteria

- Access to individual residential lots should be limited to collector roads and be strictly regulated along arterials in order to preserve traffic flow.
- Development should be carefully reviewed so it does not create traffic congestion or capacity problems along major corridors.
- Access points to the roadway should be limited through the development review process and other appropriate controls. Shared driveways and vehicular connections between adjacent existing and future developments should be encouraged.

North Urban-East Target Area: Parcels along Wooldridge Ferry Road, Tunnel Hill Church Road, and Bewley Hollow Road

- Urban residential development is appropriate along Wooldridge Ferry Road, Tunnel Hill Church Road, and Bewley Hollow Road when in proximity to Elizabethtown and Ring Road.

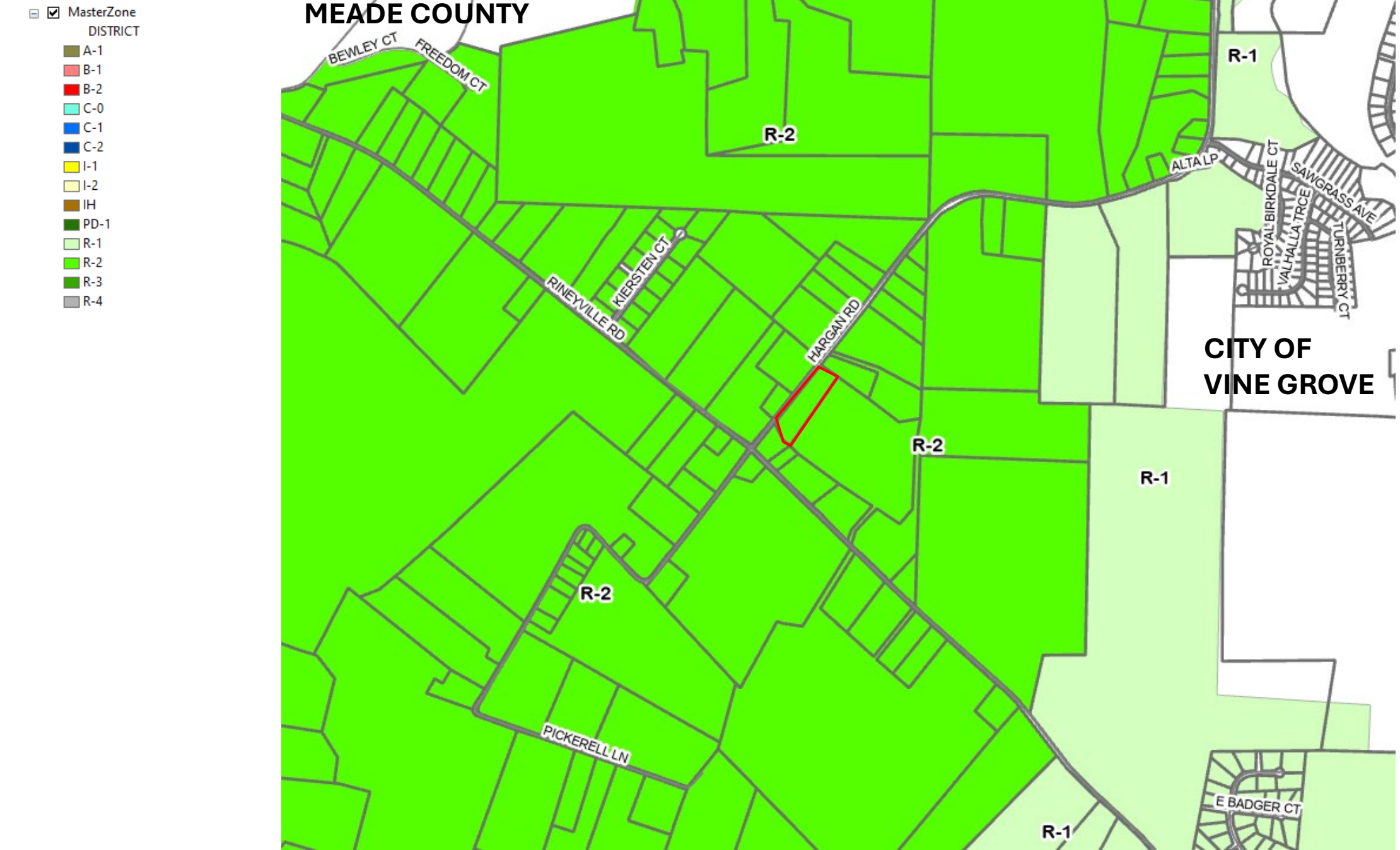
KY 220 Target Area: Rineyville Big Springs Road (KY 220)

- Urban residential, neighborhood commercial, and multi-family residential development is appropriate along Rineyville Big Springs Road (KY 220) between North Dixie Highway (US 31W) and the Rineyville Rural Village.

Future Growth Target Area: Parcels along Deckard School Road, Boone Road, and Burns Road

- Residential development is appropriate along Deckard School Road, Boone Road, and Burns Road.

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
MEADE COUNTY
CITY OF
VINE GROVE
TOM BROWN RD
BEWLEY CT
FREEDOM CT
R-2
R-1
ALTA LP
ROYAL BIRKDALE CT
SAWGRASS AVE
VALHALLA TRCE
TURNBERRY CT
KIERSTEN CT
RINEYVILLE RD
HARGAN RD
R-2
R-1
R-2
PICKERELL LN
R-1
E BADGER CT


Hardin_Wetlands
Hardin_100Flood
Streams 2023
hardin_sinkhole
HARGAN RD
PICKERELL LN
RINEYVILLE RD


HARGAN RD (KY 1882)
RINEYVILLE ROAD (KY 1600)





Description	
Type of Residence	1-STORY RANCH
Year Built	2005
Num Stories	1
Above Ground Sqft	2184
Total Living Area	4368
Basement	FULL
Basement Sqft	2184
Basement Sqft Finish	2184

Finished Basement %	100
Bedrooms	3
Full Baths	3
Half Baths	0
Exterior	BRICK
Heat	ELECTRIC
Air Condition	CENTRAL/AC
Fireplace	1



896 SQ. FT. POLE BARN (1995)

Proposed Plat

RECORD PLAT OF
ABSHIRE
SUBDIVISION

1714 HARGAN ROAD
VINE GROVE, KY 40175

CLIENT/OWNER: FRED W. BRAMBLETT
1714 HARGAN ROAD
VINE GROVE, KY 40175

t of Highways must approve
state highways. An
ust be obtained from the
Highways located at 634

T NOTE
ECORD PLAT IS TO DIVIDE A
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CERTIFICATION

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DATE:
LTH CENTER OFFICIAL OR
INAL ENGINEER, LICENSE NUMBER:

COUNTY BOARD
TH CERTIFICATION

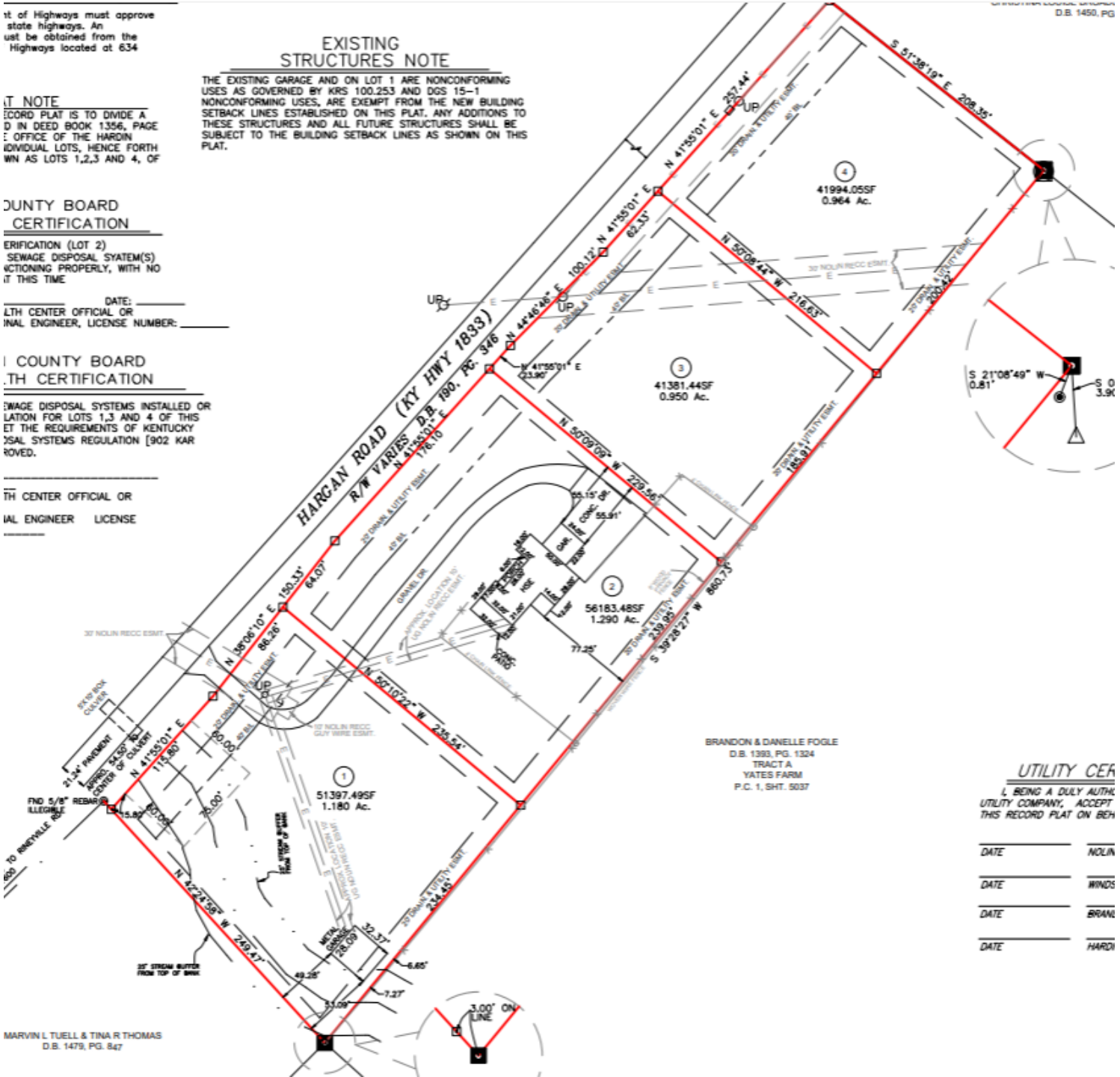
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AL ENGINEER LICENSE

EXISTING
STRUCTURES NOTE

THE EXISTING GARAGE AND ON LOT 1 ARE NONCONFORMING USES AS GOVERNED BY KRS 100.253 AND DGS 15-1 NONCONFORMING USES, ARE EXEMPT FROM THE NEW BUILDING SETBACK LINES ESTABLISHED ON THIS PLAT. ANY ADDITIONS TO THESE STRUCTURES AND ALL FUTURE STRUCTURES SHALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN ON THIS PLAT.



UTILITY CER
I, BEING A DULY AUTH
UTILITY COMPANY, ACCEPT
THIS RECORD PLAT ON BEH

DATE NOLIN
DATE WINDS
DATE BRAN
DATE HARDI


ZONING CHANGE


JCT
1600




ZONING CHANGE
PUBLIC HEARING R2 to R1
TIME: 5:00 DATE: 11-3
PLACE: HARDIN COUNTY
GOVERNMENT BUILDING 2ND FLOOR
HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION
150 N. PROVIDENT WAY, ELIZABETHTOWN, KY 42701 PHONE: 270-769-5479


ZONING CHANGE
PUBLIC HEARING R2 to R1
TIME: 5:00 DATE: 11-3
PLACE: HARDIN COUNTY
GOVERNMENT BUILDING 2ND FLOOR
HARDIN COUNTY PLANNING & DEVELOPMENT COMMISSION
150 N. PROVIDENT WAY, ELIZABETHTOWN KY 42701 PHONE 270-769-5479













Re: Abshire Sub. 1714 Hargan Road

PA

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

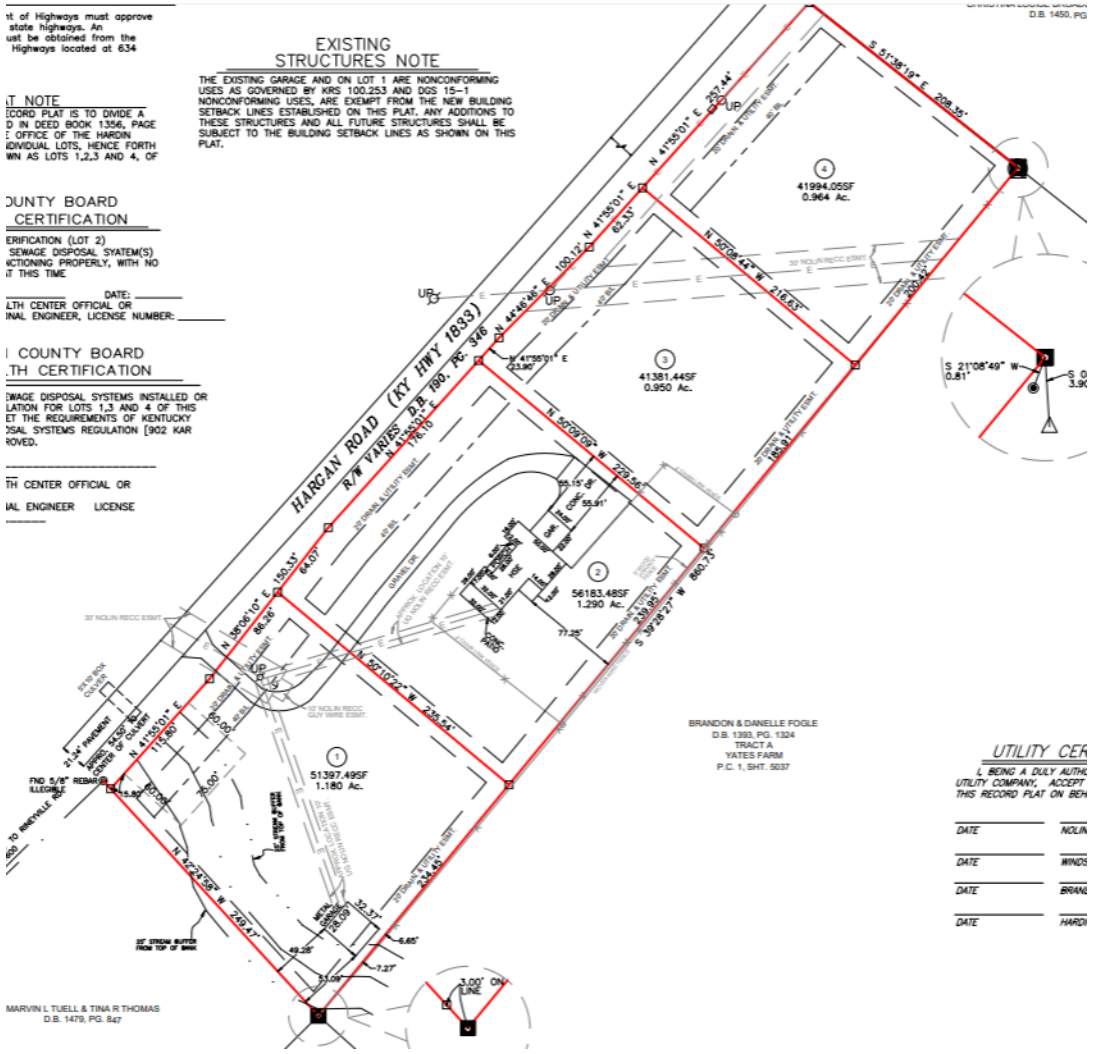
To: GLENN TURNER <GSTURNER@msn.com>; Hampton, Chris (KYTC-D04) <Chris.Hampton@ky.gov>

Tue 10/20/2026 10:12 AM

Glenn,
Checked the lots out today. Lot 1 has an existing, all other lots can get access for themselves. Each lot is marked for the location. Lots 3 and 4 have a little adjustment if needed.

Thanks





ACCIDENT DATA FROM KYTC



Collision Categories:

Killed

Injured

Property Damage

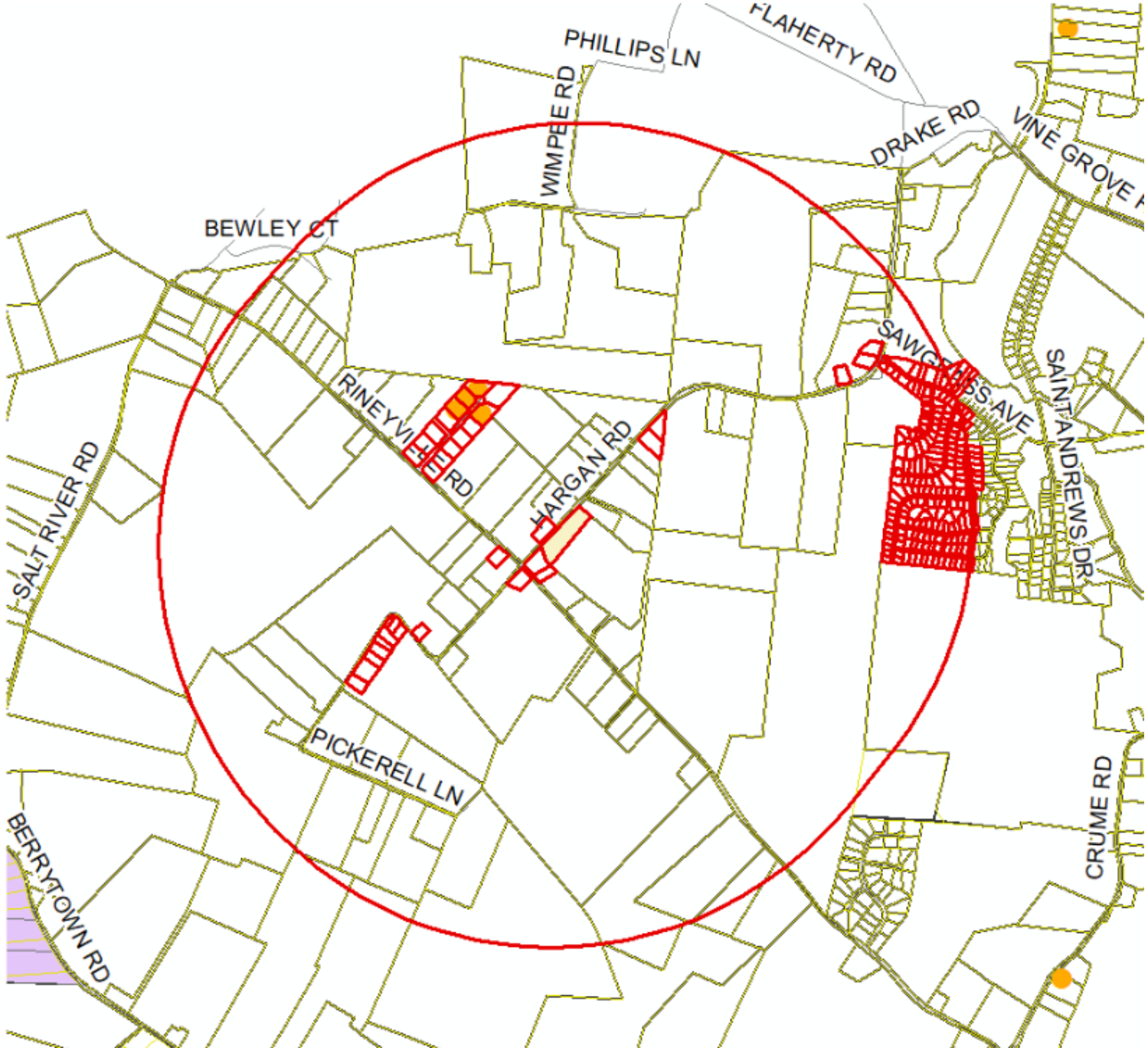
Criteria

County: HARDIN AND Incident Date BETWEEN 1/1/2020 AND 10/22/2026

Summary | Results | Map

› Collision	14
Total	14

453 parcels under 1.8 ac min lot size within 1 sq. mi.
Only 4 homes built in last 10 years



Zoning Changes from Rural Residential (R-2) to Urban Residential (R-1) since 2009. Prior to that they were typically done as PD-1

Permit Date	Owner	PVA Map Number	Type	Zone	Proposed Zoning (Map Amendments)	Project / Subdivision Name	Location	Site Address	Acres (All Permits)	Status
09/21/2026	BRAMBLETT FRED W	097-00-00-004	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE		A +/- 4.46 ACRE SITE LOCATED ON THE SOUTH SIDE OF HARGAN ROAD.	1714 HARGAN RD	4.460	PENDING
07/13/2026	HORNBACK MARTHA ANN	209-00-00-012.02 & 209-00-00-012.03	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	AMENDED HUDGINS SUBDIVISION, LOTS 2 & 3	EAST SIDE OF SOUTH DIXIE HIGHWAY (US 31W), SONORA, KY	SOUTH DIXIE HIGHWAY, SONORA, KY	5.938	APPROVED
04/14/2026	SHAY BROOKE PROPERTIES LLC	105-00-00-025.03	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	SHAY BROOKE SUBDIVISION, SECTION 2	NORTH SIDE OF LEITCHFIELD ROAD (US 62)	HERA ROAD, STEPHENSBURG, KY	.000	APPROVED
11/04/2025	COOMBS JOSEPH W	147-00-00-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	JOSEPH COOMBS PROPERTY	A +/- 45.853 ACRE SITE LOCATED ON THE NORTH SIDE OF HARDINSBURG ROAD.	199 BETHLEHEM ACADEMY ROAD	45.853	DENIED
08/19/2025	CRISP HOLDING LLC	145-00-00-033.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	CRISP ROAD SUBDIVISION	A +/- 10.202 ACRE SITE LOCATED ON THE WEST SIDE OF CRISP ROAD.	CRISP ROAD	10.202	DENIED
03/11/2025	BRENTWOOD FARMS, INC	206-00-00-021.01; 206-00-00-021.07	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	BRENTWOOD ESTATES, SECTION 3	QUEENS LANE, ELIZABETHTOWN, KY	QUEENS LANE, ELIZABETHTOWN, KY	39.590	APPROVED
11/15/2024	TAYLOR PAUL L & DIANE E	121-00-00-005	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	SAGEBRUSH CORNERS, LOT 5A	106 BERRYTOWN ROAD, RINEYVILLE, KY	106 BERRYTOWN ROAD, RINEYVILLE, KY	5.311	APPROVED
07/25/2023	MUSE ASTIN	253-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	MUSE ZONE CHANGE	A +/- 2.29 ACRE SITE LOCATED ON THE EAST SIDE OF UPPER COLESBURG ROAD.	852 UPPER COLESBURG ROAD, ELIZABETHTOWN, KY 42701	2.290	APPROVED
07/17/2023	PAUL MICHAEL EVAN	254-00-00-006	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	MADDIE GLEN SUBDIVISION	A +/- 13.13 ACRE SITE LOCATED ON THE SOUTH SIDE OF BARDSTOWN ROAD.	BARDSTOWN RD	13.130	APPROVED
03/18/2021	DOUG & DONNA REED	145-00-00-033.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	PRELIMINARY PLAT OF AMENDED LOT 4 OF CRISP ROAD ACRES	A +/- 10.202 ACRE SITE LOCATED ON THE WEST SIDE OF CRISP ROAD.	CRISP ROAD	10.202	WITHDRAWN
02/09/2021	ASBELL DAVID L & DEBBIE L	098-00-00-031.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	A +/- 11 ACRE SITE LOCATED ON THE NORTH SIDE OF BERRYTOWN ROAD.	1382 BERRYTOWN ROAD	11.000	APPROVED
01/28/2020	MEREDITH AMANDA ELIZABETH & CHRISTOPHER ROBERT	241-00-00-005.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	BEE CEE ESTATES LOT 2	A +/- 3.8929 ACRE SITE LOCATED ON THE SOUTH SIDE OF OPTIMIST ROAD.	1409 OPTIMIST ROAD	3.893	APPROVED
05/14/2019	WGE LLC	122-00-00-005	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	CLOVERLEAF, SECTION 1	A +/- 218.654 ACRE SITE LOCATED ON THE WEST SIDE OF RINEYVILLE SCHOOL RD.	RINEYVILLE SCHOOL RD.	218.654	APPROVED
07/27/2017	BURTON BETTY & DARREN	246-00-00-027	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE		A +/- 1.23 ACRE SITE LOCATED ON THE NORTH SIDE OF MIDDLE CREEK ROAD AND BEING WEST OF OGDEN LANE.	1688 MIDDLE CREEK ROAD	1.230	WITHDRAWN
08/15/2016	HIGDON JAMES H & LINDA M	225-00-00-048	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	ESTATE OF CHANMAAL	A +/- 4.923 ACRE SITE LOCATED ON THE WEST SIDE OF SPORTSMAN LAKE ROAD	SPORTSMAN LAKE RD	4.923	APPROVED
02/18/2015	KRIEGER ROBERT E & DEBRA	098-00-00-031.04	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	/ Krieger Estates		1330 Berrytown Road	11.000	APPROVED
09/13/2013	NORRIS & CAROL SIZEMORE	098-00-00-044.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	/ PROPOSED 2 LOT SUBDIVISION	A + 5.0 ACRE TRACT LOCATED ON THE NORTH SIDE OF JENKINS ROAD AT THE INTERSECTION OF BERRYTOWN ROAD WITH AN ADDRESS OF 1800 JENKINS ROAD	1800 JENKINS ROAD	5.002	APPROVED
01/24/2011	FRANK & JUNE RAINE	098-00-00-019	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	SINGLE FAMILY RESIDENTIAL /	A 99.696 LOCATED AT THE INTERSECTION OF OWSLEY ROAD AND BERRYTOWN ROAD AND WEST OF RINEYVILLE ROAD (KY 1600)	BERRYTOWN ROAD	99.696	APPROVED
10/30/2002	VISTA DEVELOPMENT, INC C/O JIM BRAMLETT	122-00-00-004, 122-00-00-015	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	URBAN RESIDENTIAL DEVELOPMENT / LAVISTA ESTATES, SECTIONS 5 AND 6		RINEYVILLE SCHOOL ROAD (KY 2212)	160.000	APPROVED
10/26/2000	VISTA DEVELOPMENT, INC C/O JIM BRAMLETT	122-00-00-004, 122-00-00-015, 122-00-00-053	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	URBAN RESIDENTIAL DEVELOPMENT / LAVISTA ESTATES, SECTIONS 2		RINEYVILLE SCHOOL ROAD (KY 2212)	51.370	APPROVED
07/16/1998		147-00-00-023	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	URBAN RESIDENTIAL DEVELOPMENT / RUBY ESTATES,LOTS 1-4		BETHLEHEM ACADEMY ROAD (KY 253)	3.500	APPROVED

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R-2 to PD-1

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Status
03/19/2007	ALGEN PROPERTIES LLC	247-00-00-025	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	WAKEFIELD FARMS / WAKEFIELD FARMS	ZONE CHANGE FROM R-2 TO PD-1	0 HODGENVILLE ROAD (KY210)	APPROVED
03/16/2007	KEVOWEN, LLC c/o JAY HOSAY	199-00-00-020	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	PRIVATE GATED COMMUNITY / PROVIDENCE PLACE	PD-1 - RESIDENTIAL PLANNED UNIT DEVELOPMENT - FOR SINGLE FAMILY DWELLINGS	RAVENSWOOD DRIVE	APPROVED
09/05/2006	DONNY EDWARDS	247-00-00-036	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	A-FRAME HOUSE / SHOFNER HEIGHTS , LOT 2	TO CHANGE THE ZONING DISTRICT FROM R-2 TO PD-1 IN ORDER TO BE ALBLE TO SUBDIVIDE THE PROPERTY	RED MILL ROAD	APPROVED
08/01/2006	DOUBLE L CONSTRUCTION C/O TIM LOHDEN	105-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	AMBROOK ESTATES / AMBROOK ESTATES	A MAP AMENDMENT FROM RURAL RESIDENTIAL (R-2) TO A PLANNED UNIT DEVELOPMENT (PD-1) TO ALLOW LOTS LESS THAN ONE ACRE AND WITH LESS THAN 200 FEET OF ROAD FRONTAGE	10112 LEITCHFIELD ROAD (US 62)	APPROVED
10/21/2005	KATYE DECKER -ETAL-	105-00-01-001	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION / PAUL LEE ACRES LOT 1B	The request is to seek approval for two lots that were created by deed without amending the recorded subdivision plat.	0 LEITCHFIELD ROAD (US 62)	APPROVED
10/21/2005	KATYE DECKER -ETAL-	105-00-01-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION / PAUL LEE ACRES LOT 1A	The request is to seek approval for two lots that were created by deed without amending the recorded subdivision plat.	0 LEITCHFIELD ROAD (US 62)	APPROVED
08/15/2005	TIM AULBACH	206-00-00-003, 206-00-00-004, 206-00-00-005, 189-00-00-020	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	AULBACH GREENSPACE DEVELOPMENT / BECKLEY WOODS SUBDIVISION	PD-1 - RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR THE DEVELOPMENT OF 92 SDF LOTS.	0	APPROVED
01/31/2005	HUDGINS	209-00-00-012.02, -012.03	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2:PD-1 /	TO REZONE A +/- 3.935 ACRE TRACT LOCATED ON EASTY SOUTH DIXIE HIGHWAY (US 31W) DIRECTLY ACROSS FROM NOLIN ROAD, BEING LOT 2 OF HUDGINS SUBDIVISION IN ORDER TO ALLOW FOR ONE DUPLEX (2 RESIDENTIAL UNITS) TO BE DEVELOPED ON THAT TRACT	East South Dixie Highway	WITHDRAWN
12/02/2003	ROBERT MORRIS	206-00-00-036	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2 : PD-1 /		NEW GLENDALE ROAD (KY 1136)	DENIED
07/23/2003	TIM AULBACH AND BILLY HUDSON	206-00-00-013, 206-00-00-014	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	RESIDENTIAL PLANNED UNIT DEVELOPMENT / BRENTWOOD ESTATES	CREATE LESS THAN 1.0AC BUILDING LOTS	NEW GLENDALE ROAD (KY 1136)	APPROVED
10/26/2001	TRAN	217-00-00-069, 217-00-00-069.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	LOT CONFIGURATION /		BEWLEY HOLLOW ROAD	APPROVED
10/02/2001	BENNY WILLIAMS	190-30-00-020.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	BENNIE BARN / TRUE KENTUCKY / WILLIAM'S CORNER SUBDIVISION	MAP AMENDMENT FROM B-2 TO PD-1 FOR TRUE KENTUCKY ANTIQUE SHOP AND ANOTHER BUSINESS AS A 2 LOT SUBDIVISION	434 EAST MAIN STREET	APPROVED
01/24/2001	JOHN & EUGENIA MILLS	253-00-00-067, 253-00-00-068	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	R-2 TO PD-1	TWO DUPLEX STRUCTURES AND ON APPARTMENT OVER A DETACHED GARAGE	6805 BARDSTOWN ROAD (US 62)	APPROVED
12/11/2000	HOLLOMAN, BRAD	143-00-00-045	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	R-2:PD-1 /		THOMPSON ROAD	DENIED
11/08/2000	FREDDIE S JEFFERIES	225-00-00-062, 225-00-00-062.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	LOT CONFIGURATION	SINGLE FAMILY DEVELOPMENT - AVG LOT SIZE 20AC / STARK SUBDIVISION, LOTS 1 AND 2		GLENDALE-HODGENVILLE ROAD EAST (KY 222)	APPROVED
08/20/1999	HAIRE	057-00-00-037	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2:PD-1 /			APPROVED
04/27/1999	MILLER	060-00-00-011.01	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2:PD-1 /			APPROVED
04/13/1999	HICKS VICKI L	029-00-00-013	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	DWELLING; TEMPORARY ACCESSORY	THIRD DWELLING /		699 SLAUGHTER LANE	APPROVED
04/30/1997	JOHN & EUGENIA MILLS	262-00-01-051	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MULTI-FAMILY HOUSING	DUPLEXS / SHERWOOD ACRES		6930 BARDSTOWN ROAD (US 62)	APPROVED
10/01/1996	BOW BUDDY ENTERPRISES	217-00-00-044	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		TWO LOT SUBDIVISION /		SHEPHERDSVILLE ROAD (KY 251)	DENIED
09/30/1996	ADCOX	262-00-00-078	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2:PD-1 /		1050 STOVALL ROAD	APPROVED
05/08/1996	GREEN FARMS OF KY LLC	109-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		R-2:PD-1 / PAMELA ROLLING ACRES		LEE SCHOOL ROAD	DENIED
05/06/1996	HOGAN ROBERT E & FREDA C	111-00-00-003.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		LOT CONFIGURATION / HOGAN SUBDIVISION, LOT 1		7659 FLINT HILL ROAD (KY 720)	APPROVED
03/05/1996	KIM GOODMAN	111-00-00-003.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		LOT CONFIGURATION / KIMBERLY SUBDIVISION, LOT 1		7785 FLINT HILL ROAD (KY 720)	APPROVED
01/02/1996	RISINGER	126-00-00-010	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MOBILE HOME PARK	/		140 KLINGLESMITH LN	DENIED

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Reasons for Granting a Map Amendment

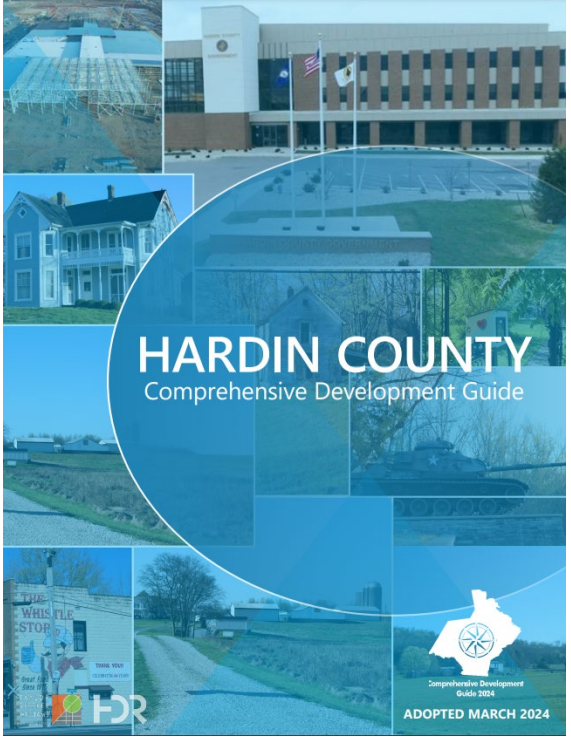
KRS 100.213

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, Fred Bramblett, is proposing to rezone a 4.45 acre site located at 1714 Hargan Road (KY 1882) in Vine Grove, KY from Rural Residential (R-2) to Urban Residential (R-1) to allow for the property to be further subdivided.

Pre-application Conference: September 21, 2026

Public Hearing Date: November 3, 2026

Owner:
Fred Bramblett
1714 Hargan Road
Vine Grove, KY 40175

Location of Proposed Zone Change:
1714 Hargan Road, Vine Grove, KY

Acreage: ±4.45

PVA Parcel Number:
097-00-00-004

Flood Plain: The property is located outside of the floodplain according to FEMA Map 21093C0120D (dated 16 August 2007).

History of the Property:
The property has been in the Bramblett family since 2004. The house on site was built in 2005.

Zone Map Amendment Request:

FROM: **R-2** (Rural Residential)
TO: **R-1** (Urban Residential)

Land Use Group: Urban Area

Planning Area: North Urban Area

Existing Land Uses: Residential

Zoning History: **R-2** (Rural Residential) was the original zoning for the subject property since July of 1995.

Adjacent Zoning:
North: R-2, Broadus (2.5 acres)
South: R-2, Tuell (1.4 acres) & Smallwood (0.73 acres)
East: R-2, Fogle (26 acres)
West: R-2, Bank of Buffalo (10.8 acres), Varble (1.5 acres) & Mendez (5 acres)

Utility Services:
Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #1 with a 16" line along Hargan Road (KY 1882).

Wastewater Treatment:
Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected and approved by the Environmental Services Office of the Health Department.

Transportation Considerations:
The site has access via Hargan Road (KY 1882) a State maintained road with 21' of pavement width and a variable right-of-way. The traffic count from KYTC in 2023 was 1326 AADT.

The site has been pre-approved by KYTC for 3 new driveway entrances along with the existing entrance.

The site is approximately 350' from the intersection with Rineyville Road (KY 1600).

Character of the Area
The predominant land uses in the area are single family residential uses and agricultural uses. The site is located near the city limits of Vine Grove and the Meade County line.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
General Policies:	
Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.	This site is located within the North Urban Planning Area.
The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.	All surrounding parcels are being used for single family residential and agricultural purposes. There are 453 parcels within 1 square mile less than the 1.8 acre minimum lot size in the R-2 Zone.
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.	The proposal is in close proximity to the city limits of Vine Grove. A cities whose population has grown by 76.11% from 2000 to 2023. It is also in close proximity to the KY 1600 Corridor which continues to see growth from Rineyville to the Meade County line.
Utility and Infrastructure Policies:	
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).	Public water is provided by Hardin County Water District #1 with a 16" ductile iron main along Hargan Road.
Development should comply with all requirements for on-site sewage disposal, if applicable, and use effective, environmentally sound practices when implemented.	Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected by the Health Department as part of the subdivision plat & building permit approval process.
Public Services Policies:	
New development should be encouraged in areas where adequate fire protection services and fire. hydrants are available or can be located.	The Vine Grove Fire Department is approximately 4.3 miles away. There are existing fire hydrants within 150' to the north along Hargan Road and less than 350' south at the intersection with Rineyville Road (KY 1600).
Residential development should be adequately served by public schools.	Vine Grove Elementary, JT Alton Middle School and North Hardin High School have capacity to accommodate children from 3 potential new homes.
Road and Access Policies:	
Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.	KYTC has preliminarily approved 3 new driveway entrances in addition to the existing entrance.
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.	The site has access via Hargan Road (KY 1882) a State maintained road with 21' of pavement width within a variable right-of-way. KYTC classifies Hargan Road as a rural minor collector.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Urban Area	**STEP 2: Agreement with the Future Land Use Map & Guidelines**
"The urban areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities.". The Recommended Land Use Pattern and Development Criteria notes that, "Residential should be limited to urban residential at the highest density that can be supported by the infrastructure available". It further explains that, "Residential subdivisions are encouraged along state highways and county roads that meet the minimum required standards". Access Criteria also notes that, "Developments that connect to a collector or arterial road should consider shared driveways, shared entrances, frontage roads, and/or other appropriate access management techniques to limit congestion."	

Comprehensive Plan Policy – PA #3 North Urban Area	**STEP 3: Compliance with the Planning Area Map & Guidelines**
This planning area is part of the Urban Area future land use group and is one of the largest urban areas (17, 692 acres) encompassing the area between Elizabethtown, Radcliff and Vine Grove and therefore faces annexation pressures. The area is in close proximity to Fort Knox and supports the base with housing and amenities. The Recommended Land Use Patterns is, "primarily urban residential. In order to reduce urban sprawl and maximize public infrastructure, decreases in minimum lot sizes should be permitted where adequate access and utility infrastructure is available". The Comprehensive Plan notes that, "this area can provide for the continued residential growth to serve the Fort Knox population".	

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 Hargan Road (KY 1882) a State maintained road with 21' of pavement width within and a variable right-of-way exceeding 60',
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #1,
- The property is located in the Urban Future Land Use Group and the North Urban Planning Area where urban residential development is encouraged,
- The proposal will allow for the property to be further subdivided into 4 single family residential lots,
- The proposed map amendment to R-1 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

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

RESOLUTION 2026-015
MAP AMENDMENT
Rural Residential (R-2) to Urban Residential (R-1)

WHEREAS the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;

WHEREAS the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;

WHEREAS the proposed site is located in the Urban Future Land Use Area of Hardin County and within the North Urban Planning Area (#3);

WHEREAS this proposal is a request to rezone the 1995 designation of Rural Residential (R-2) to Urban Residential (R-1) for a 4.46 acre site located at 1714 Hargan Road, Vine Grove, KY, to be known as Lots 1-4 of Abshire Subdivision.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Fred Bramblett known as PVA #097-00-00-004 and being 4.46 acres located at 1714 Hargan Road, Vine Grove, KY be granted a zone change from the existing Rural Residential Zone (R-2) to the Urban Residential Zone (R-1), based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

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

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area
Step 3:	Planning Area: North Urban 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 THIRD DAY OF NOVEMBER 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 2026-015 as presented

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

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area
Step 3:	Planning Area: North Urban 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 R-2 to R-1 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.