



Hardin County
Planning & Development Commission
19 March 2024

Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

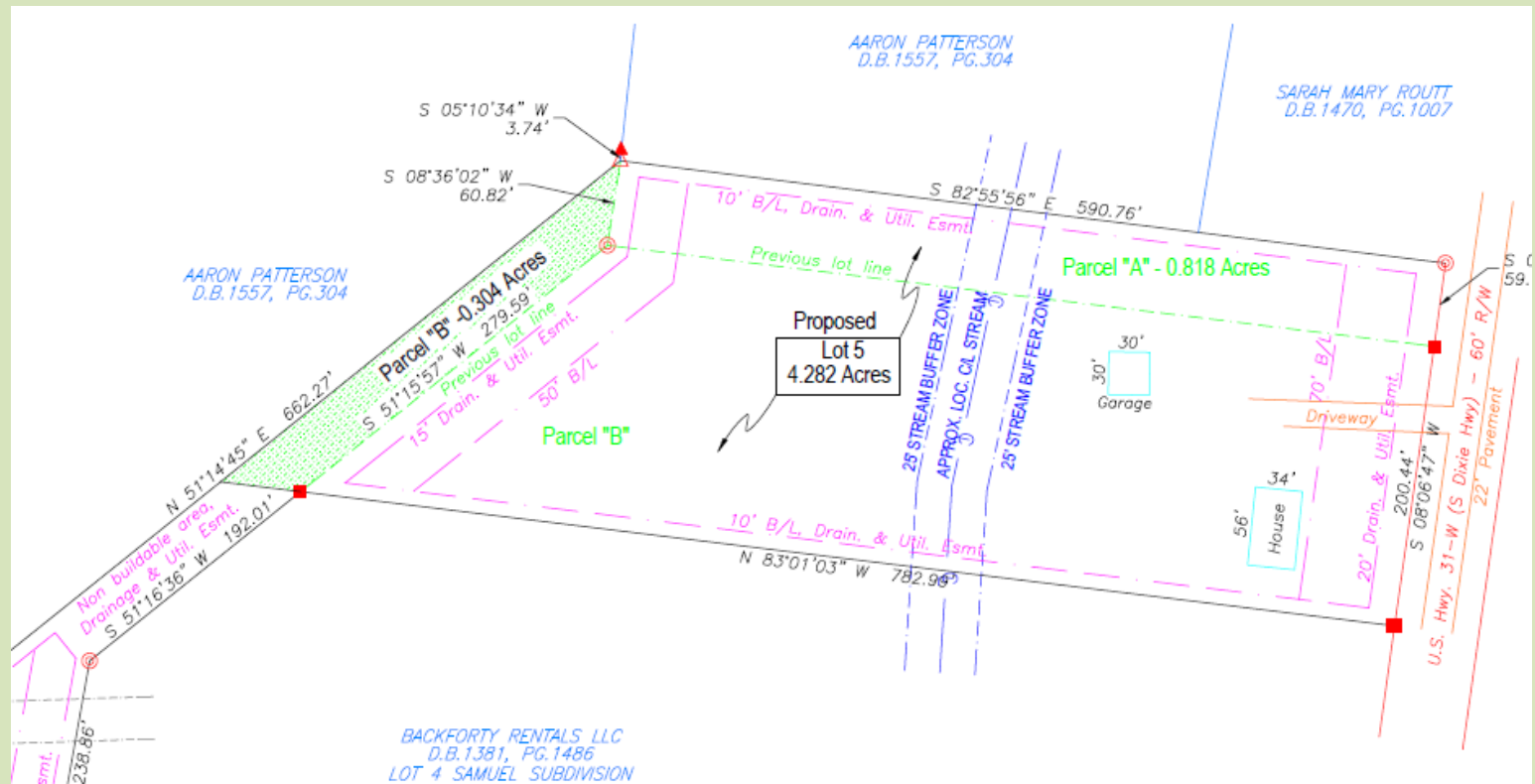
Robert Detweiler

19 March 2024

Zone Map Amendment Request:

FROM: C-2 (General Commercial)

TO: R-2 (Rural Residential)



Summary: The applicant is requesting a Zone Change from General Commercial (C-2) to Rural Residential (R-2) with no project proposed at this time for a 0.304 acre portion of property that was rezoned to General Commercial on 6 February 2024 to correct a technical survey error.

Reasons for Granting a Map Amendment

KRS 100.213

Before any map amendment may be granted, the planning commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts that one or more of the following apply:

1. The proposal is in agreement with the language of the Comprehensive Development Guide;
2. There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area; or that,
3. The existing Zone assigned to the property is inappropriate and the proposed amendment is appropriate.

MAP AMENDMENT SUMMARY REPORT

- A. Meeting Notification
- B. Vicinity Map
- C. Future Land Use Map
- D. Planning Area Maps & Analysis
- E. Zoning Map
- F. Aerial Photos
- G. Record Plat of Samuel Subdivision (1997)
- H. Boundary Survey of the Akers Property (2023)
- I. Proposed Amended Record Plat of Samuel Subdivision, Lot 2 & Record Plat of Samuel Subdivision, Section 2
- J. Character of the Site Analysis
- K. Character of the Area Analysis
- L. Secretary of State City Limit Map (Sonora)
- M. Larue County Zoning Map
- N. Photos of the Site
- O. KYTC Email re: Commercial Entrance Locations
- P. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- Q. *Comprehensive Development Guide
- R. *Development Guidance System Ordinance

*Not provided in PowerPoint


Public Notification

LEGAL
NOTICE OF PUBLIC HEARING
 Notice is hereby given that the Hardin County Planning & Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday March 19, 2024 in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the zoning map from the C-2 General Commercial Zone to the R-2 Rural Residential Zone for a +/- 0.354 acre portion of the site located at 11705 South Dixie Highway, Sonora, KY to correct a technical survey error.


Newspaper Ad on Sat./Sun. March 9/10 Edition



Two signs posted on site since March 1, 2024



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



NOTICE OF PUBLIC HEARING

MARCH 1, 2024

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 11705 SOUTH DIXIE HIGHWAY, SONORA, KY. The owner, ROBERT DETWEILER, is requesting a Zoning Change for A +/- 0.354 ACRE PORTION OF THE SITE TO CORRECT A TECHNICAL SURVEY ERROR. – See Enclosed Map

The hearing will be held as follows:


DATE:	MARCH 19, 2024
TIME:	5:00 PM
PLACE:	Hardin County Government Building 150 N. Provident Way, 2nd Floor Meeting Room Elizabethtown, KY 42701
EXISTING ZONE:	C-2 - GENERAL COMMERCIAL ZONE
PROPOSED ZONE:	R-2 - RURAL RESIDENTIAL ZONE
REQUEST:	TO ALLOW FOR A ZONE CHANGE FROM C-2 TO R-2 TO CORRECT A TECHNICAL SURVEY ERROR - SEE ATTACHED MAP

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

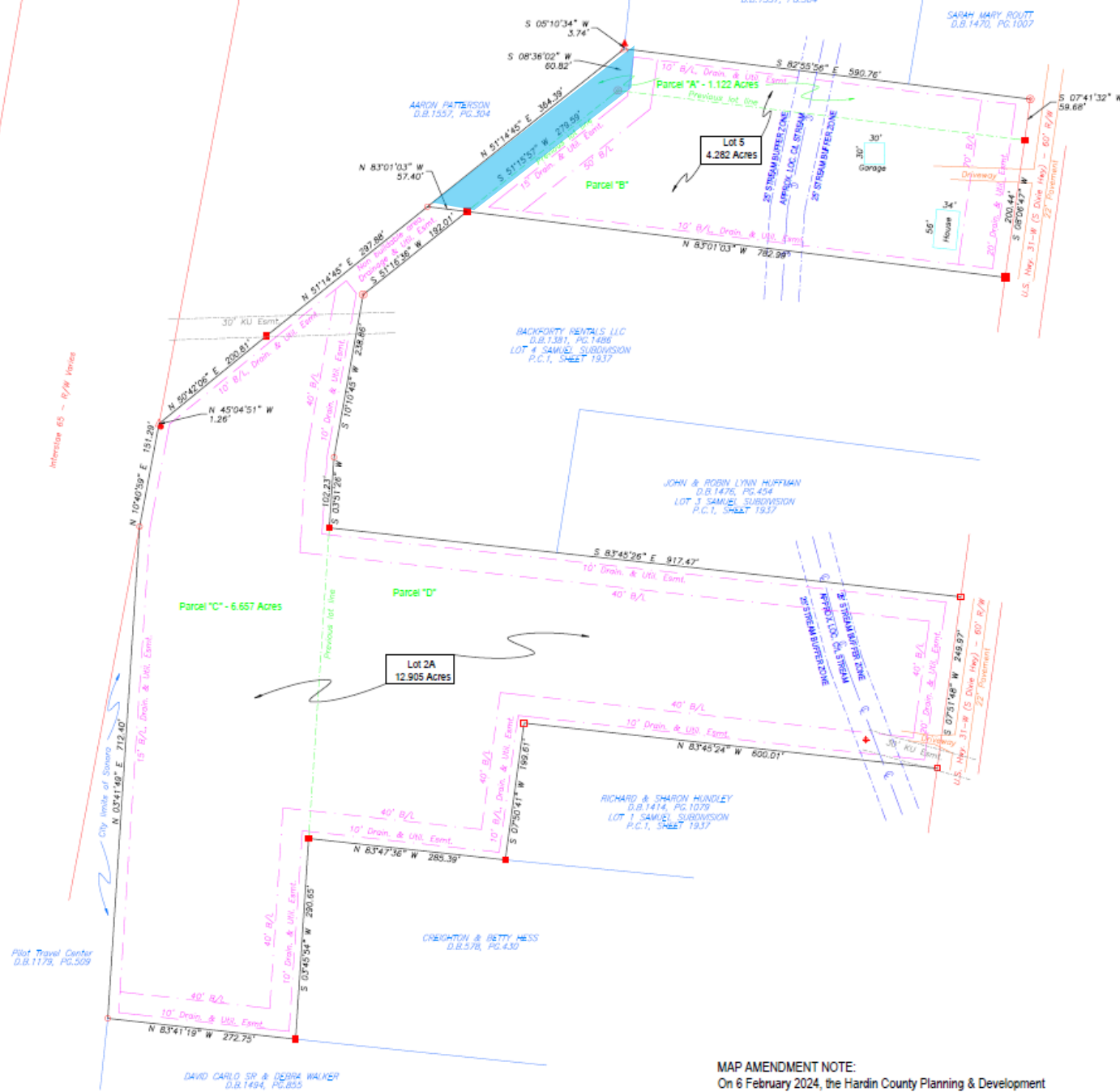
c: 6 E G THOMPSON, Magistrate

First class mailings sent to 16 owners that adjoin or are within 1200' of road frontage

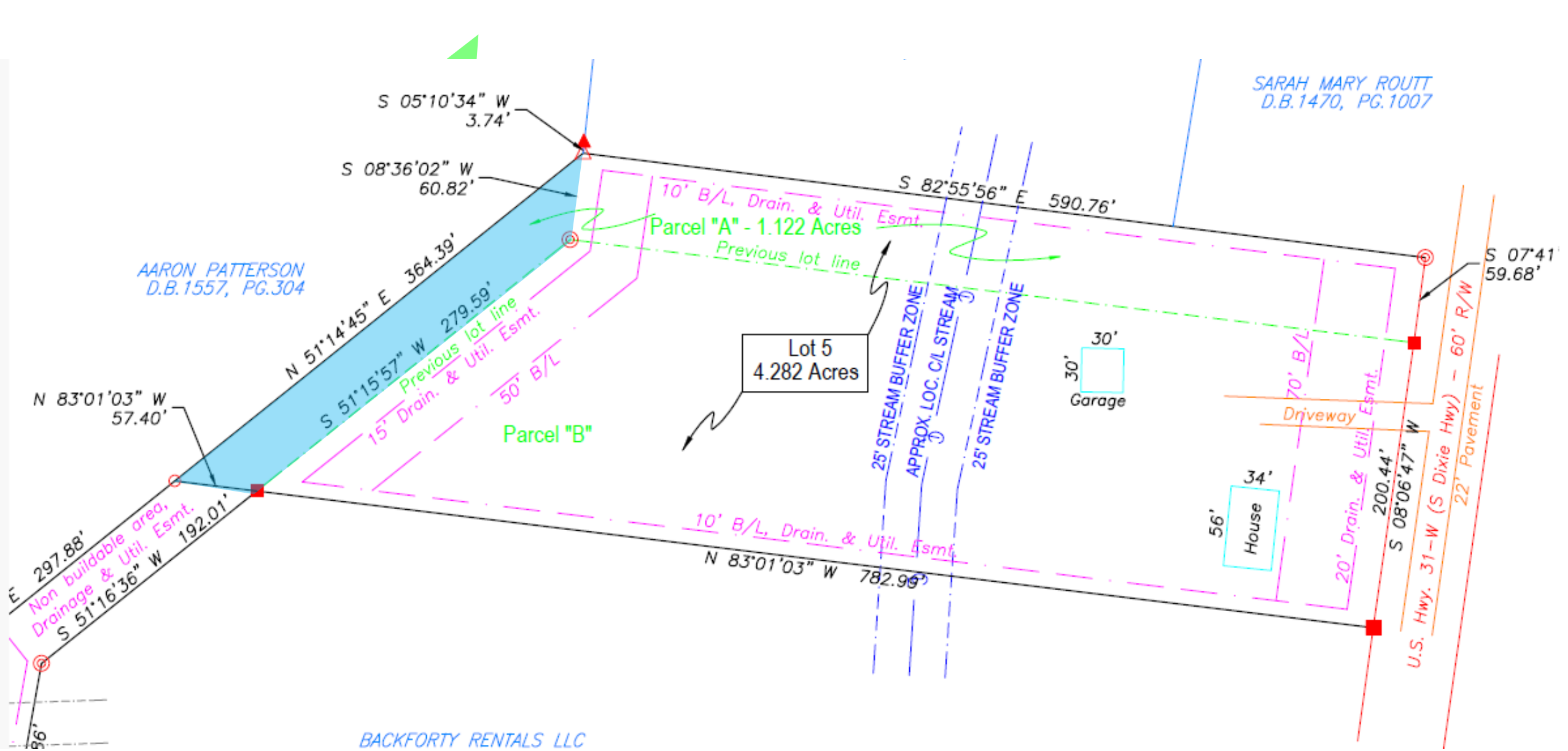
Proposed Plat
correcting survey
error.

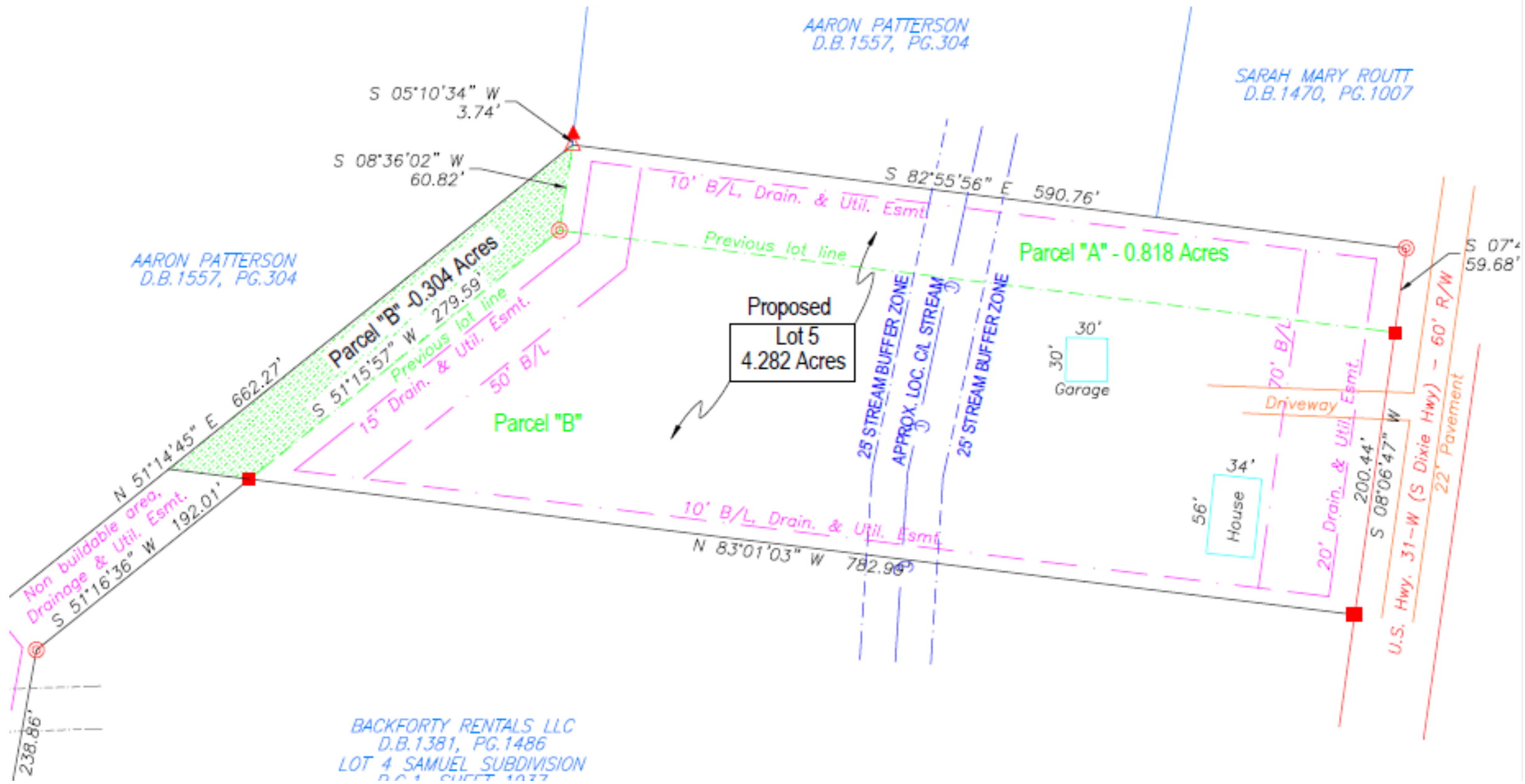
Area in blue was
zoned to commercial
but Detweiler and
Fulkerson intended for
it to also be merged
with Fulkerson's
existing lot.

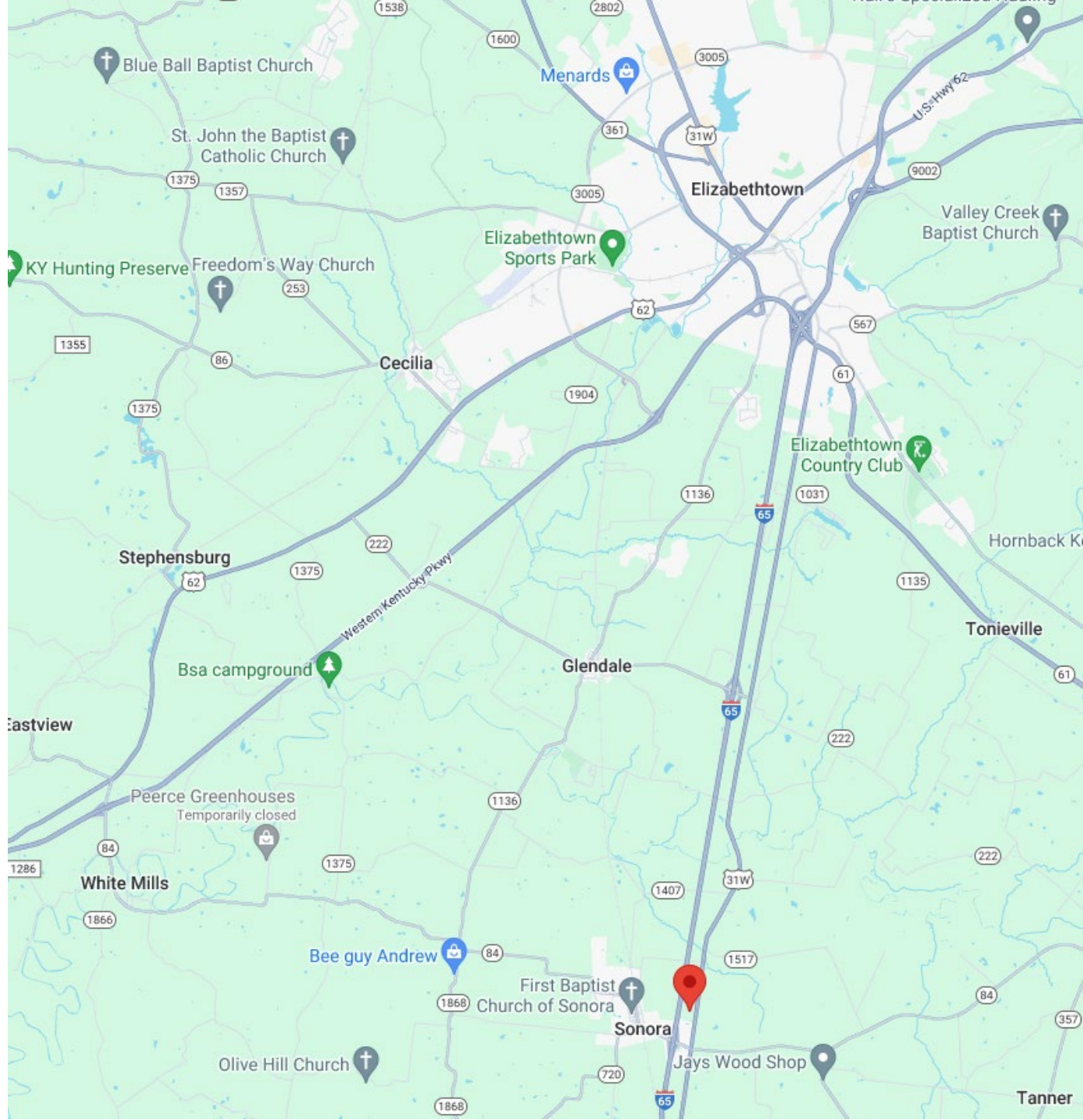
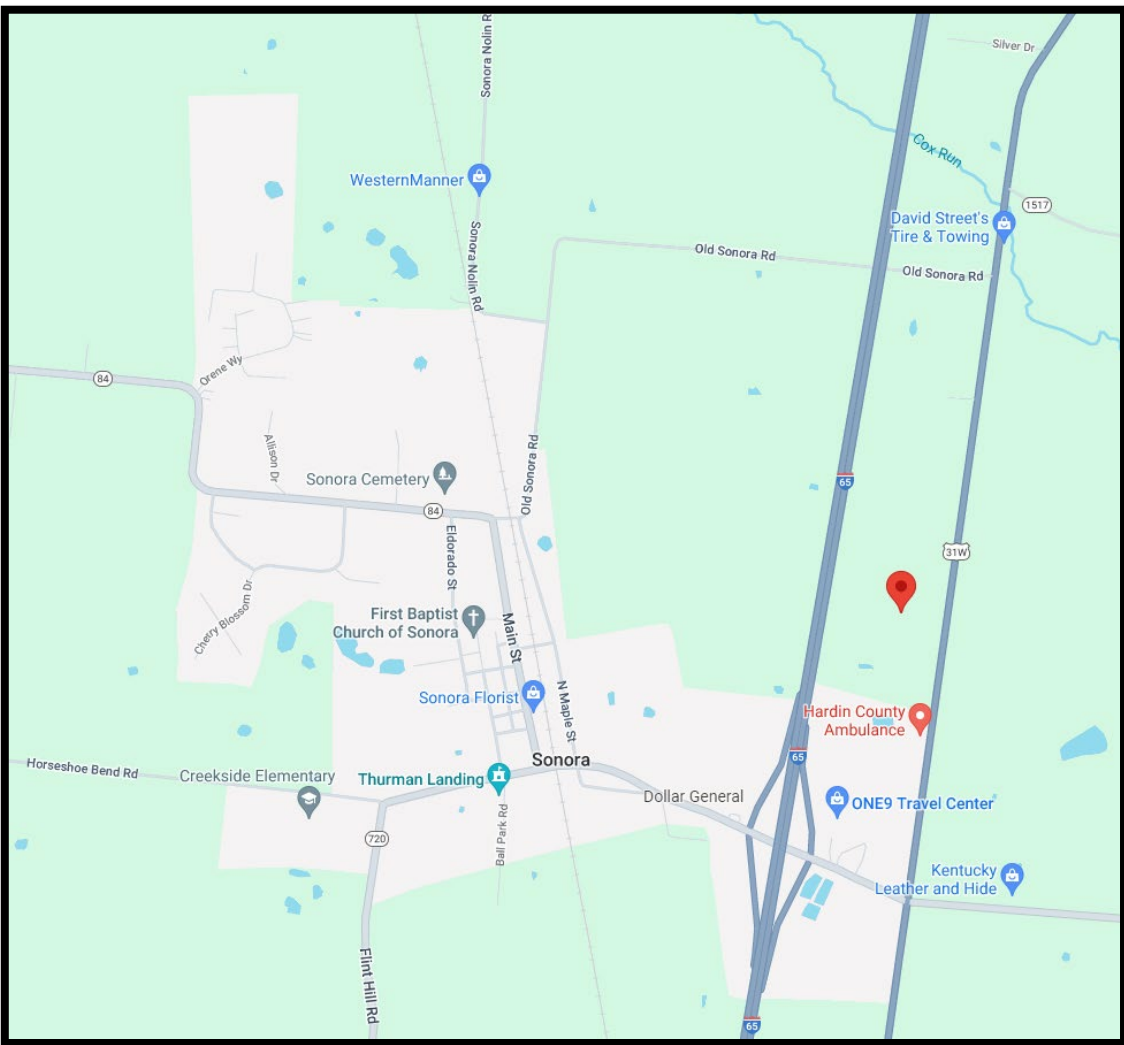
Proposal is to rezone
this 0.304 acres from
the C-2 Zone it
received on 6
February 2024 back to
R-2 so it can be
merged with
Fulkerson's lot



MAP AMENDMENT NOTE:
On 6 February 2024, the Hardin County Planning & Development
Commission granted a zone change request from Rural Residential
(R-2) to General Commercial (C-2) for Lot 2A as shown hereon with
Resolution 2024-001. Please contact Hardin County Planning &
Development for additional information.







Hardin County Future Land Use

C. Rural Areas

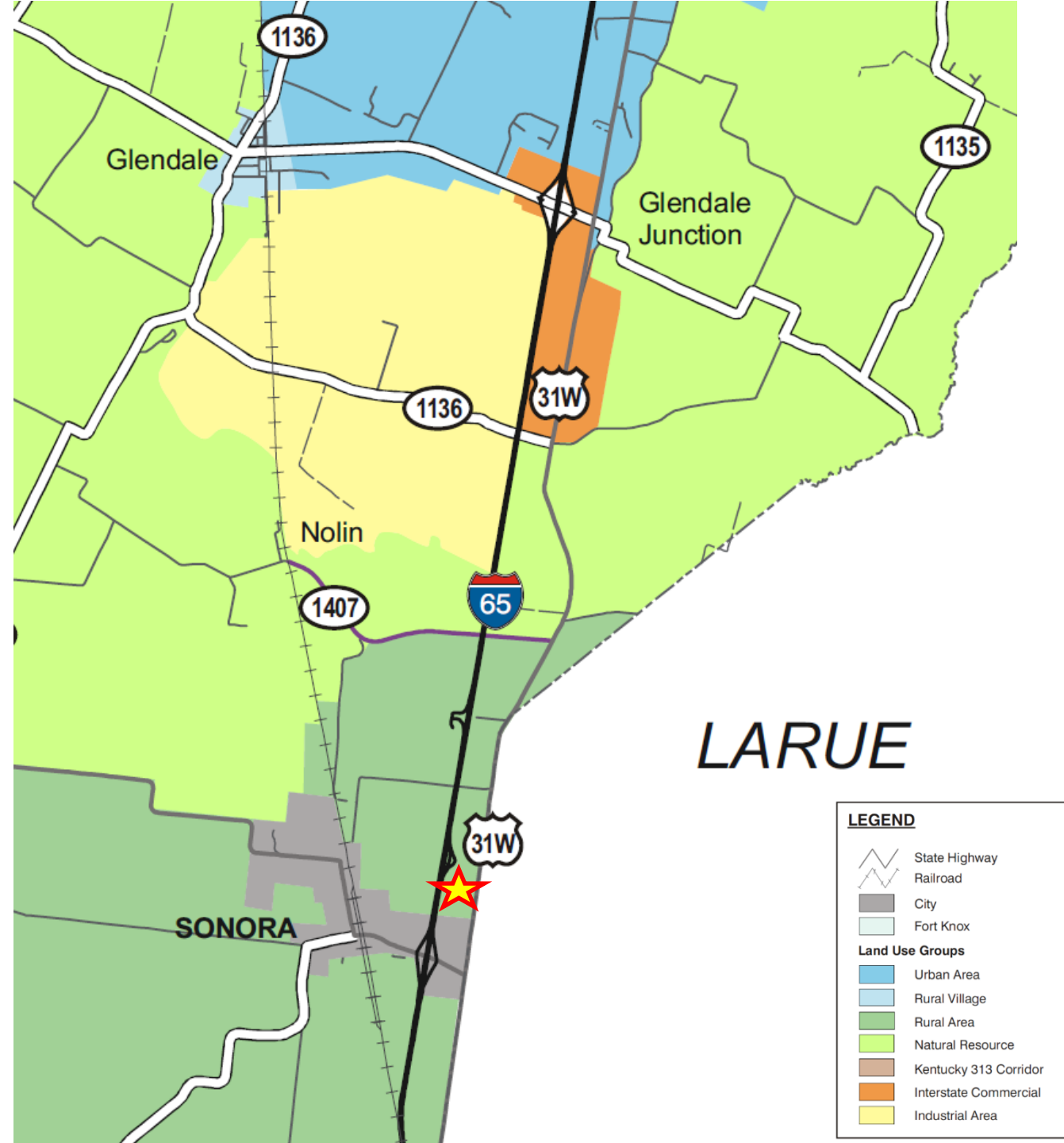
Introduction: Rural areas in Hardin County are located at the outer limits of the County, generally at points farthest away from the County's centers of development. Rural areas are marked by low density residential development, agricultural use and some wellhead protection areas. In general, when compared to other areas of the County, rural areas lack the infrastructure to support more intense development.

Natural Features: The terrain is rolling in places and flat in others with some natural limitations to development. The roadway network consists of rural local roads that, in some cases, lack sufficient pavement width to support more intense development. Soils are good for agricultural uses generally with some areas of steep slopes and wet soils and other limitations. There are also areas affected by flooding (100-year flood plain).

Existing Land Use: The existing land use pattern is marked by low density residential uses, farming activities and other low intensity uses. There are also sporadic community facility uses such as churches and schools.

Recommended Land Use Pattern and Development Criteria: The following are recommended land use types for rural areas generally. Also provided are general guidelines for development in rural areas.

- Residential development should be limited to rural residential and estate type development.
- Commercial and Industrial development within these areas should be limited to major crossroads that serve the local demand, not regional or area-wide demand.
- Prior to any development occurring in rural areas the roadway network serving the particular development should meet minimum roadway standards as established by local regulation.
- Community facilities are permissible based on the population and the capacity of the infrastructure to serve the particular site.
- Agricultural lands should be preserved and agricultural operations protected and encouraged by the use of various land use techniques including, but not limited to, residential clustering, conservation easements and right to farm regulations.

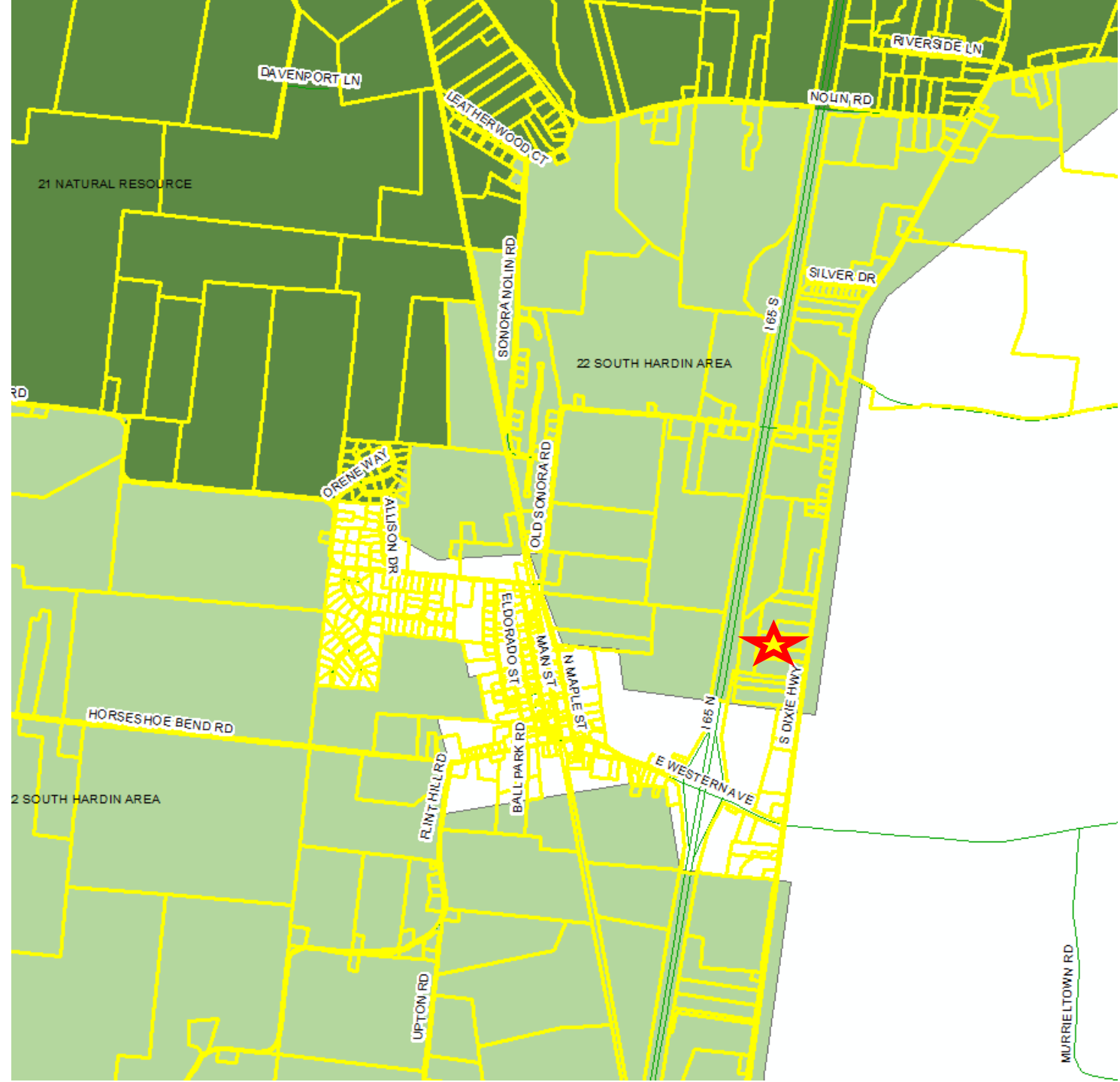


Planning Area Map

22. SOUTH HARDIN AREA

22. South Hardin Area

- **Introduction:** This large Rural Area Planning Group has a northern boundary of KY 84 and the Western Kentucky Parkway, except in the vicinity of White Mills where the northern boundary is south of KY 84 and in the vicinity of Sonora where the northern boundary extends to Nolin Road and Eagle Mills Road. The South Hardin area is adjacent to three other counties – Larue, Hart and Grayson and surrounds the two cities Sonora and Upton. This area includes the rural communities of Flint Hill and Spurrier.
- **Existing Land Use:** Land use in this rural planning area is characterized by typical agricultural activities with an average parcel size of greater than thirty acres. Only sparse subdivision growth has occurred with the most active residential development occurring in areas annexed by the City of Sonora. Nonresidential land uses includes many rural churches, general stores and small service oriented businesses.
- **Natural Features:** In the South Hardin area the general topography is gently rolling. A large portion of this planning area is marked by an absence of surface streams in part due to the presence of sinkholes known as karst topography. Within the planning area, there are flood hazard areas associated with the Nolin River, the most significant surface water resource that runs through the County, and Sandy Creek, a unique surface stream that does not connect with another stream or river. There are also flood hazards associated with the Cox Run water feature.
- **Recommended Land Use and Development Criteria:**
 - The recommended land use pattern for the South Hardin Area is low density rural residential development.
 - All development activities should preserve and enhance the existing rural character of this area.
 - Any commercial development within the area should be limited to major crossroads in the area.
 - Any commercial development in this area should be limited to that serving local demand, not regional or area-wide demand.
 - Topographic and natural features, in particular flood impacted areas, should be considered during the development review process. Steep slope areas and other areas with natural limitations should be set aside from development and preserved.



84/31W Intersection & Commercial Businesses



Baptist Healthcare Center – 1,100 ft away



Pilot Truck Stop – adjoins the property but by road 3,815 ft away



Family Dollar/Dollar Tree – 2,790 ft away



A+ Family Health Care & South Dixie Pharmacy (Larue County) – 2,000 ft away

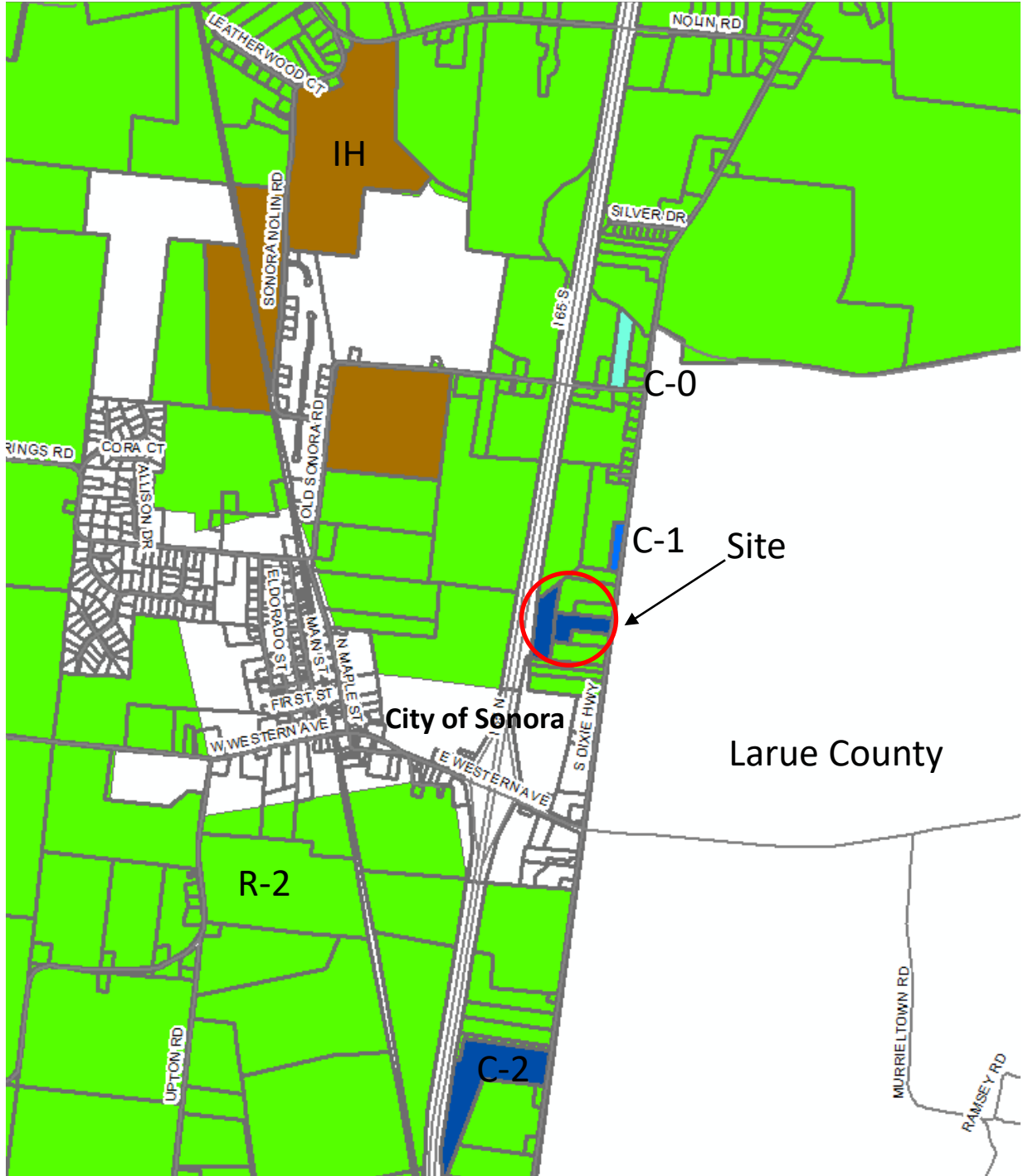


Manufactured Home Storage Lot (Larue County) – 2,790 ft away

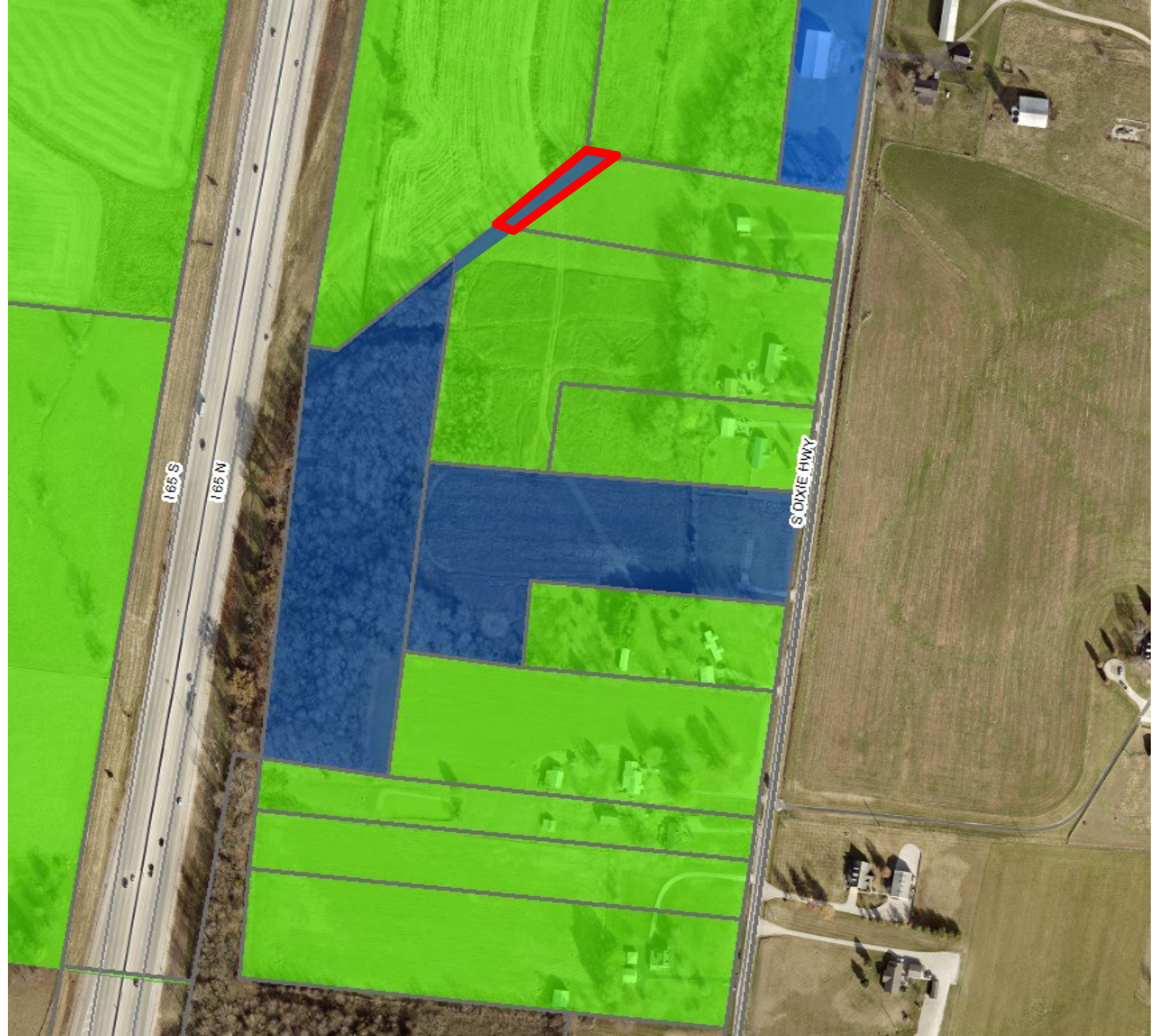


NSU Corporation (Larue County) – 3,100 ft away

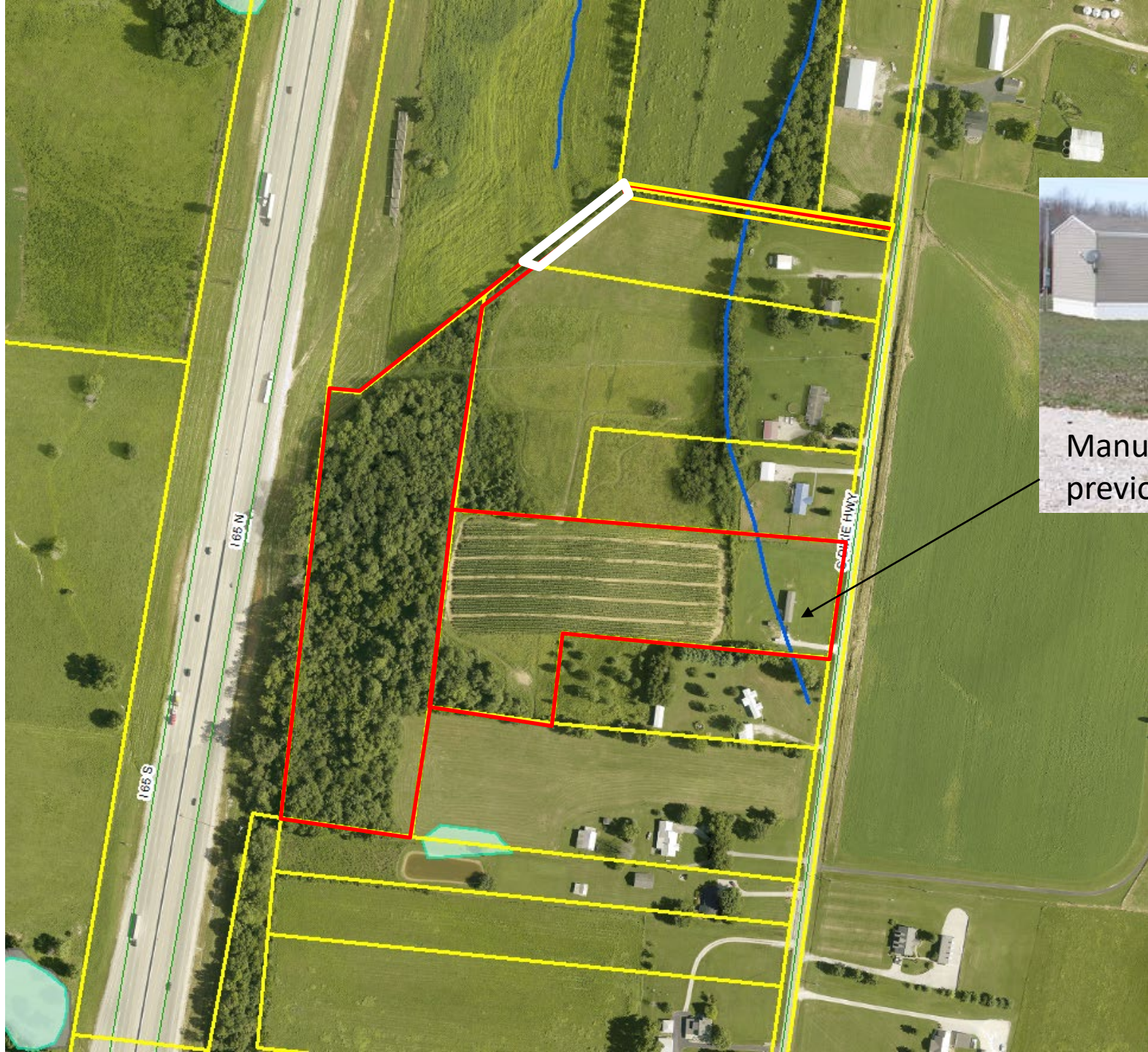
- MasterZone
- DISTRICT
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



- MasterZone
- DISTRICT
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



- streams
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole
-





OWNER(S) CERTIFICATION

I, WE, CERTIFY THAT (I, WE, HE, SHE, THE OWNER(S)) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 482, PAGE 457, IN THE HARDIN COUNTY CLERK'S OFFICE, AND THAT WE ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE NEAREST BUILDING LINES, AND DEDICATE ALL STREETS, DRAINAGEWAYS, WAYS, ALLEYS, PUBLIC UTILITY LINES, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, AS NOTED AND ILLUSTRATED. FURTHER, I, WE, GRANT INTO THE BELOW NAMED UTILITY COMPANIES, THESE SUCCESSIONS AND ASSIGNMENTS AS EASEMENTS OVER THE SPACES INDICATED BY DASHED LINES AND MARKED "ELECTRIC AND TELEPHONE EASEMENTS", "GAS AND WATER EASEMENTS", "TELEPHONE EASEMENTS", "CABLE TELEVISION EASEMENTS", "ELECTRIC UTILITY EASEMENTS", "GAS UTILITY EASEMENTS", "TELEPHONE UTILITY EASEMENTS", "CABLE TELEVISION UTILITY EASEMENTS", "UTILITY AND DRAINAGE EASEMENTS", SAID EASEMENTS TO INCLUDE:

- THE RIGHT TO CONTRACT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THEREON.
- THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.
- THE RIGHT TO TRIP OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICES.
- THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLES.
- THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE FEET OF ANY MARKED POLE AND/OR CABLE HEREIN MENTIONED, OR CHANGE OF GRADE THAT INTERFERES WITH OVERHEAD POLE LINES.

THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT, TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRES FOR STREET LIGHTING, TRAFFIC SIGNALS AND/OR SIGNALS, BUT IF NO CABLE SHALL SAID WIRES BE INSTALLED MORE THAN FIVE FEET FROM ANY LOT LINE.

LOT OWNERS ARE TO WEARD ENJOY SAID LINES INCLUDED IN FARMITY SHOW HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.

LEGEND

--- 1/2" REBAR SET WITH I.D. CAP N 2811
 --- 1/2" REBAR FOUND WITH I.D. CAP N2032

FLOOD CERTIFICATION
 AS INDICATED ON MAP NUMBER 218-97-001 OF FLOOD INSURANCE RATE MAPS DATED NOV. 4, 1988 THIS SITE IS LOCATED IN ZONE (X) WHICH HAS BEEN DETERMINED TO BE OUTSIDE 100 YEAR FLOOD PLAIN.

DRAINAGE & STORM WATER RECEIVER
 THE STORM WATER RECEIVER OF THIS SUB-DIVISION IS COX RUN BRANCH, WHICH LIES APPROX. 1 MILE NORTH OF THIS SUB-DIVISION.

LOCAL AVERAGE SQUARE FOOT STANDARD
 THE LOCAL AVERAGE SQUARE FOOT STANDARD FOR THIS SUB-DIVISION IS 2,754 SQUARE FEET PER LOT.

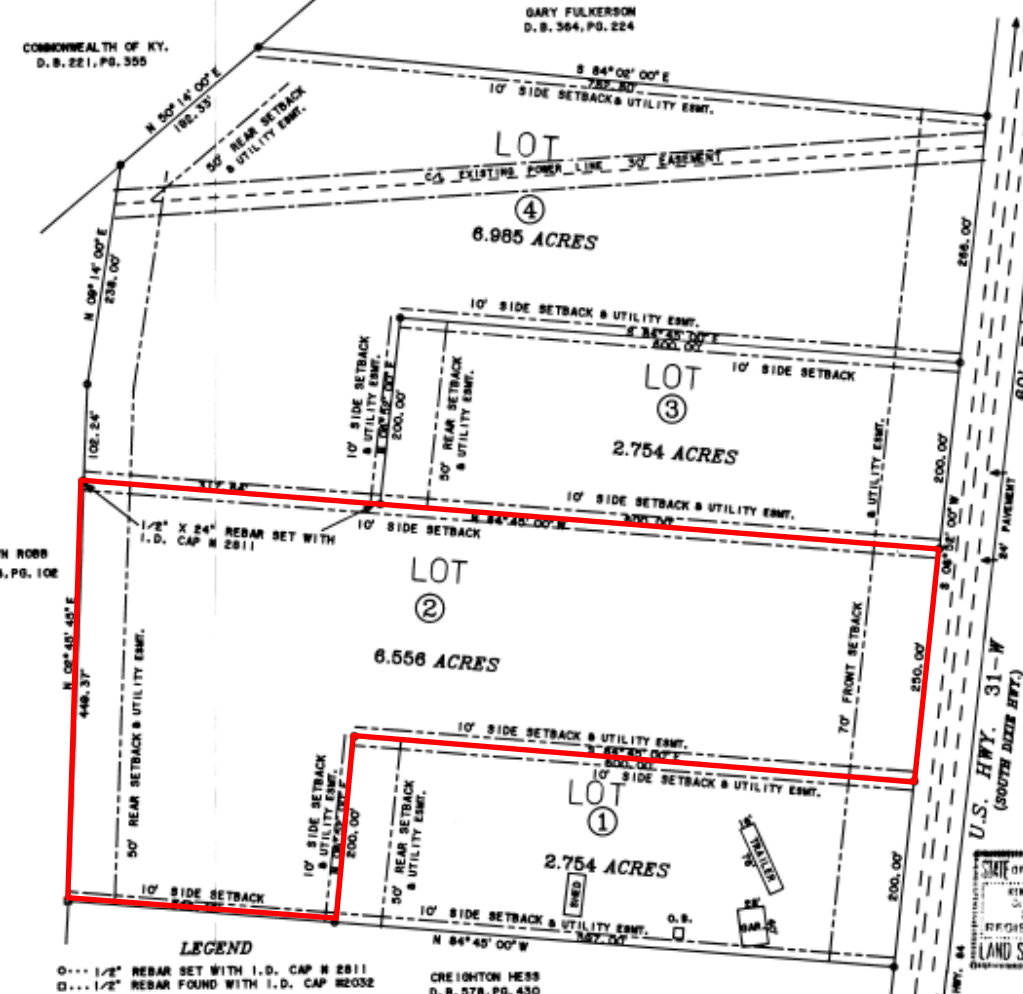
EXISTING STRUCTURE NOTE
 THE EXISTING STRUCTURES SHOWN ON THIS PLAN ARE UNCOMPROMISED AND AS GOVERNED BY THE LOCAL BUILDING CODES AND THEREFORE DO NOT NEED TO BE RECONSTRUCTED OR REMOVED. ANY ADDITIONS TO THESE STRUCTURES SHALL BE SUBJECT TO THE BUILDING DEPARTMENT AS SHOWN ON THIS PLAN.

NOTES AND RESERVATIONS

- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES AND/OR EASEMENTS IN EFFECT.
- ALL CORNERS ARE 1/2" X 1/2" REBAR WITH I.D. CAP 2811 UNLESS NOTED.
- THE UNADJUSTED RANDOM TRAVERSE CLOSURE EXCEEDS 1: 5000.

LOCAL AVERAGE SQUARE FOOT STANDARD
 I CERTIFY THAT THIS SUB-DIVISION PLAN HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION AND DEVELOPMENT COMMISSION, AND THAT THIS PLAN IS NOT ELIGIBLE FOR RECORDING.

DATE: 3/18/97
 SIGNATURE: [Signature]



GARY FULKERSON
 D. B. 364, PG. 224

BOBBY ROUNT
 D. B. 95, PG. 319
 LARUE COUNTY

ROAD IS LARUE/HARDIN IN COUNTY LINE

60' R/W

U.S. HWY. 31-N
 (SOUTH SIDE LEFT)

1/2 MILE TO HWY. 64

UTILITY CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAN ON BEHALF OF MY COMPANY.

DATE: 1-27-97
 REPRESENTATIVE: Chris Mays
 COMPANY: Kentucky Utilities

DATE: 1-28-97
 REPRESENTATIVE: Norma C Hill
 COMPANY: GTE Telephone Company

DATE: 1-24-97
 REPRESENTATIVE: [Signature]
 COMPANY: N.C.W.O #2 Silver Company

DATE: _____
 REPRESENTATIVE: _____
 COMPANY: GAS COMPANY

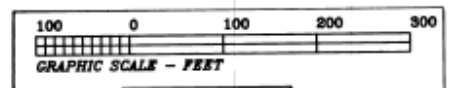
SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT-CONTROL BY THE METHOD OF RANDOM TRAVERSE. THE ANGULAR AND LINEAR MEASUREMENTS HAVE BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kendall L. Clemens
 KENDALL L. CLEMENS KY. P.L.S. 2811

NATURAL FEATURES NOTE

AS INDICATED ON THE SONORA USGS QUAD MAP DATED 1949, THERE ARE NO PONDS OR BUCKLES LOCATED ON OR WITHIN 200' OF THIS SUB-DIVISION.



RECORD SUB

SAMUEL SUBDIVISION

OWNERS: SAMUEL & KAY WISE-8186 SOUTH DIXIE-ELIZABHTHORN KY., 42701-8211

SCALE: 1" = 100'

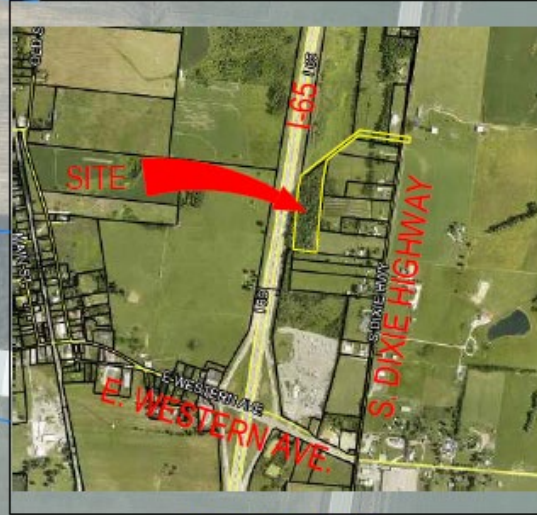
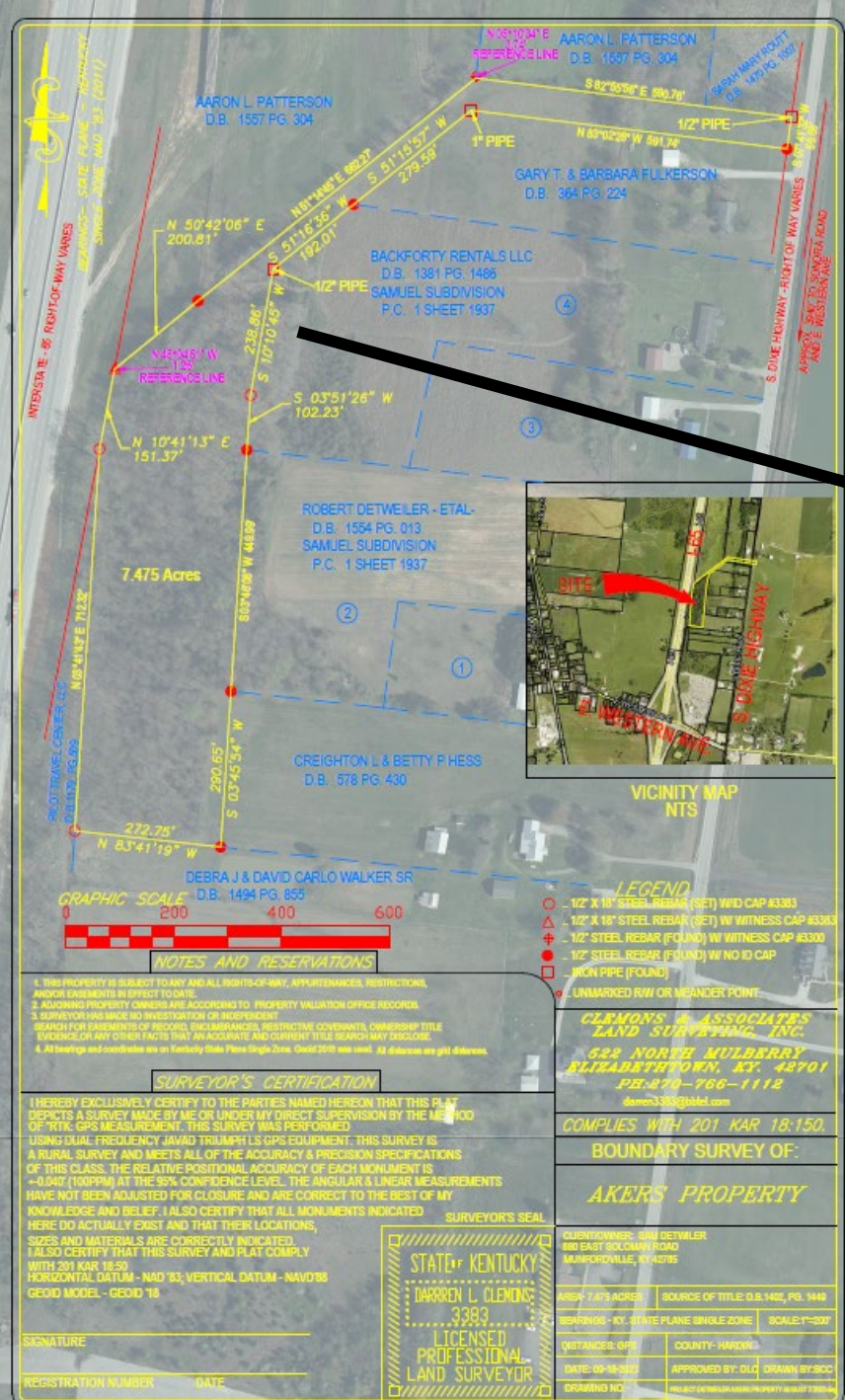
DATE: 10-28-96

APPROVED BY: KENDALL CLEMENS
 304 W. MAIN STREET
 LEITCHFIELD, KY. 42794

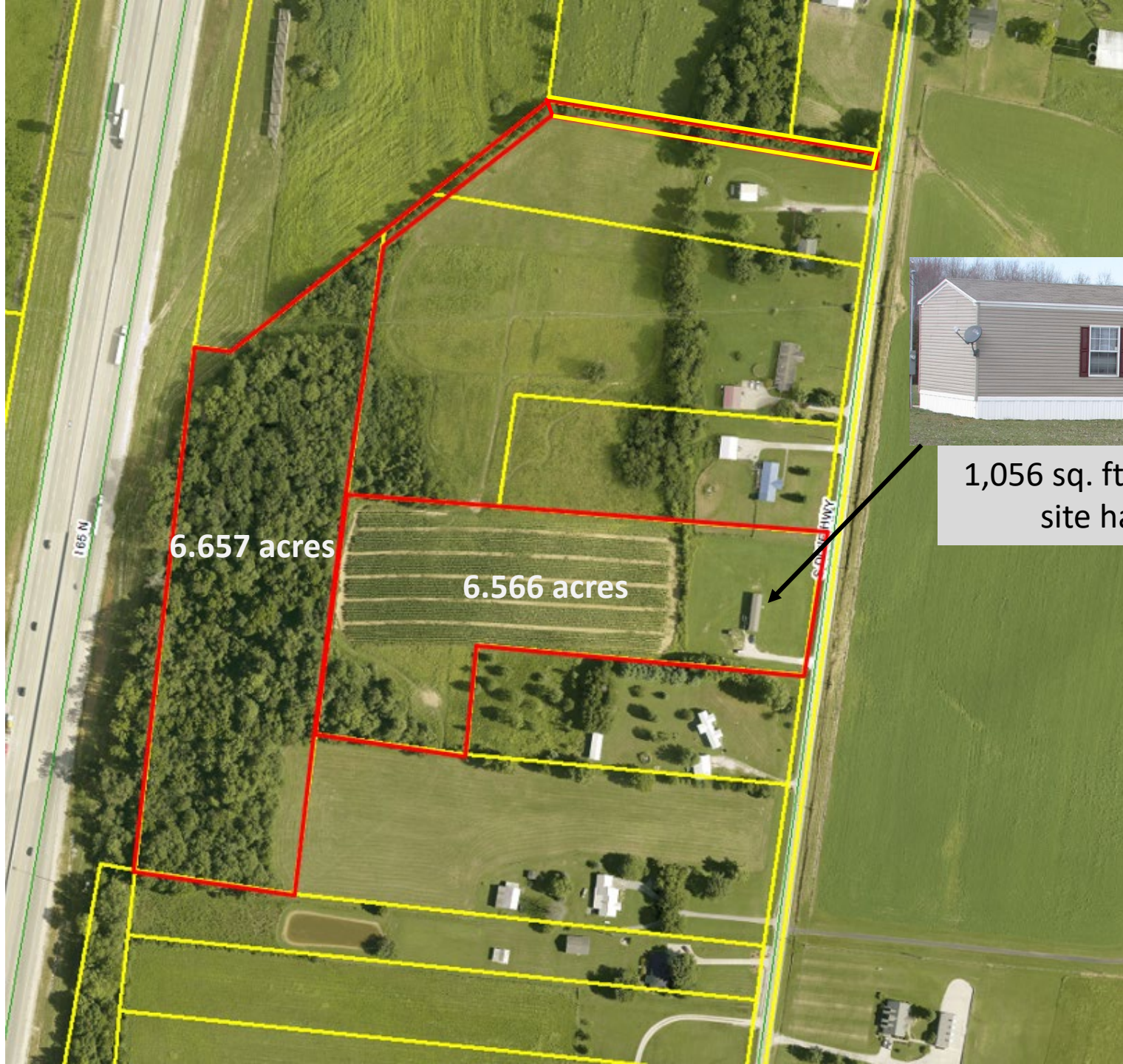
DRAWN BY: D.C.
 CRD. FILE WISE(A)

LOCATED-SONORA STATE-KENTUCKY DISTANCES-EDM
 COUNTY-HARDIN BEARINGS-PLAT AREA-19,048 ACRES

SOURCE OF TITLE - ALL OF D.B. 828, PG. 487. DRAWING NO. 088 - 210-00-00-031



Character of the Sites
± 13.194 acres

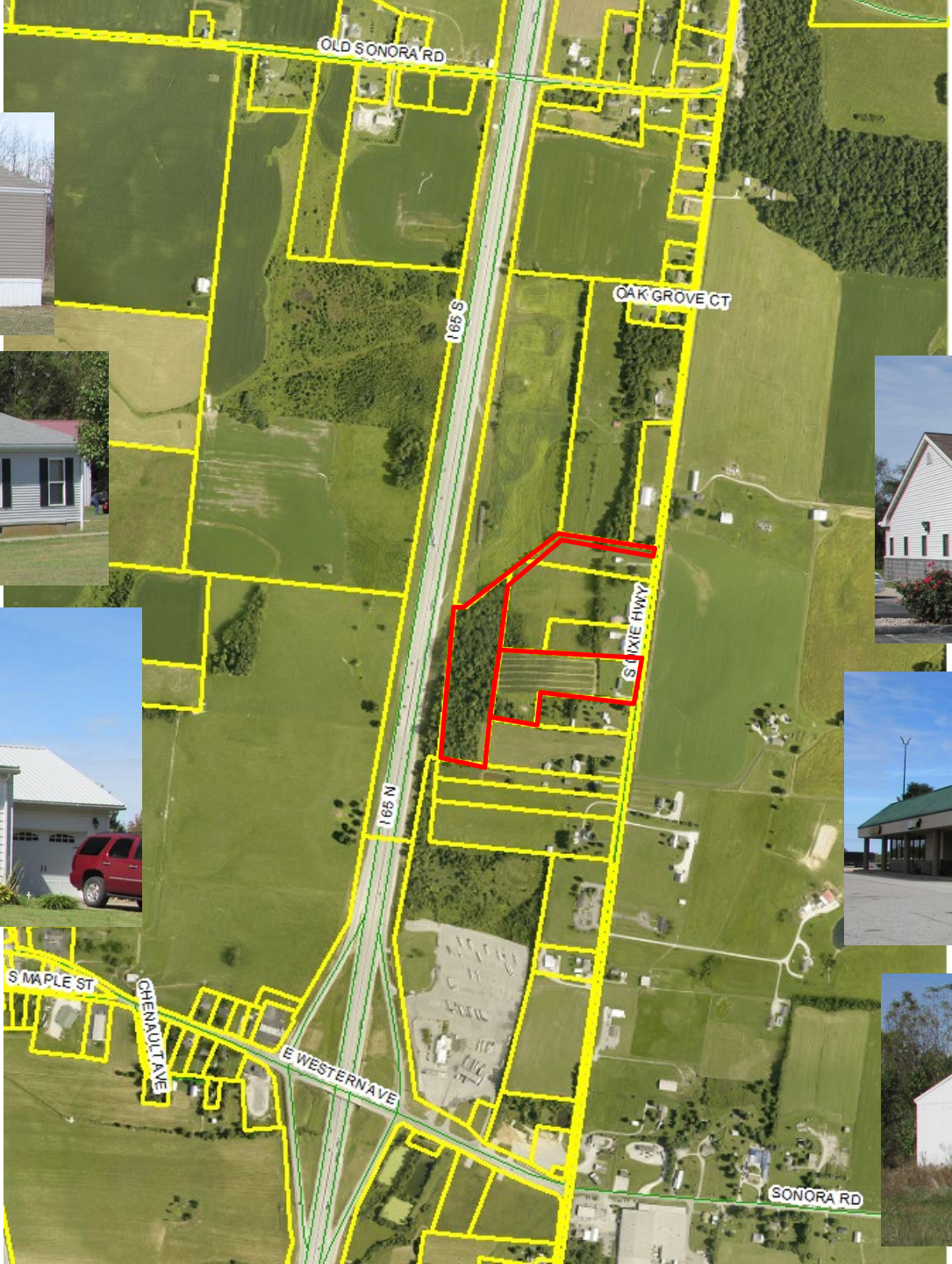


1,056 sq. ft. Singlewide (2018) on site has been removed

6.657 acres

6.566 acres

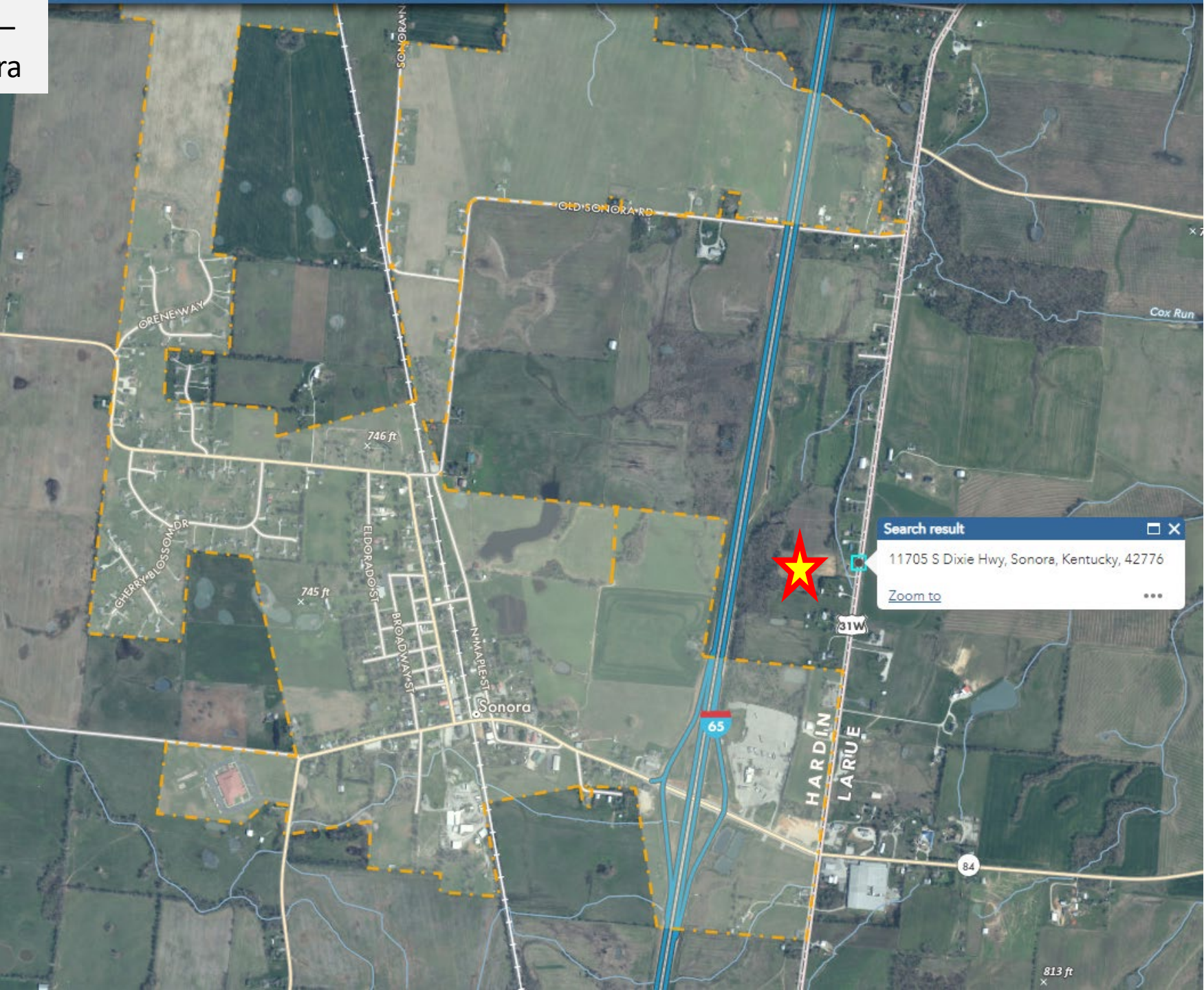
Character of the Area



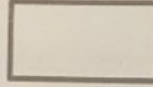


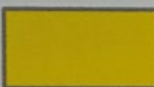



Other Commercial sites in the area



Secretary of State –
City Limits of Sonora



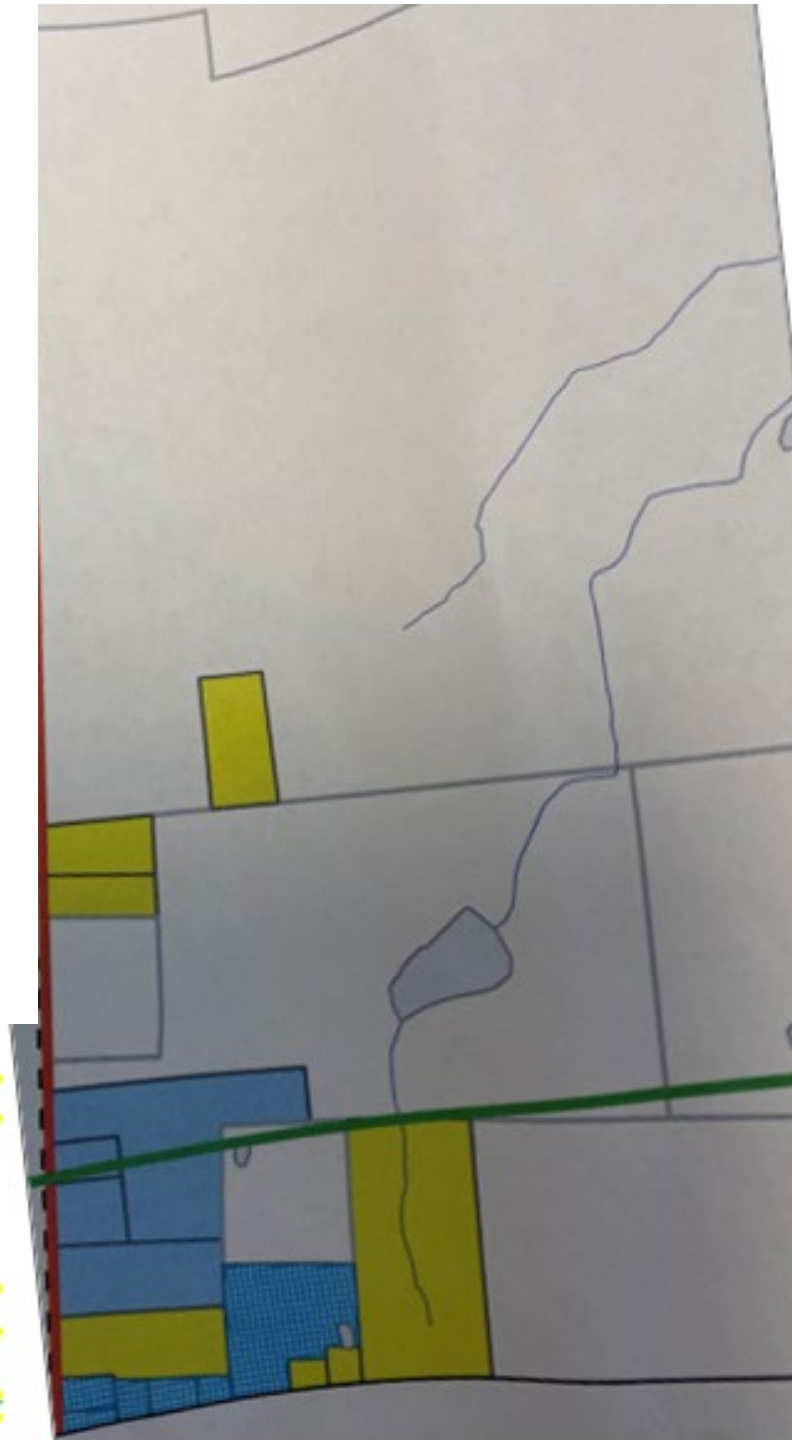
LARUE COUNTY, KY ZONING MAP

	A-1		B-3		PUBLIC
	B-1		I-1		R-1A
	B-2		I-2		R-1B

White = Agricultural Zone (A-1)

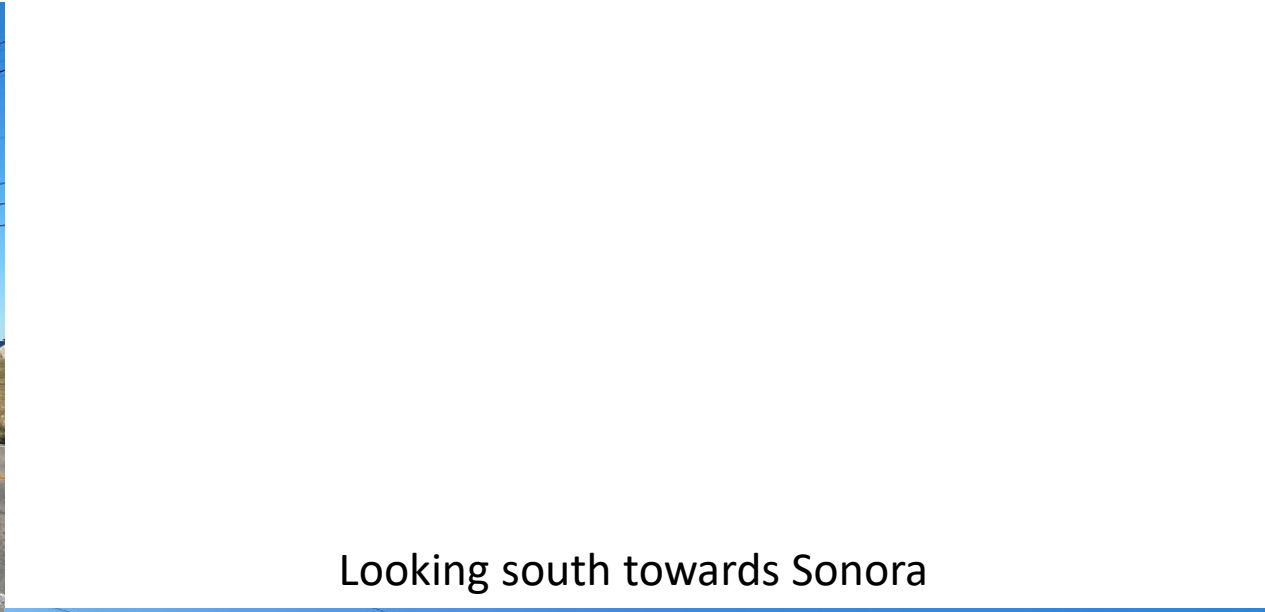
Yellow = Single Family Residential (R-1A)

Blue = Highway Business (Blue)





Looking north towards Glendale



Looking south towards Sonora











Larue County





BOSK



SITE

Adam,

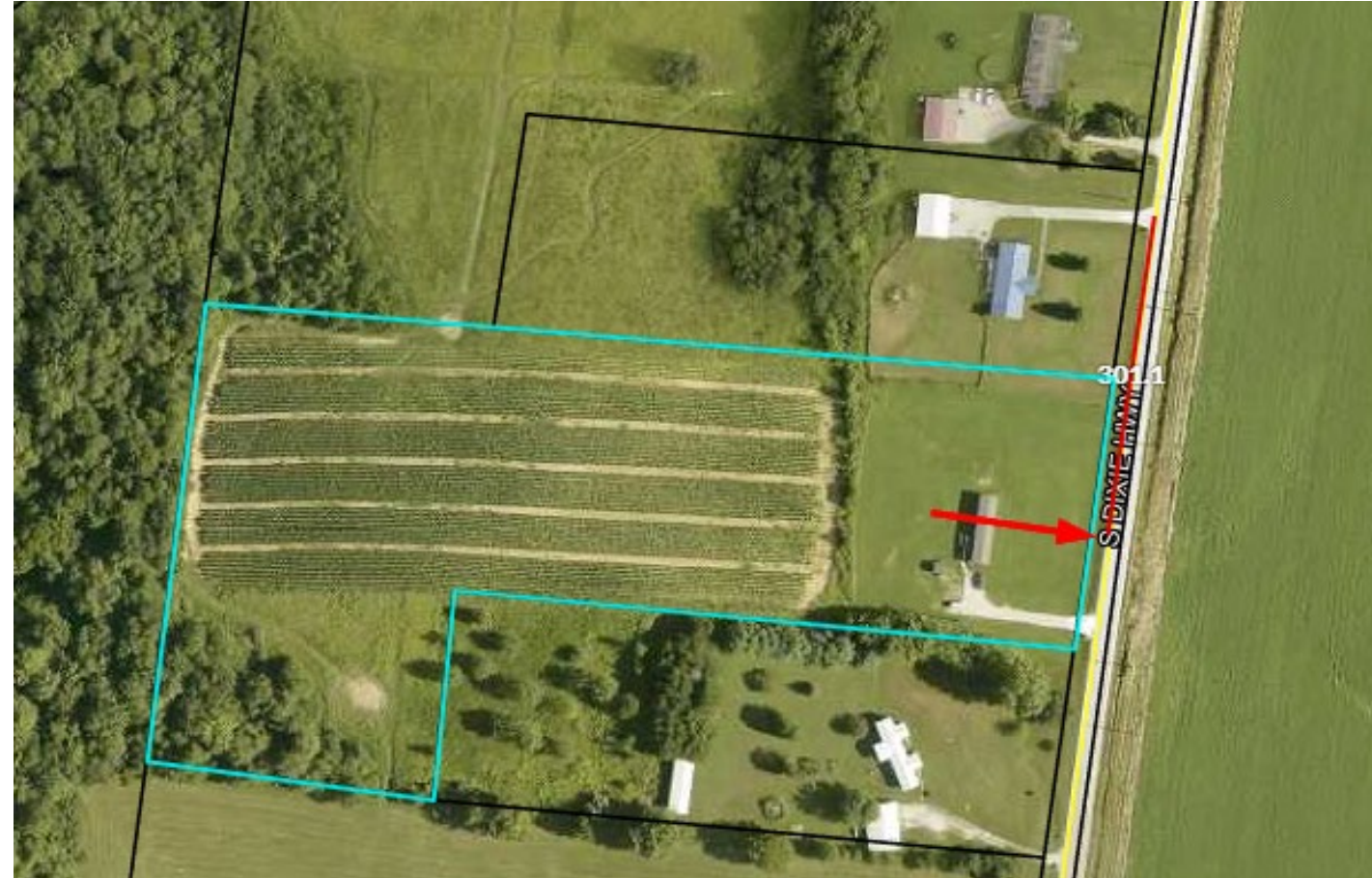
We went out and looked at these two locations for potential entrances. We could not get sight distance at the northern one, where the strip comes out. Therefore, we could only permit an entrance at the location where the manufactured home is. Since they are wanting to go commercial, we will want that entrance centered up between the adjacent entrances on each side. There is right at 600' between them so we should be able to get the 300' of spacing that we like to have. If you have any other questions, please let me know.

Thanks,

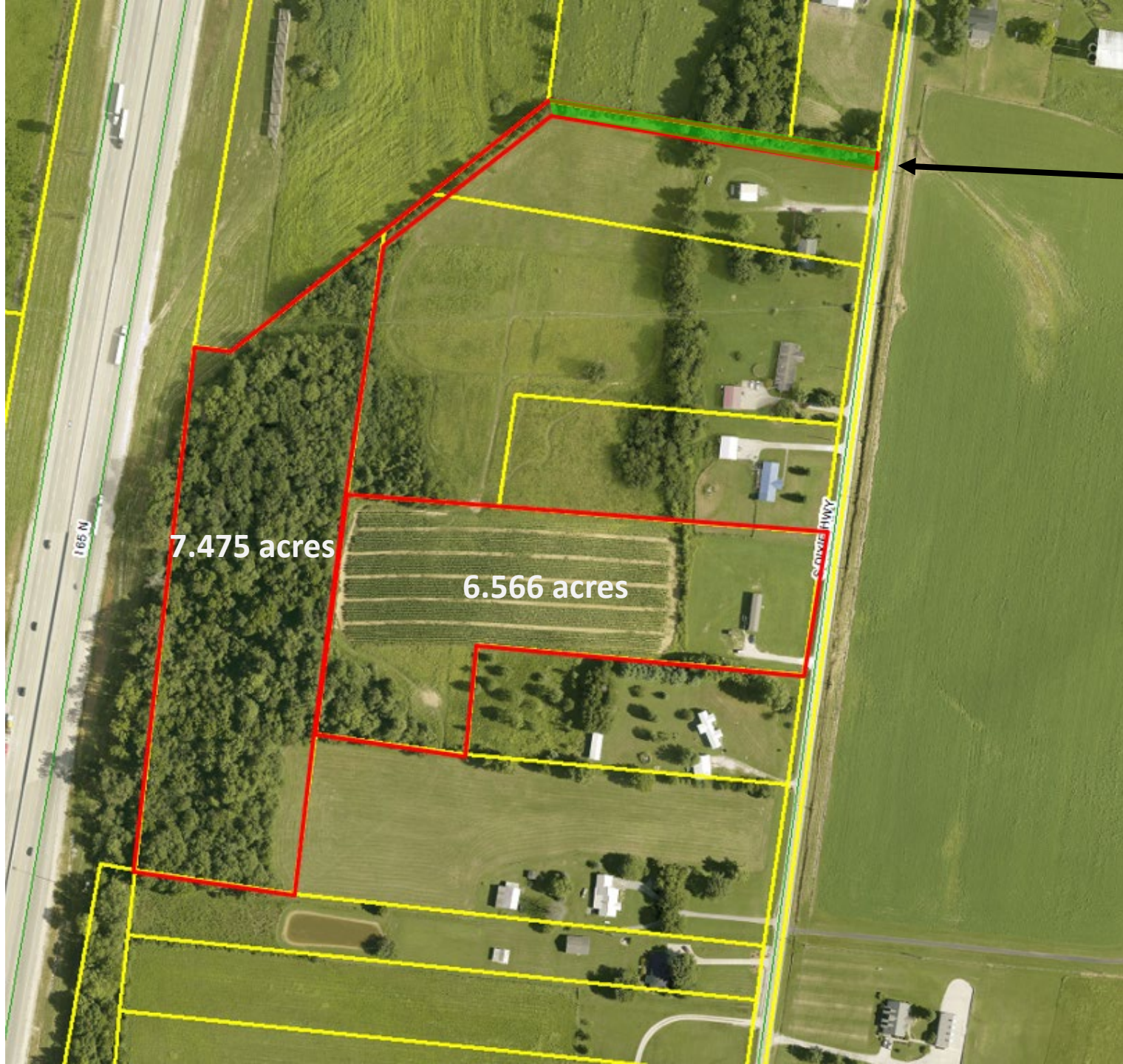
Chris

Chris Hampton, P.E.

Permits Section Supervisor
District 4 - Elizabethtown



Two parcels as they currently exist



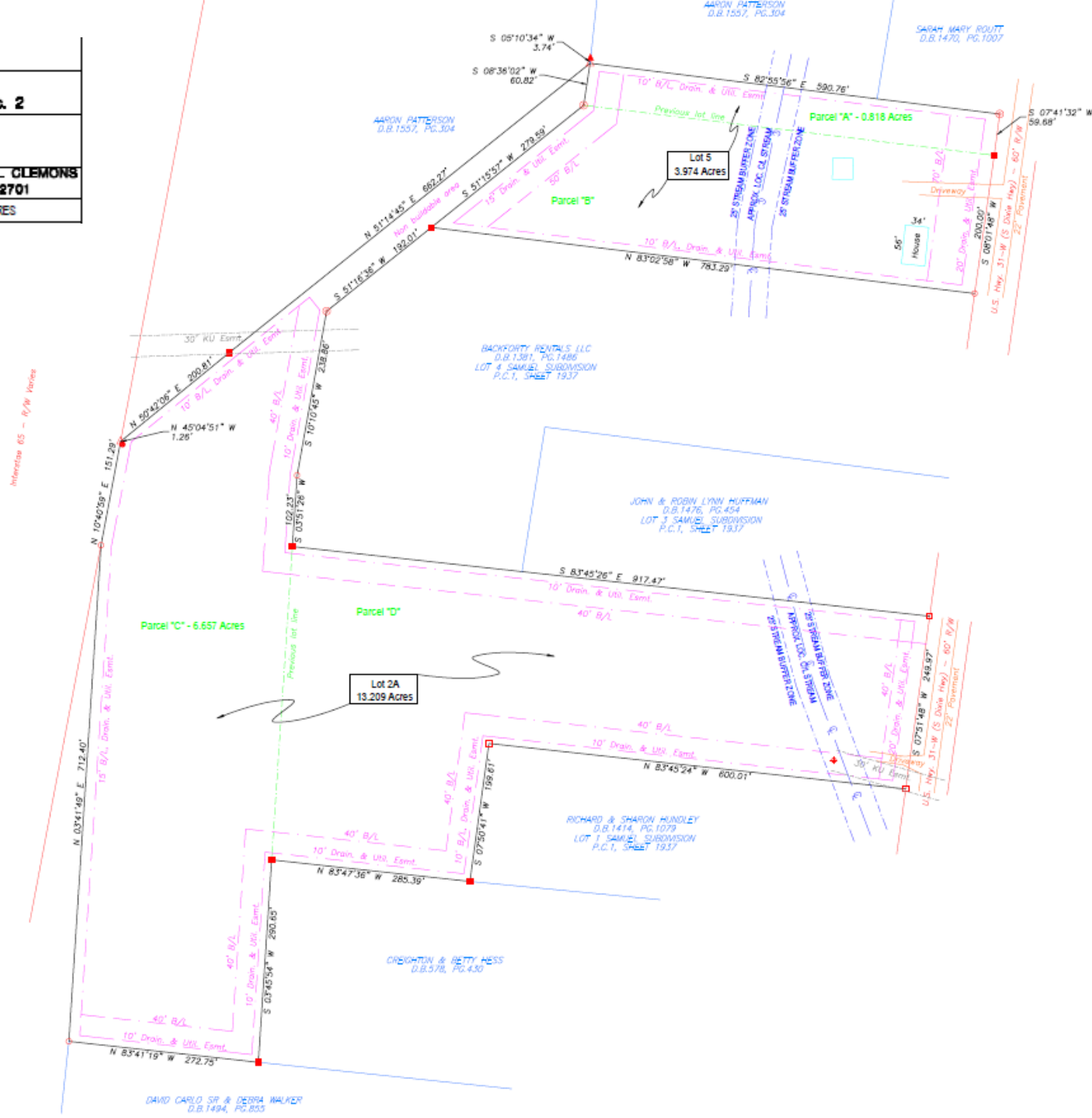
Because a commercial entrance was NOT approvable at the 60' strip to the north for the 7.4 acres to the rear, the 60' strip is NOT part of the Zone Change request and is proposed to be merged to the adjoining Fulkerson property

Proposed 2 Lot Plat
as shown in January
& February of 2024



**AMENDED RECORD PLAT OF
Samuel Subdivision, Sec. 1, Lot 2 AND
RECORD PLAT OF Samuel Subdivision, Sec. 2**

OWNER AND DEVELOPER Robert Detweiler, ETAL 6128 Pricaville Rd, Munfordville, Ky. 42786	
OWNER AND DEVELOPER Gary and Barbara Fulkerson 1585 S Dixie Hwy, Somers, Ky. 40778	
SURVEYED BY: CLEMONS AND ASSOCIATES - DARREN L. CLEMONS 522 NORTH MULBERRY STREET, ELIZABETHTOWN, KY. 42701	
TOTAL # OF LOTS: 2	TOTAL AREA OF LOTS BEING SUBDIVIDED: 23.183 ACRES



Proposed 2 Lot Plat
(area in white
proposed for C-2 Zone,
area in orange will
remain R-2)

* As shown in January
& February of 2024



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.

LAND USE ELEMENT

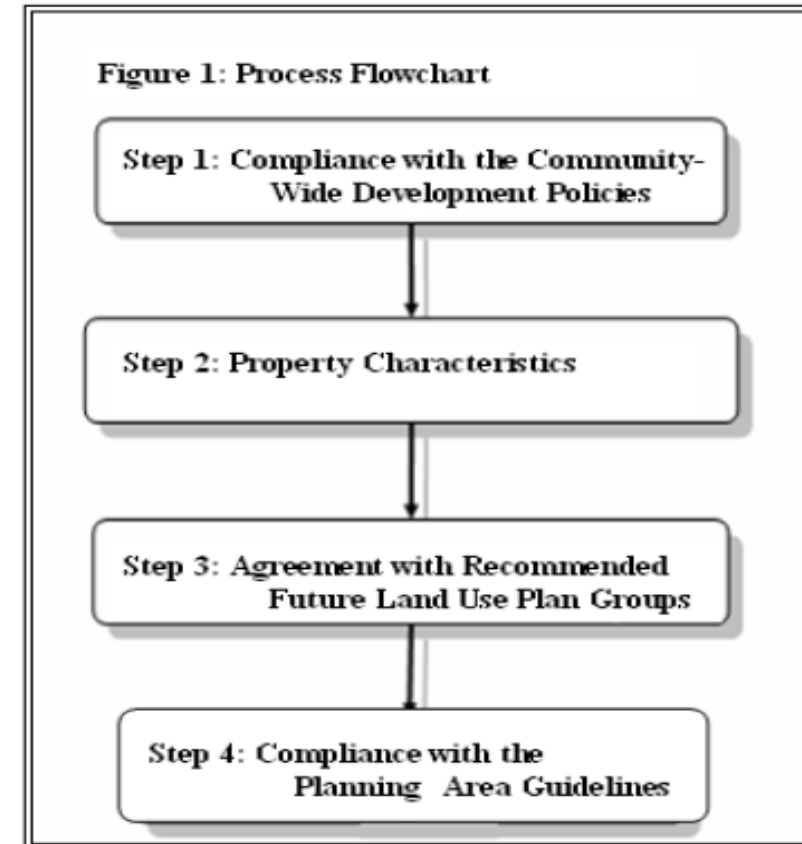
The portion of the Comprehensive Plan used most often to assess future development is the land use element. If a proposed land use is in keeping with the criteria and guidelines as set out in the land use element then approval is more easily obtained.

This Plan provides the criteria and guidelines for development in the form of a recommended land use map and narrative development guidelines.

This plan is a hybrid plan: part map; part guidelines. The Recommended Future Land Use Map is intended to give general guidance relating to the range of uses recommended, as well as the recommended densities and intensities of those uses. Additional guidance is provided in the narrative for each planning area which provides guidelines for future development within each of the distinct areas of the County.

Using this Plan

The process for determining whether a proposal is in compliance with the land use plan element involves the four steps outlined in **Figure 1**. All steps should be followed in order to completely assess compliance.



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, Robert Detweiler is proposing to rezone a 0.304 acre portion of a site to the rear of 11585 South Dixie Highway in Sonora, KY from General Commercial (C-2) to Rural Residential (R-2) with no project proposed to correct a technical survey error from the previous zone change on February 6, 2024.

Pre-application Conference: February 26, 2024

Public Hearing Date: March 19, 2024

Location of Proposed Zone Change:
To the rear of 11585 South Dixie Highway
in Sonora, KY

Acreage: ± 0.304 acre portion of site

PVA Parcel Number:
210-00-00-019

Flood Plain: This subject property is outside of the floodplain according to FEMA Map 21093C0455D (dated 16 August 2007).

History of the Property:
The site was purchased by Robert Detweiler on October 16, 2023.

The 7.475 acre site had previously been owned by the Akers family since 2000.

A proposed plat would merge this 0.304 acres with the Adjoining Fulkerson property to create Lot 5 of Samuels Subdivision.

Utility Services:
Electricity is provided via Kentucky Utilities (KU). Public water is provided via Hardin County Water District #2 with a 6" line on the west side of South Dixie Highway (US 31W).

Wastewater Treatment:
Sewage disposal will be accomplished by an On-Site Septic System.

Owners:
Robert Detweiler
6128 Priceville Road
Munfordville, KY 42765

Zone Map Amendment Request:
FROM: C-2 (General Commercial)
TO: R-2 (Rural Residential)

Land Use Group: Rural Area
Planning Area: South Hardin Area, # 22
Existing Land Uses: Residential / Vacant
Zoning History: R-2 (Rural Residential) was the original zoning for the Subject Property since July of 1995. The property was rezoned to C-2 (General Commercial) on 6 February 2024.
Adjacent Zoning:
North – C-1, Rouff (3 acres) & R-2, Patterson (8 & 19 acres), Huffman (2.8 acres), Back Forty Rentals (7 acres)
South – R-2, Hundley (2.8 acres), Hess (6 acres), Walker (2.5 acres)
East – Larue County
West – R-2, Isham (75.8 acres) & Sonora City Limits

Transportation Considerations:
South Dixie Highway (US 31W) is a State Highway with a 60' dedicated right-of-way and 24' pavement in this area.

The property has approximately 864' of road frontage along Interstate 65.

RESOLUTION 2024-007
MAP AMENDMENT
General Commercial (C-2) to Rural Residential (R-2)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Rural Area of Hardin County and within the South Hardin Planning Area (#22);
- WHEREAS** this property received a Zone Change from Rural Residential (R-2) to General Commercial (C-2) on 6 February 2024 and it has now been determined that a technical survey error was made.
- WHEREAS** this proposal is a request to rezone a 0.304 acre portion of the site back to the 1995 designation of Rural Residential Zone (R-2) to allow it to be merged with an adjoining property.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Robert Detweiler known as PVA #210-00-00-019 and identified as being approximately a ± 0.304 acres located to the rear of 11585 South Dixie Highway (US 31W) in Sonora, Kentucky be granted a zone change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2), based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

With the appropriate portions of the Development Guidance System, Zoning Ordinance and the Comprehensive Development Guide, the testimony provided by staff and those in attendance at the public hearing, the Planning Commission hereby adopts the attached Staff Report and it is determined that the proposed R-2 Zone is in agreement with the Comprehensive Plan and will correct a technical survey error that was identified from the previous zone change request approved on 6 February 2024.

Goal 5: TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

Objective: 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

ADOPTED THIS NINETEENTH DAY OF MARCH 2024.

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 2024-007 as presented

The proposed Map Amendment from C-2 to R-2 is in Agreement with the Comprehensive Plan and the following Goal & Objective.

Goal 5: TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

Objective: 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

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

- the testimony provided by Staff and those in attendance at the Public Hearing

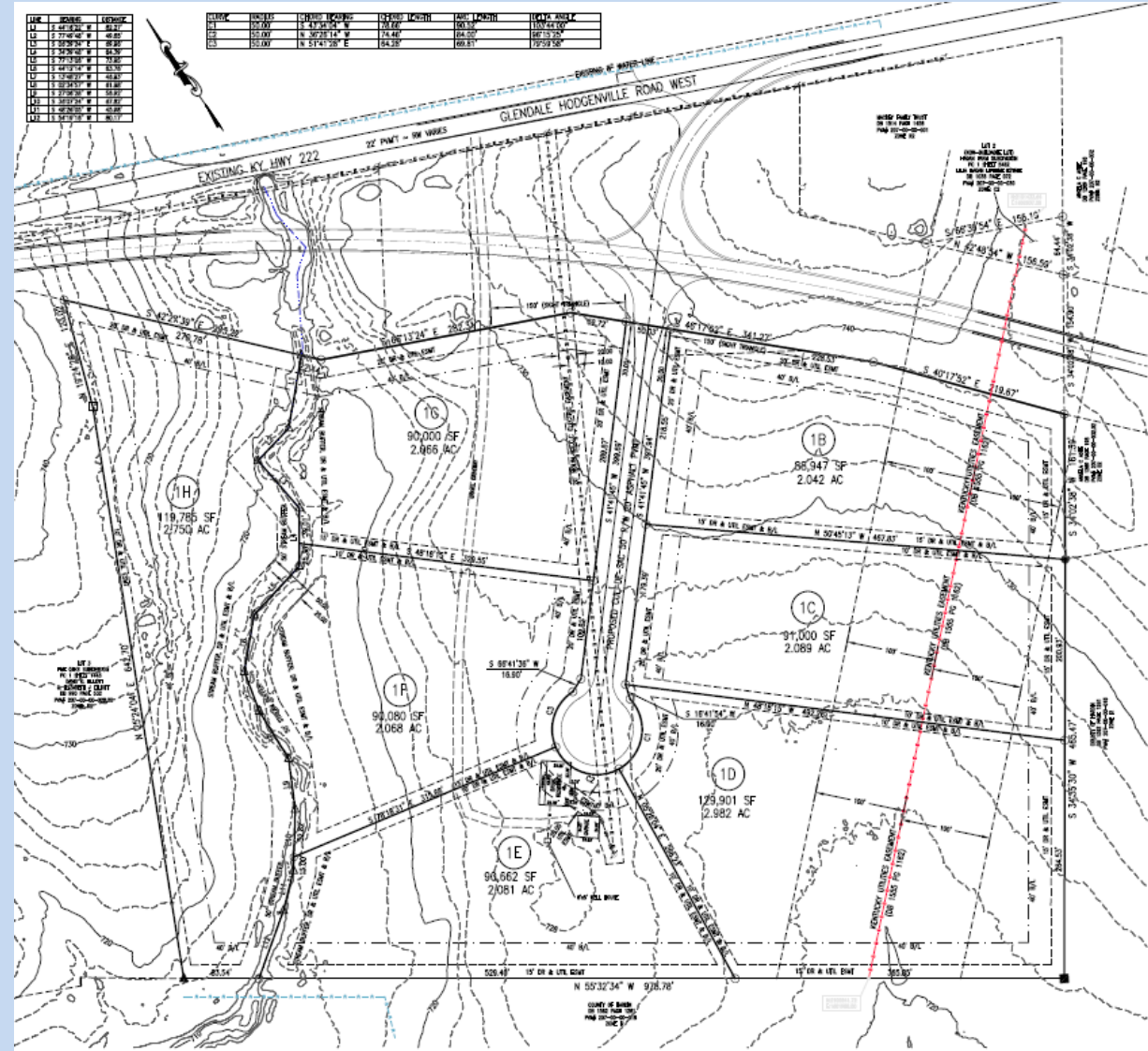
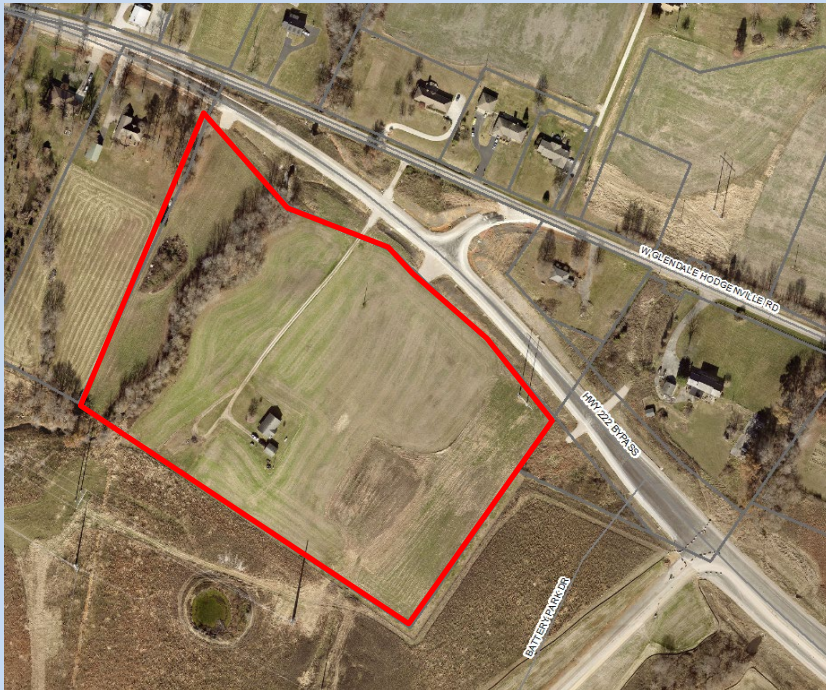
The proposed Map Amendment from C-2 to R-2 is **NOT** in Agreement with the Comprehensive Plan.

PRELIMINARY PLAT – CONSIDERATION & ACTION

Amended Record Plat of Hagan Farm Subdivision, Lot 1A and
Record Plat of Glendale Commercial Park

Applicant: Hagan & Dobson Families
Surveyor/Engineer: Engineering Design Group – Mike Billings, PE

Proposal: 7 commercial lots
Site: 16.725 acre site
Location: 1055 Glendale Hodgenville Road W, Glendale, KY
PVA: 207-00-00-030
Zoning: General Commercial (C-2)





CRAIN LN

NEW GLENDALE RD

ANDOVER DR

MUD SPLASH RD

GLENWOOD DR

AARON CT

VANGCSEN CT

W GLENDALE HODGENVILLE RD

E MAIN ST

ROBEY DR

S BEECH ST

S BELLAVE

SHIPP LN

RAMP US 5 TO HWY 222

RAMP HWY 222 TO I 65 N

HIGH ST

HWY 222 BYPASS

JAGGERS RD

I 65 S

SPORTSMAN LAKE RD

BATTERY PARK DR

I 65 N

S DIXIE HWY

GILEAD CHURCH RD

MOON LN

SEOL BLVD



JAGGERS RD

BATTERY PARK DR

W GLENDALE HODGENVILLE RD

ROBEY DR

HWY 222 BYPASS

RAMP 165 S TO HWY 222

RAMP HWY 222 TO 165 N

165 S

165 N

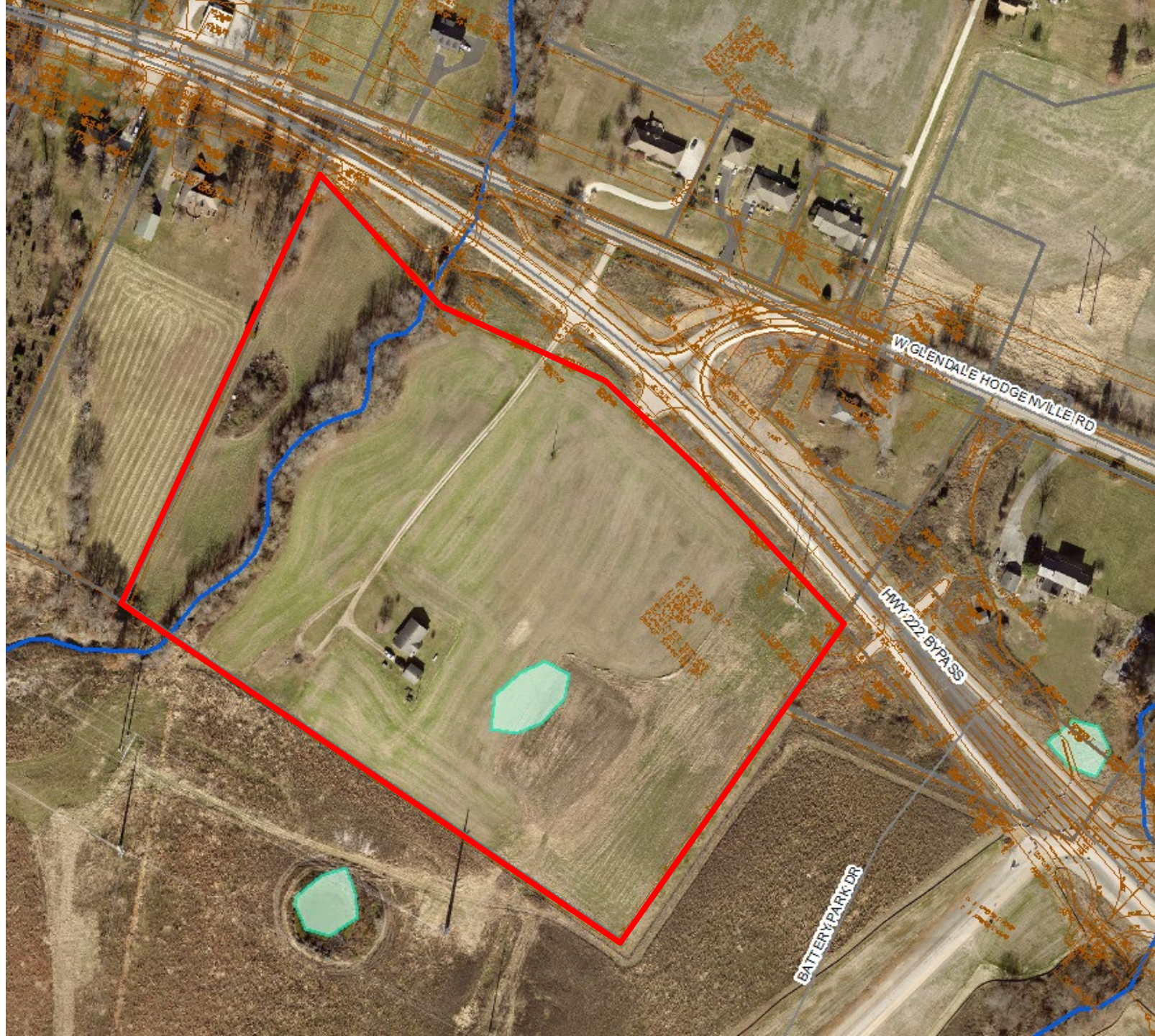
BATTERY PARK DR

SOXIE HWY

SPORTSMAN LAKE RD

SPORTSMAN LAKE RD

- streams
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole

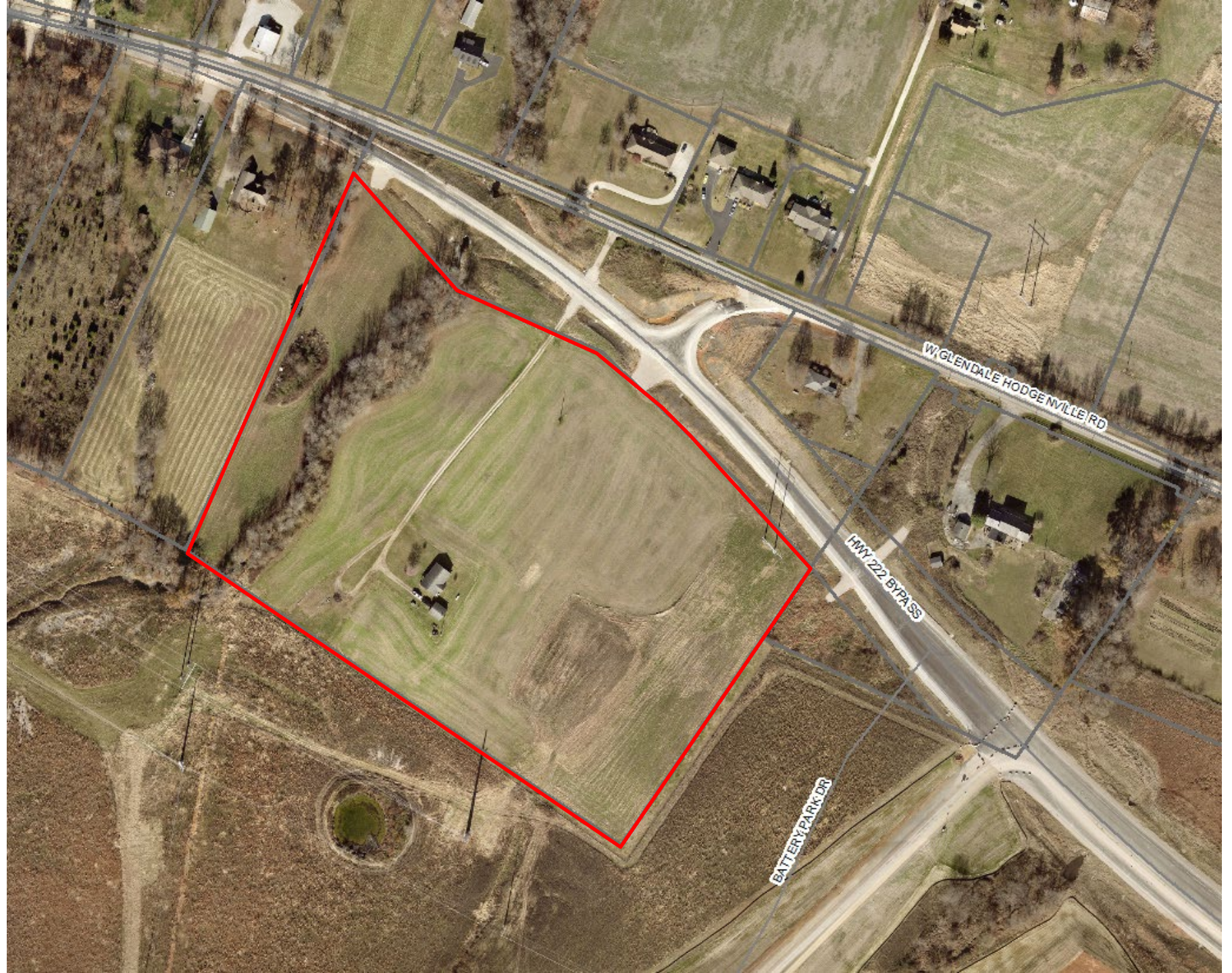




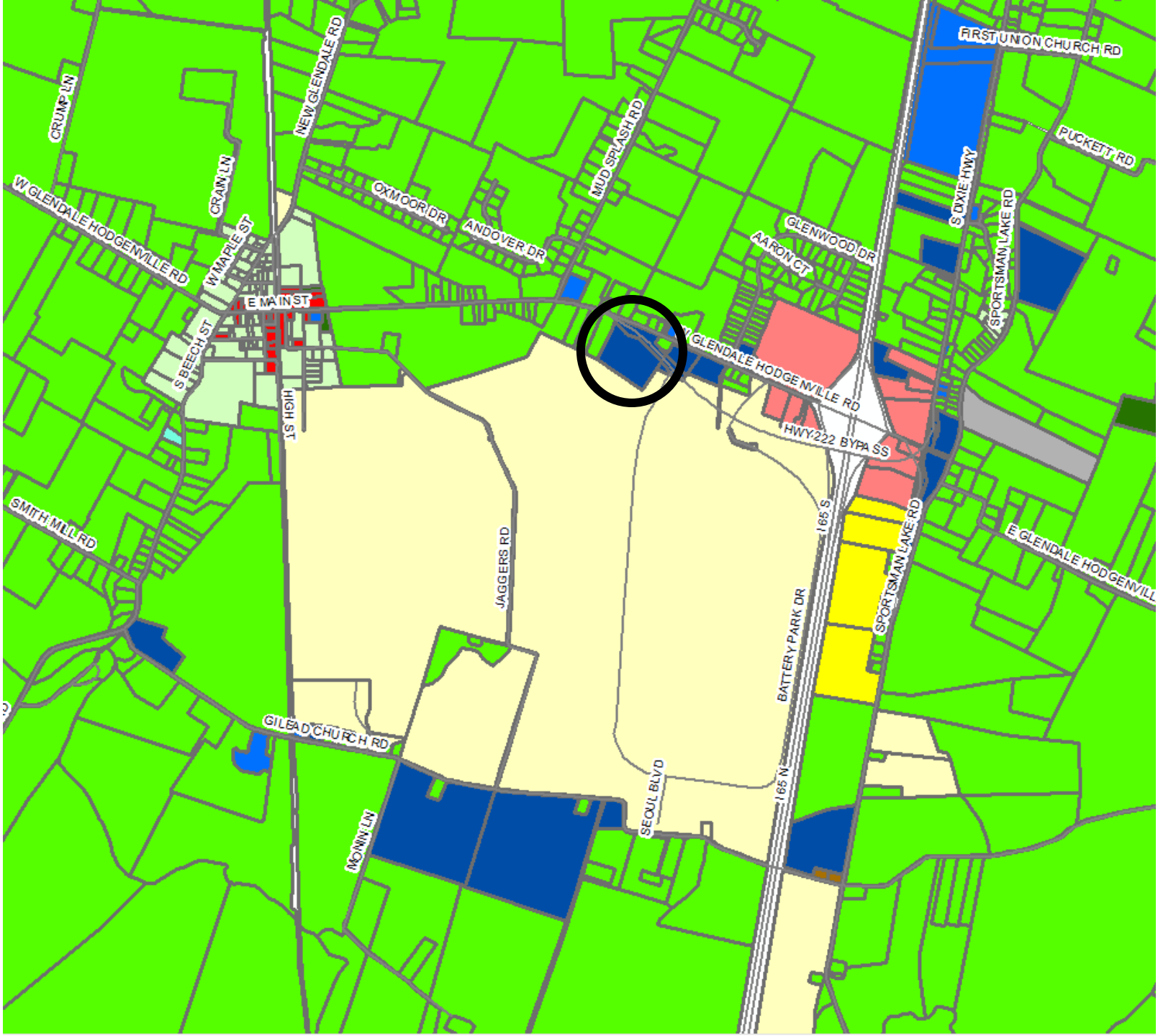
1362 sq. ft. house (1995)



576 sq. ft. garage (1995)



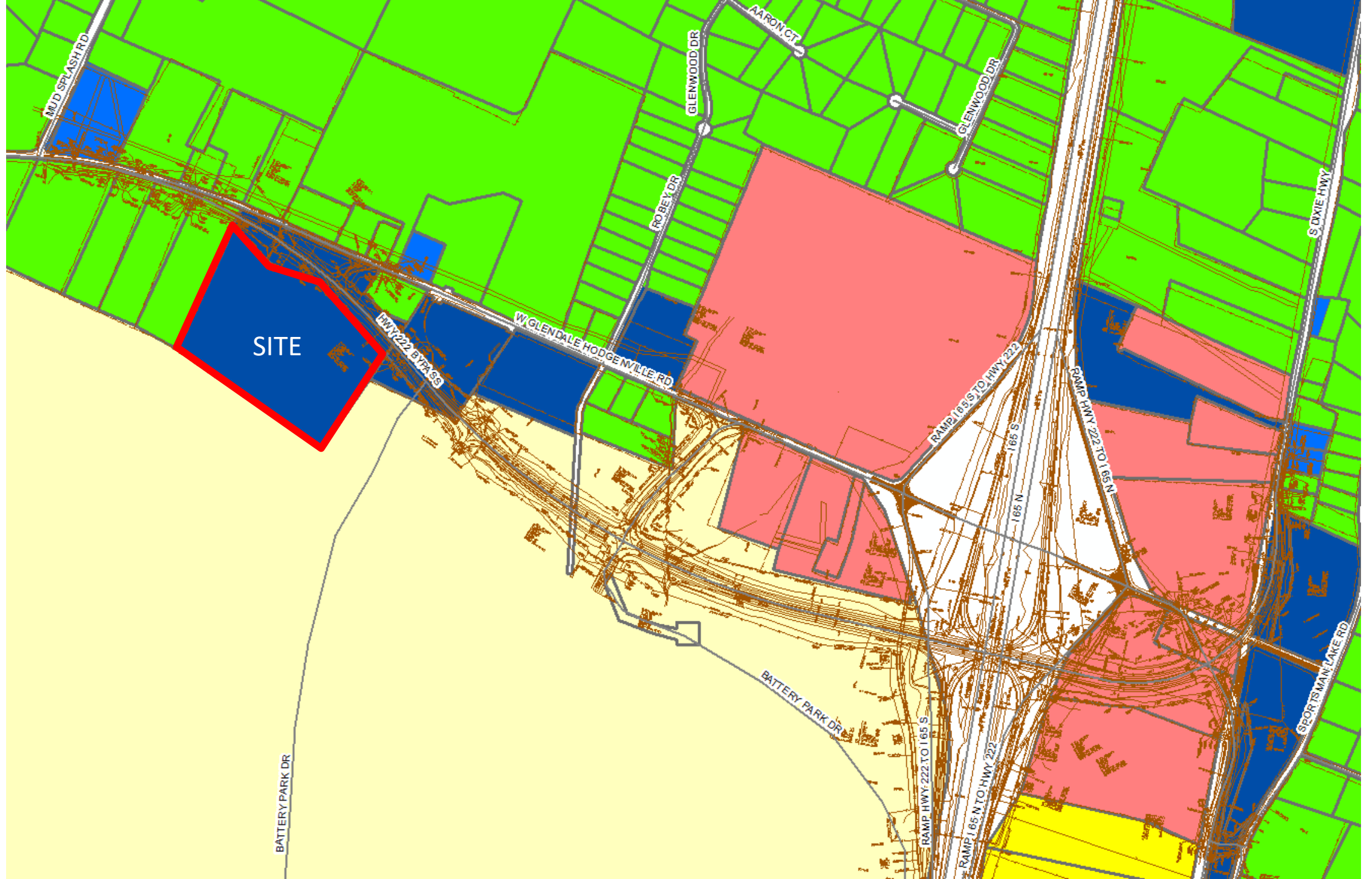
- MasterZone
- DISTRICT
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



Site was zoned to C-2 in June of 2013

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



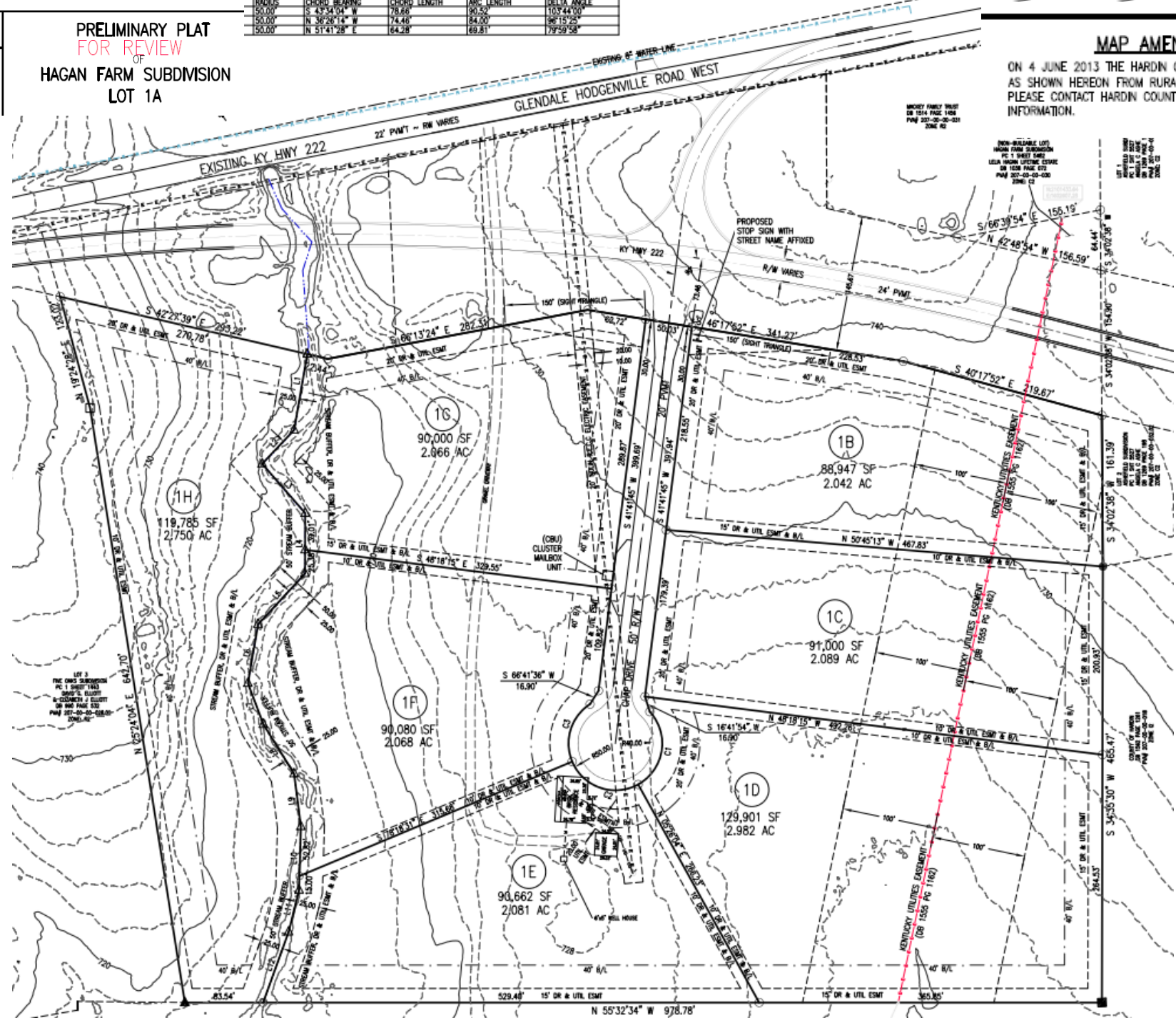
PVA # 207-00-00-030
 OWNER/DEVELOPER:
 WILLIAM ROBERT HAGAN et al.
 470 WEST 24TH ST. APT. 7-7
 NEW YORK, NY 10011
 SURVEYOR / ENGINEER:
 ENGINEERING DESIGN GROUP, INC.
 315 SOUTH MULBERRY ST
 P.O. BOX 2484
 ELIZABETHTOWN, KY, 42702-2484
 (270) 769-1436 (270)765-9908 FAX
 MBILLINGS@ENGDESGRP.COM

DB 1202 PG 031
 DB 1038 PG 072
 DB 1049 PG 187

Engineering Design Group


PRELIMINARY PLAT
 FOR REVIEW
 OF
 HAGAN FARM SUBDIVISION
 LOT 1A

INDEX	CHORD BEARING	CHORD LENGTH	ARC LENGTH	BEING ANGLE
50.00	S 43°34'04" W	78.88	80.50	103°44'00"
50.00	N 36°26'14" W	74.46	84.00	86°15'25"
50.00	N 51°41'28" E	64.28	69.81	79°59'58"



MAP AMENDMENT NOTE

ON 4 JUNE 2013 THE HARDIN COUNTY PLANNING COMMISSION REZONED LOTS 1A & 2 AS SHOWN HEREON FROM RURAL RESIDENTIAL (R2) TO GENERAL COMMERCIAL (C2). PLEASE CONTACT HARDIN COUNTY PLANNING & DEVELOPMENT FOR ADDITIONAL INFORMATION.

SITE STATISTICS

TOTAL AREA: 16.725 AC
 TOTAL AREA R/W: 0.645 AC
 TOTAL AREA LOTS: 16.08 AC
 TOTAL # LOTS: 7
 CURRENT ZONE: C2

FW: Proposed Access off of the new KY 222



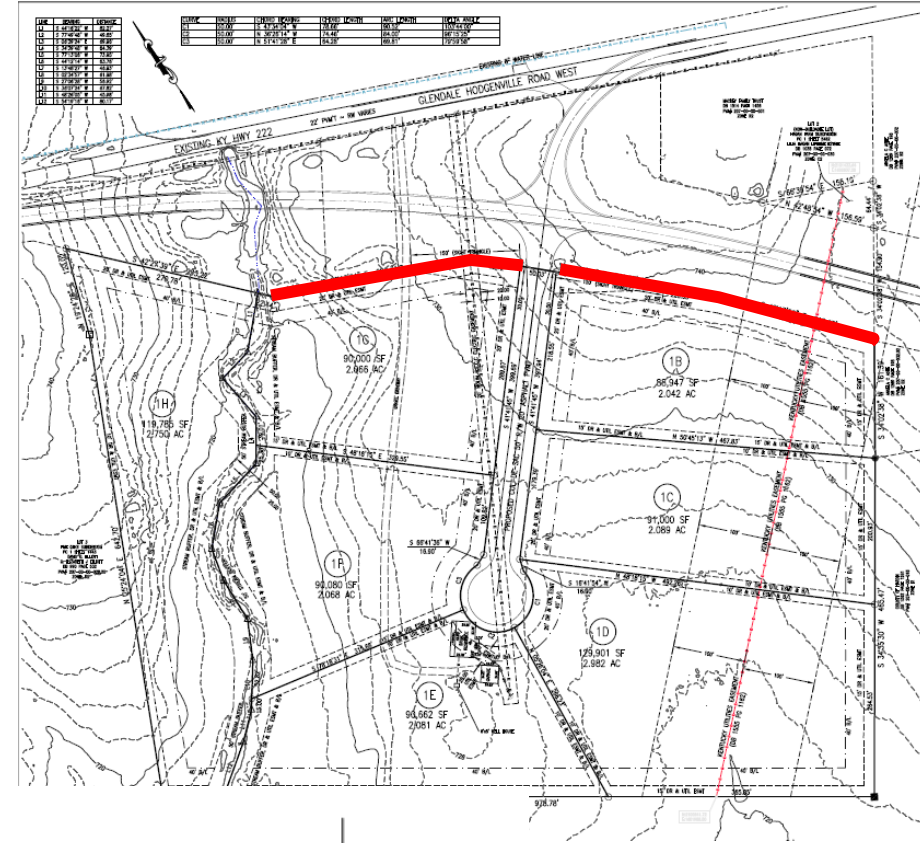
Blain, Kevin T (KYTC-D04) <Kevin.Blain@ky.gov>

To: Haley Goodman
Cc: Bottoms, Bradley D (KYTC-D04); Adam C. King; Hampton, Chris (KYTC-D04)

General/All Employees (unrestricted)



Thu 2/22/2024 3:42 PM



Thanks Haley. Brad may have already responded, but just in case, yes, Lot H is getting a 24' wide entrance built with the project as well so he should be good to go.

Sincerely,

Kevin Blain, PE
KYTC D4 Project Development
634 East Dixie, Etown, KY 42701
Office Direct: 502-764-0716
Work Cell: 270-723-7390

Goodmorning,

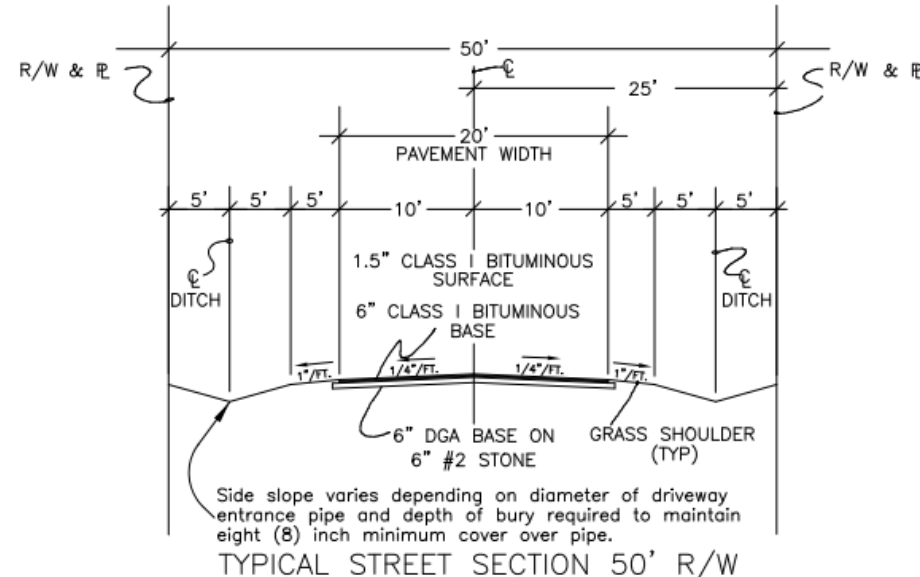
I am attaching a preliminary plat we received this week for a subdivision with streets off of the new KY 222 in Glendale. I wanted to verify if Lot 1H will be able to have a commercial entrance off of the new KY 222? We intend on requiring an access restriction note for Lots 1G & 1B to only have access off of the new proposed unnamed street.

Cheers,

Haley B Goodman
Planner

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

Phone: 270-769-5479 Ext 8516 / Fax: 270-769-5591
E-Mail: hgoodman@hardincountyky.gov
Planning Website: www.hepdc.com



Access Restriction Note
Lots 1B & 1G shall be restricted from access to KY 222 per the Hardin County Planning Commission approval of the Preliminary Plat.

Side slope varies depending on diameter of driveway entrance pipe and depth of bury required to maintain eight (8) inch minimum cover over pipe.

TYPICAL STREET SECTION 50' R/W

PRELIMINARY PLAT

Staff Review Comments

2/22/2024

Subdivision Name: Hagan Farm Subdivision, Lot 1A

Owner: William Hagan, et. Al.

Engineer: EDG, Mike Billings

Location: 1055 Glendale Hodgenville Road West, Glendale, KY

PVA Map Parcel Number: 207-00-00-030

Lot Design:

Total Acres: 16.725

Lot Area: 16.08

R/W Area: 0.645

Proposed Number of lots: 7

Average Lot Size: 2.297 acres [16.08 acres / 7 lots]

Range of Lot Size: 2.042 acres to 2.982 acres

Land Use: Property contains a house and garage on site and being used for agricultural activities

Zoning Sector: Urban

Zoning District: C-2

Adjoining Properties:

North: Mackey Family Trust, R-2 (1.35 acres); Ashe, C-2 (4.389 acres)

South: Hardin County, I-2 (1,472 acres)

East: Hardin County, I-2 (1,472 acres); Ashe, C-2 (0.655 acres)

West: Elliot, R-2 (5 acres)

Government Services & Utilities

Access Road: Glendale Hodgenville Road West (State Maintained –R/W, pavement _____ feet)

Classification: Minor Collector Traffic Counts: 1,813

Water: Hardin County Water District #2

Electric: (Nolin RECC or Kentucky Utilities)

Schools: Elementary – Creekside; Middle School- East Hardin; High School- Central Hardin

Fire Department: - Glendale Volunteer Fire



Hardin County
Kentucky

**Guide for the
Design and Construction of
County Roadways**

Prepared by:
Hardin County Engineering Department
Hardin County Road Department

Ordinance No 336, Series 2023
August 29, 2023

Street Classification

Minimum Pavement Section (Compacted)

Residential

4" #2 stone, 5" DGA, 3" Asph Base, 1.5' Surface

Non-Residential

6" #2 stone, 6" DGA, 6" Asph Base, 1.5" Surface



Elliot
5 acres

Ashe
0.65
acre

BLUEOVAL SK
SITE

W GLENDALE HODGENVILLE RD

HWY 222 BYPASS

BATTERY PARK DR

This is only our third ever non-residential subdivision.



Sagebrush Corner (Rineyville)



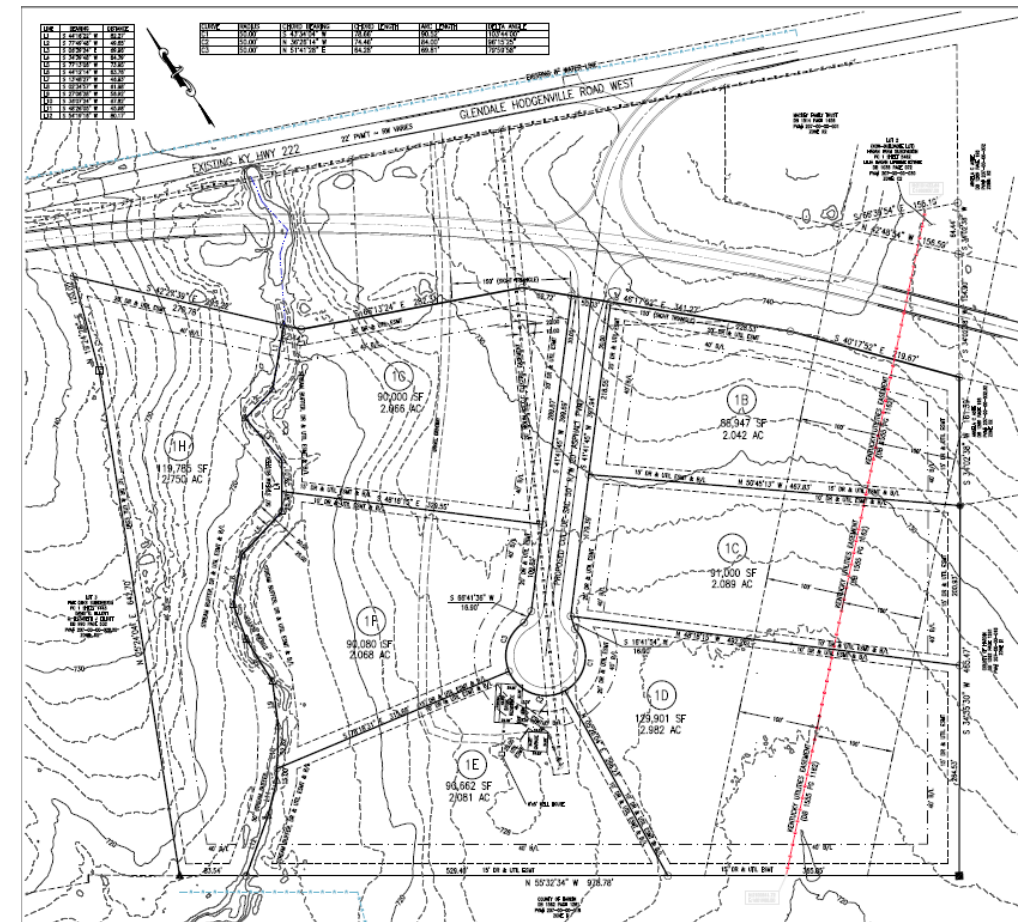
Waco Subdivision (Elizabethtown)



MOTION

I make a motion to **Conditionally Approve** the Preliminary Plat of Glendale Commercial Park Subdivision:

- Pending correction of the **30** items listed in the Staff Review Comments





HARDIN COUNTY

Comprehensive Development Guide



Comprehensive Development
Guide 2024

Hardin County Fiscal Court Resolution No. 2024-054

WHEREAS, KRS 100.183 requires as part of the Comprehensive Planning Process that the local Planning Commission prepare written Goals and Objectives for the Comprehensive Plan.

WHEREAS, the Planning Commission has been working diligently and receiving public and community input into updating Hardin County's Comprehensive Plan;

WHEREAS, on March 5, 2024, the Planning Commission held a public hearing and as a result adopted recommended Goals and Objectives for the Comprehensive Plan in Resolution 2024-006;

WHEREAS, the Planning Commission having provided Hardin County Fiscal Court with its recommended Goals and Objectives of the Plan;

WHEREAS, KRS 100.193 provides for the process by which Fiscal Court may approve/adopt or reject the Planning Commission's recommended Goals and Objectives of the Comprehensive Plan:

BE IT THEREFORE RESOLVED, that the recommended Goals and Objectives of the Hardin County Planning Commission be made a part of this Resolution and be hereby adopted and approved by Hardin County Fiscal Court.

ADOPTED, by the Hardin County Fiscal Court in its regular meeting on the 12 day of March, 2024.

Keith L. Taul
Hardin County Judge/Executive

ATTEST:

Brian D. Smith
Hardin County Clerk

PREPARED:

Jennifer B. Oldham
Hardin County Attorney